

AGENDA MATERIAL

DATE 4/18/23 ITEM NO. RA38

BRYAN
CAVE
LEIGHTON
PAISNER **BLP**

April 14, 2023

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Supervisor Adelita Grijalva, Chair
Pima County Board of Supervisors
33 N. Stone, 11th Floor
Tucson, Arizona 85701

Via Email (COB_mail@pima.gov)

Re: Conditional Use Permit Application P22CU00013; 11990 S. Sierrita Mountain Rd., Tucson Arizona 85736 (the "Property")

Dear Chair Grijalva and members of the Pima County Board of Supervisors:

This firm represents the applicant, VB BTS II, LLC ("Vertical Bridge"), with respect to the above request for a type III conditional use permit at the Property, which is located in District 3. As you might recall, the application was initially on the Board of Supervisors February 7, 2023 agenda for a public hearing. The Board, however, continued the matter, and Supervisor Bronson specifically requested that Vertical Bridge provide additional information, in writing, concerning: 1) the height of the proposed tower; 2) whether non-residential locations or co-location options were available; and 3) the scope of community outreach performed.

I write to provide you with additional information Supervisor Bronson requested and to give you a formal update on this conditional use permit.

Background.

As you may recall, this conditional use permit ("CUP") application concerns the construction of a communication tower at the northwest corner of S. Sierrita Road and W. Scotland Street on the Property that Ivan and Margery Wolverton own through their trust. The CUP originally contemplated a tower height of 110 feet.

To be clear, Vertical Bridge is seeking to construct this tower at the request of T-Mobile. More specifically, T-Mobile identified a gap in its cellular coverage and capacity in this relatively rural part of Pima County and requested that Vertical Bridge identify a location for a new communication tower for the placement of T-Mobile cellular antennas and related equipment. Attached as **Exhibit 1** is a propagation map from T-Mobile showing the current signal strength in the area. The yellow indicates weak signal strength while the dark green shows strong signal strength.

T-Mobile engineers provided Vertical Bridge with a search ring where the tower needed to be placed in order to fill the coverage gap. T-Mobile also specified the height of the communication tower. Obviously, tower height has a direct correlation to the area in which a cellular signal can reach. Attached as **Exhibit 2** is the search ring T-Mobile provided to Vertical Bridge. Notably, all of the property in the search ring is

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residential and zoned either GR-1 or RH, and there are not any non-residential uses (churches, schools, fire stations, etc.) within the search ring.

For this proposed communication tower, Vertical Bridge engaged Clear Blue Services to help identify the best available location within the T-Mobile search ring. After discussions with the owners of other larger parcels in the area, Vertical Bridge reached an agreement with Mr. and Mrs. Wolverton concerning the potential placement of the proposed communication tower on their Property, which consists of two parcels totaling more than 9 acres.

The Pima County Hearing Administrator and Pima County Planning & Zoning Commission both recommended approval of the CUP for the 110 foot tower.

Significantly, between the time of the submission of the CUP and February 7, 2023, when the Board had initially scheduled the CUP for public hearing, Gary Cassel, of Clear Blue Services, unexpectedly passed away. Mr. Cassel had been solely responsible for much of the due diligence underlying Vertical Bridge's CUP application. Accessing notes and due diligence files concerning this CUP application were complicated by Mr. Cassel's passing. Thus, Vertical Bridge needed to verify again some of the due diligence before responding to the requests for information that Supervisor Bronson made at the February 7, 2023 Board meeting.

Tower Height.

Subsequent to the February 7, 2023 Board meeting, and, given the concerns of community members, Vertical Bridge worked diligently with T-Mobile and its engineers to determine whether the height of the communication tower could be reduced and still address T-Mobile's gap in coverage. Ultimately, T-Mobile agreed to reduce the tower height to 65 feet. Attached as **Exhibit 3** is a revised site plan for the 65 foot communication tower.

A 41% reduction in height is significant and represents T-Mobile's best effort to address the community's concerns. Lowering the tower any further, however, is not viable given T-Mobile's network needs.

Non-Residential Locations.

Vertical Bridge representatives took a fresh look at all available parcels within the T-Mobile search ring in order to determine whether there was a better location for this proposed communication tower. The search began with any non-residential uses in the area. As an initial matter, all of the property within the search ring is zoned GR-1 or RH-1; there are not any industrial or commercial parcels. Similarly, there are not any non-residential uses within the search ring. While there is a gas station just outside the search ring at 11200 S. Sierrita Mountain Road, that parcel is only 1.4 acres and there is not enough space for a communication tower where the setback requirements in the County's Code could be met.

Vertical Bridge did investigate co-locating T-Mobile cellular antennas on the power poles along W. Scotland Street or the east side of Sierrita Mountain Road. Those power poles are wooden and, at no more than 45 feet tall, are not of a sufficient height to meet T-Mobile's coverage needs. Further, placement of cellular antennas on power poles creates operational challenges given power companies restrict access to the poles for the installation and maintenance of the cellular equipment.

Some community residents have asked whether the communication tower could be placed on the state trust land to the east or west of the Property. The state trust land is not within the T-Mobile search ring and will not meet T-Mobile's network needs. T-Mobile is seeking to provide coverage to those living in and traveling through this portion of Pima County. Thus, the communication tower needs to be placed near the homes and streets where the individuals using the network are located – not on an uninhabited portion of state trust land. Further, the state offers only short-term leases.

As summarized in **Exhibit 4**, attached to this letter, all other parcels of 3 acres or more within the search ring were reviewed and found to unavailable or unsuitable/less suitable for a variety of reasons, including, but not limited to, washes running through the parcels or the number of homes surrounding the parcels.

The proposed site is 9.44 acres and consists of two parcels owned by Mr. and Mrs. Wolverton located at the northwest corner of Sierrita Mountain Road and W. Scotland Street. Directly to the east is 4,217 acres of state trust land. Power poles run along the north side of Scotland Street, and the proposed communication tower would be placed as close as possible to Scotland Street and those power poles so as to not create any new visual obstructions for neighbors. Attached as **Exhibit 5** is a picture depicting the proposed communication tower on the site.

Community Outreach.

While we understand that Mr. Cassel did attempt to reach out to community members, Vertical Bridge was unable to access a complete copy of Mr. Cassel's notes on those efforts after his passing. Thus, Vertical Bridge has attempted to conduct additional and further community outreach before the April 18, 2023 Board of Supervisors meeting on this CUP application.

Once discussions with T-Mobile were advanced enough for Vertical Bridge to know that a reduction in tower height was possible, Vertical Bridge sent notices to all residents within 1,000 feet of the proposed site for a community meeting, and Vertical Bridge held a virtual community meeting on March 31, 2023. Four individuals from the community (two households) attended the meeting. Those individuals were Philip and Caron Lutz and James and Shannon Griffin. Mr. and Mrs. Griffin and Mr. and Mrs. Lutz shared their concerns, which were in line with the issues they raised in their written communications to the Board of Supervisors.

Notably, Mrs. Lutz advised Vertical Bridge that mail was not delivered directly to the homes in the community and that many community members only went to the post office to retrieve their mail bi-monthly or monthly. Thus, it was clear that mailing another notice of community meeting would be ineffective. Both before and after the community meeting, however, Vertical Bridge representatives have spoken to other community residents directly to provide information and heard out concerns. While each community member has his or her own views, the individuals have raised about: health effect the radio frequencies from the proposed tower; that the tower will diminish property values; and that the tower will be an eye sore.

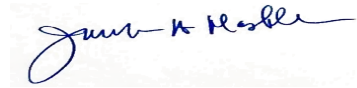
The proposed communication tower meets all federal regulations with respect to radio frequencies as indicated in the CUP application. While none of the community residents have provided any particular data

on this communication tower negatively impacting their property values, there have been national studies that establish that proximity to a wireless communication tower does not negatively affect property values.¹

Vertical Bridge heard the community's concerns about the visual impact of the initially proposed 110 foot communication tower. Vertical Bridge worked with T-Mobile engineers to find a solution, and the height of the proposed tower has been reduced to 65 feet. Vertical Bridge understands that some community members will be unsatisfied with even this 41% reduction. For example, Mr. Griffin indicated at the March 31, 2023 community meeting that "you can put it [the tower] at 2 feet; I don't want it in my neighborhood." Nonetheless, Vertical Bridge has done its best to compromise and reduce the height of the communication tower while still meeting T-Mobile's network needs.

We look forward to discussing this CUP application further at the April 18, 2023 Board of Supervisors meeting. If, however, any additional information is needed prior to the public hearing, please contact me.

Regards,



Jacob A. Maskovich

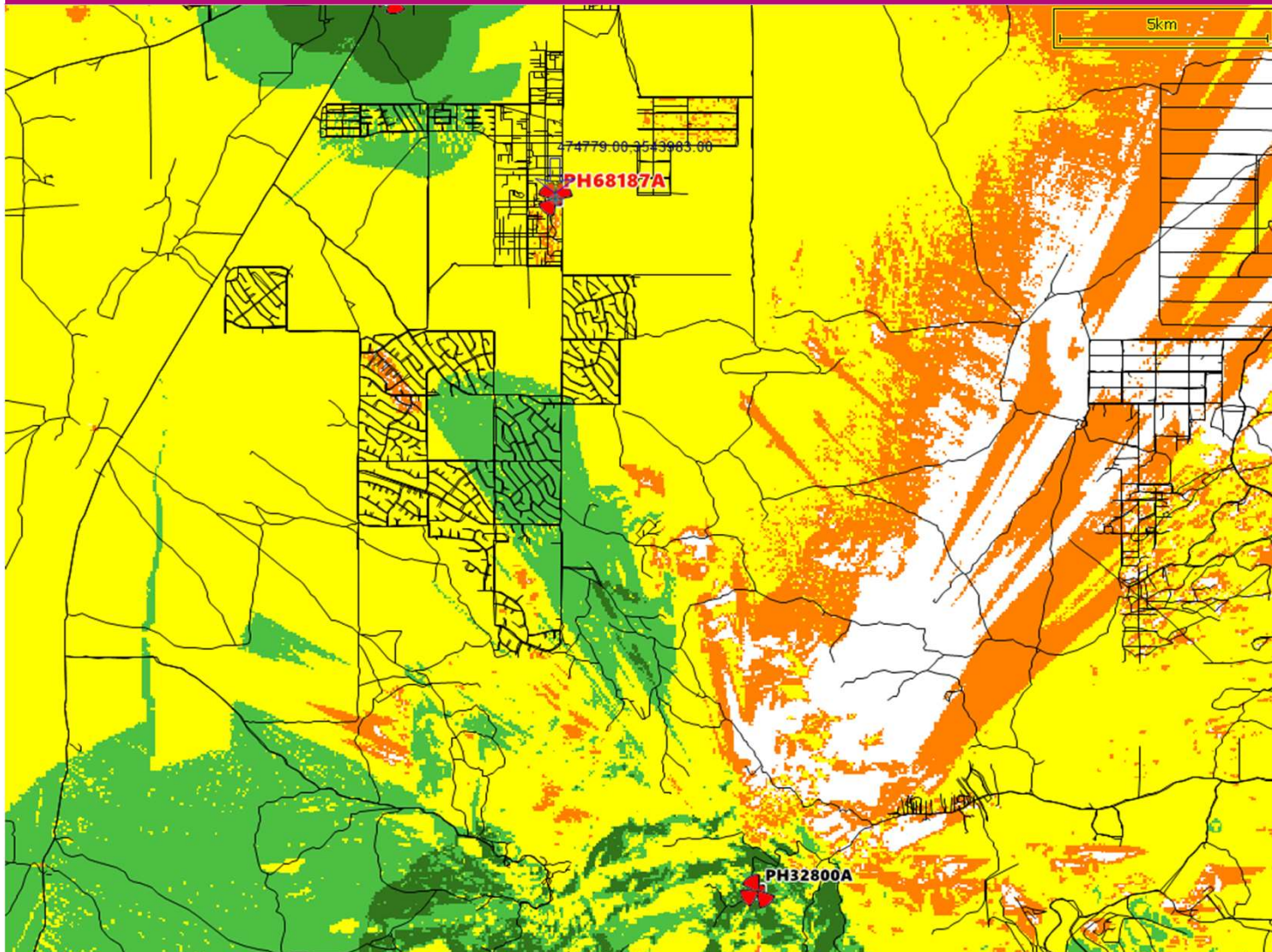
Enclosures

cc: Thomas Drzazgowski (Thomas.Drzazgowski@pima.gov)
Anita McNamara (Anita.McNamara@pima.gov)
Christine Tucker (christinetucker@clearblueservices.com)

¹ See *How Does the Proximity to a Cell Tower Impact Home Values*. Valbridge Property Advisors, Sept. 2018; <https://www.valbridge.com/how-does-the-proximity-to-a-cell-tower-impact-home-values>.

EXHIBIT 1

LTE PCC outdoor – Mid Band Existing LTE coverage without PH68187A



- LTE: Best RSRP - PCC_GIS_LTE, Outdoor
- 120 <= x < -114 dBm Outdoor
 - 114 <= x < -97 dBm In-Car
 - 97 <= x < -91 dBm IB-Residential
 - 91 <= x < -85 dBm IB-Commercial

EXHIBIT 2

AZ-7053 Raindance

Search Ring for 7053. 0.8 mile radius to mirror the T-Mobile search ring that was given.

Legend

- 11200 S Sierrita Mountain Rd
- AZ-7053 Raindance Search Ring
- Faith Baptist Church
- Potential Candidate
- Primary
- Speedway

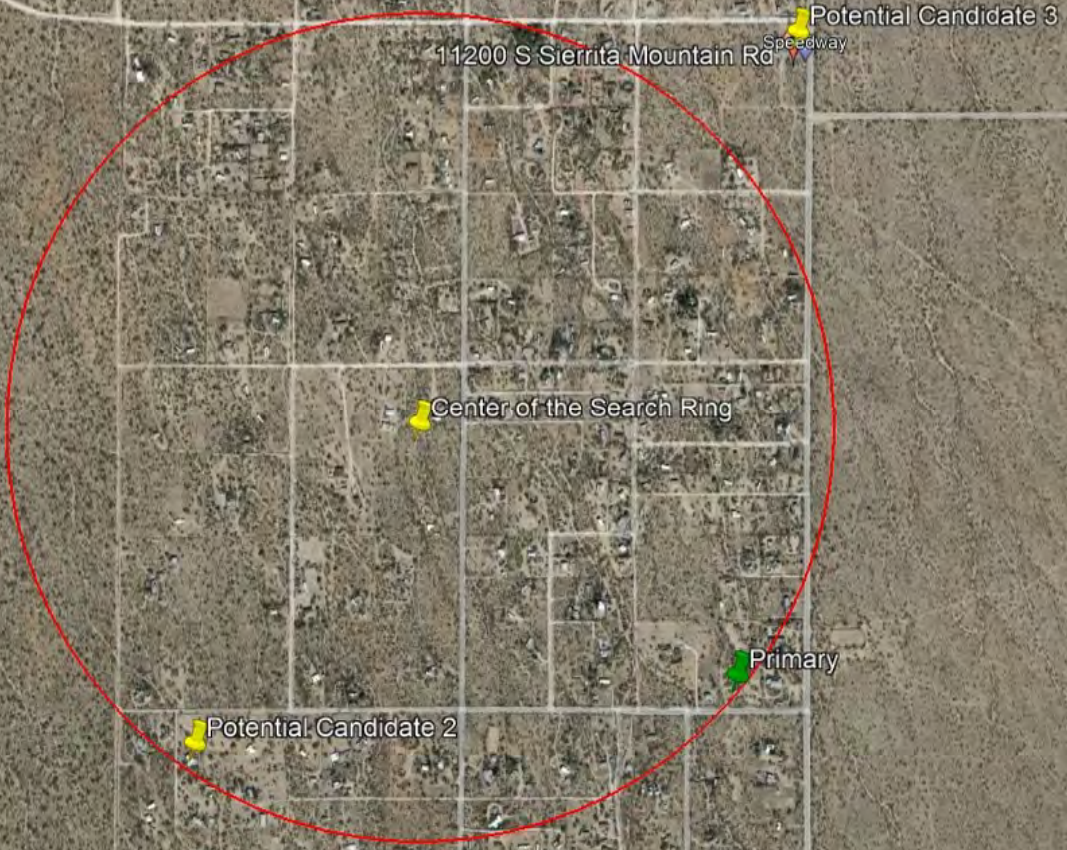


EXHIBIT 3

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 70 FT. MONO-ELM CELL TOWER, INSIDE A 40'X40', 8 FT. HIGH CMU WALL EQUIPMENT COMPOUND, PAINTED LIGHT TAN COLOR, WITH SPACE FOR CARRIER EQUIPMENT, ON A CONCRETE PAD AND CABLE ICE BRIDGE. A MULTI-METER UTILITY SERVICE MOUNTED TO EXTERIOR COMPOUND CMU WALL. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|---|
| 1. 2018 INTERNATIONAL BUILDING CODE | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2017 NATIONAL ELECTRIC CODE | 12. TELECORDIA GR-1275 |
| 3. 2018 NFPA101 LIFE SAFETY CODE | 13. ANSI/T 311 |
| 4. 2018 IFC | 14. 2018 INTERNATIONAL MECHANICAL CODE |
| 5. AMERICAN CONCRETE INSTITUTE | 15. 2018 INTERNATIONAL PLUMBING CODE |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION | 16. LOCAL BUILDING CODE |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION | 17. CITY/COUNTY ORDINANCES |
| 8. ANSI/TIA/EIA-222-G | 18. STATE BUILDING CODE |
| 9. TIA 607 | 19. LIGHTNING PROTECTION CODE: NFPA780 - 2000 |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 | |



**US-AZ-7053
RAINDANCE**
11990 S. SIERRITA MOUNTAIN RD.
TUCSON, AZ 85736
PIMA COUNTY

TENANT SITE DETAILS

SITE ID: **PH68187**

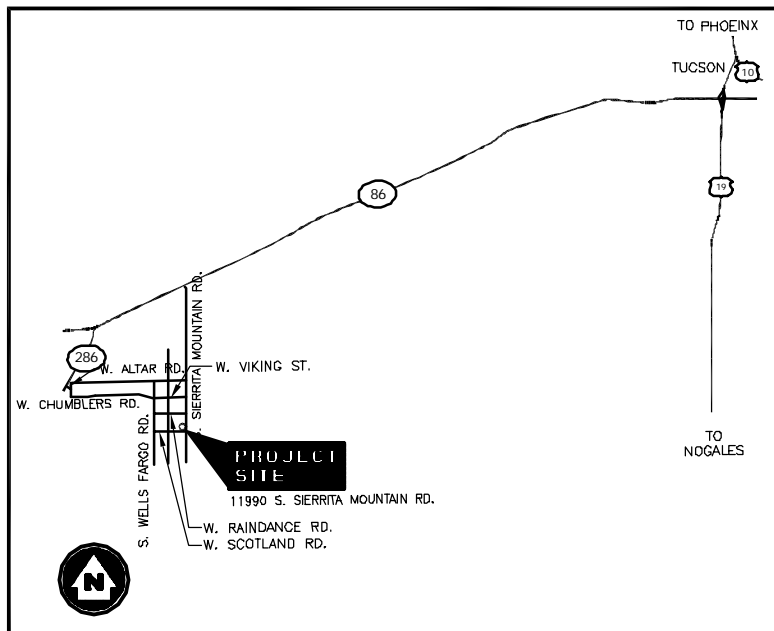
SITE NAME: **RAINDANCE**

DESIGN TYPE: **NEW SITE DEVELOPMENT
MONO-ELM**

SITE ADDRESS: **11990 S. SIERRITA MOUNTAIN RD.
TUCSON, AZ 85736
PIMA COUNTY**

APPROVAL BLOCK			APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PROJECT DIRECTORY	
PROPERTY OWNER:	WOLVERTON IVAN R & MARGERY A. REVOC LIVING TRUST 992 S. RINCON RD. MARICOPA, AZ 85139
CONTACT:	JASON LUDINGTON PHONE:
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	C/O CHRISTINE TUCKER PHONE: (602) 426-9500
ENGINEER:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	TRICO
TELCO COMPANY:	CENTURY LINK



VICINITY MAP
N.T.S

PROJECT INFORMATION	
SITE NAME:	RAINDANCE
SITE NUMBER:	US-AZ-7053
SITE ADDRESS:	11990 S, SIERRITA MOUNTAIN RD. TUCSON, AZ 85736
PARCEL #s:	301-74-1450
OCCUPANCY:	U
ZONING CLASSIFICATION:	GR-1 (RURAL RESIDENTIAL)
ZONING JURISDICTION:	PIMA COUNTY
GROUND ELEVATION:	±2,974 FT.
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	70 FT. MONO-ELM (85 FT. POLE)
CONSTRUCTION AREA:	40' X 40' = 1,600 SF
LATITUDE (NAD 83):	32° 01' 54.19" N 32.031719° N
LONGITUDE:	111° 16' 1.58" W 111.267106° W

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811
EMERGENCY:
CALL 911

PROJECT WORK SCOPE

VERTICAL BRIDGE (VB) WILL PROVIDE AN IMPROVED GRADED ACCESS DRIVE, TECH PARKING AREA AND LEVEL SITE FOR A NEW TELECOMMUNICATIONS FACILITY.

TO INCLUDE THE FOLLOWING:

- A 40 FT. X 40 FT. CMU BLOCK COMPOUND WALL, 8 FT. HIGH, W/TAN PAINTED FINISH, WITH DOUBLE 10 FT. WIDE ACCESS GATE.
- A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED BARRIER.
- PROVIDE AND INSTALL THE NEW COMMUNICATIONS TOWER, 70 FT. HIGH MONO-ELM TOWER (85 FT. POLE)
- INSTALL NEW MULTI-METER, 600 AMP, 120/240V SINGLE PHASE ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METER SOCKET FOR INITIAL CARRIER.
- PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY GUIDELINES.
- INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.

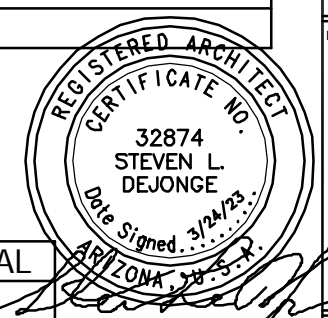
CARRIER TO PROVIDE AND INSTALL THE FOLLOWING:

- NEW 8 FT. X 13 FT. CONCRETE EQUIPMENT PAD.
- NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD.
- NEW 12" WIDE ICE BRIDGE / H-FRAME
- NEW 200 AMP SERVICE METER, PER UTILITY.
- FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SWITCH W/TIMER.
- NEW TELCO BOX, PPC, AND CIENNA ON ICE BRIDGE H-FRAME.
- NEW FIBER BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.
- NEW 4 FT. X 8 FT. CONCRETE PAD FOR FUTURE CARRIER INSTALLED GENERATOR.
- NEW GENERATOR WHEN AVAILABLE.
- NEW TWO (2) HYBRID CABLE WITH PENDANTS.
- NEW COLLAR MOUNT FOR NEW MICROWAVE ANTENNA DISH, WITH STIFF ARM.
- NEW MICROWAVE ANTENNA DISH & MOUNT W/STIFFENER
- NEW TRI-SECTOR FRAME ANTENNA MOUNT W/STIFFENER KIT
- NEW (6) RRU'S (2) PER SECTOR.
- NEW (6) ANTENNAS, (2) PER SECTOR.
- NEW REGULATORY & SITE ID SIGNAGE

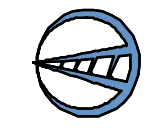
DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	4	3/24/23
LS-1	SURVEY (BY WGS)	A	11/4/2022
C1	GENERAL NOTES & SYMBOLS	4	3/24/23
C2	GENERAL NOTES	4	3/24/23
C3	OVERALL SITE PLAN	4	3/24/23
C4	COMPOUND SITE PLAN	4	3/24/23
C4A	ENLARGED COMPOUND PLAN	4	3/24/23
C5	ELEVATIONS	4	3/24/23
C6	ELEVATIONS	4	3/24/23
C7	EQUIPMENT & ANTENNA LAYOUTS	4	3/24/23
C8	DETAILS	4	3/24/23

JURISDICTIONAL APPROVAL

EXPIRES 9-30-2025



Clear Blue Services
3530 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-405-8803



No.	Submittal / Revision	App'd	Date
4	LOWER POLE & RAD	SD	3/24/23
3	CLIENT MOUNT CHANGE	SD	2/9/23
2	CLIENT MNT ADD	SD	1/19/23
1	CLIENT CHANGES	SD	8/28/22
0	ZONING DRAWINGS	SD	6/17/22

Drawn: SD Date: 4/3/22
Designed: SD Date: 4/3/22
Checked: SD Date: 4/3/22

Project Number: US-AZ-7053
Project Title: RAINDANCE
11990 S. SIERRITA MOUNTAIN RD.
TUCSON, AZ 85736
PIMA COUNTY

Engineer Stamp

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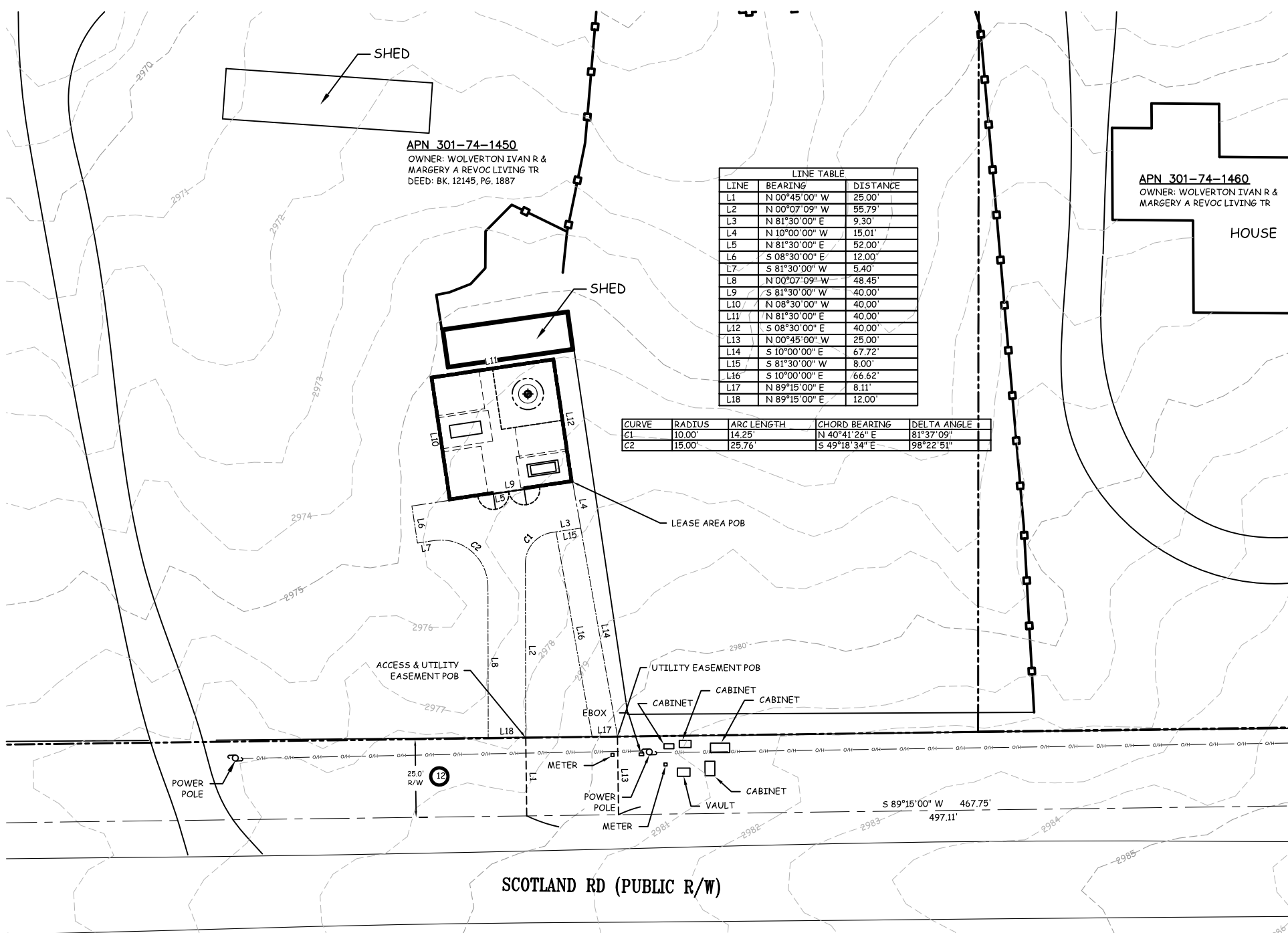
PRELIMINARY UNLESS SIGNED

Drawing Title: TITLE SHEET

Drawing Scale: AS NOTED
Date: 03/24/2023
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: **T1**



LINE	BEARING	DISTANCE
L1	N 00°45'00\"/>	
L2	N 00°07'09\"/>	
L3	N 81°30'00\"/>	
L4	N 10°00'00\"/>	
L5	N 81°30'00\"/>	
L6	S 08°30'00\"/>	
L7	S 81°30'00\"/>	
L8	N 00°07'09\"/>	
L9	S 81°30'00\"/>	
L10	N 08°30'00\"/>	
L11	N 81°30'00\"/>	
L12	S 08°30'00\"/>	
L13	N 00°45'00\"/>	
L14	S 10°00'00\"/>	
L15	S 81°30'00\"/>	
L16	S 10°00'00\"/>	
L17	N 89°15'00\"/>	
L18	N 89°15'00\"/>	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	14.25'	N 40°41'26\"/>	81°37'09\"/>
C2	15.00'	25.76'	S 49°18'34\"/>	98°22'51\"/>

UTILITY EASEMENT LEGAL DESCRIPTION
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 2" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 13. THENCE ALONG THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 13 SOUTH 89°15'00" WEST A DISTANCE OF 467.75 FEET; THENCE NORTH 00°45'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 10°00'00" WEST A DISTANCE OF 67.72 FEET; THENCE SOUTH 81°30'00" WEST A DISTANCE OF 8.00 FEET; THENCE SOUTH 10°00'00" EAST A DISTANCE OF 66.62 FEET; THENCE NORTH 89°15'00" EAST A DISTANCE OF 8.11 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL LEGAL DESCRIPTION
 THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF LOT 13-1 OF THAT CERTAIN MAP OF SURVEY FILED IN BOOK 1 OF SURVEYS AT PAGE 85, BEING A PORTION OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.
 EXCEPT THE EAST 25 FEET THEREOF, AND FURTHER EXCEPT THE SOUTH 25 FEET THEREOF.

PARCEL ID #301741450
 THIS BEING A PORTION OF THE PROPERTY CONVEYED TO IVAN R. WOLVERTON AND MARGERY A. WOLVERTON, TRUSTEES OF THE IVAN R. WOLVERTON AND MARGERY A. WOLVERTON REVOCABLE LIVING TRUST DATED JULY 11, 2003, FROM IVAN "RED" WOLVERTON AND MARGERY A. WOLVERTON, HUSBAND AND WIFE, KIP WOLVERTON AND HOLLY COTTON, IN A QUITCLAIM DEED DATED JULY 11, 2003 AND RECORDED SEPTEMBER 29, 2003 IN BOOK 12145 PAGE 1887.

ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 2" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 13. THENCE ALONG THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 13 SOUTH 89°15'00" WEST A DISTANCE OF 497.11 FEET; THENCE NORTH 00°45'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00°07'09" WEST A DISTANCE OF 55.79 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.25', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF NORTH 40°41'26" EAST, WITH A CHORD LENGTH OF 13.07'; THENCE NORTH 81°30'00" EAST A DISTANCE OF 9.30 FEET; THENCE NORTH 10°00'00" WEST A DISTANCE OF 15.01 FEET; THENCE SOUTH 81°30'00" WEST A DISTANCE OF 52.00 FEET; THENCE SOUTH 08°30'00" EAST A DISTANCE OF 12.00 FEET; THENCE NORTH 81°30'00" EAST A DISTANCE OF 5.40 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 25.76', WITH A RADIUS OF 15.00', WITH A CHORD BEARING OF SOUTH 49°18'34" EAST, WITH A CHORD LENGTH OF 22.71'; THENCE SOUTH 00°07'09" EAST A DISTANCE OF 48.45 FEET; THENCE NORTH 89°15'00" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

EQUIPMENT AREA EASEMENT LEGAL DESCRIPTION
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 2" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 13. THENCE ALONG THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 13 SOUTH 89°15'00" WEST A DISTANCE OF 497.11 FEET; THENCE NORTH 00°45'00" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 00°07'09" WEST A DISTANCE OF 55.79 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.25', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF NORTH 40°41'26" EAST, WITH A CHORD LENGTH OF 13.07'; THENCE NORTH 81°30'00" EAST A DISTANCE OF 9.30 FEET; THENCE NORTH 10°00'00" WEST A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 81°30'00" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 08°30'00" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 81°30'00" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 08°30'00" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1600 SQ. FT.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE
06/01/22

BENCHMARK
ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12B SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES
SURVEY PREPARED FOR VB BTS II, LLC
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-134526-C, ISSUED BY TOWER AGENCY, LLC, DATED 6/22/22.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ACCESS AND UTILITY EASEMENT RUNS TO THE SCOTLAND ROAD RIGHT OF WAY LINE, A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB EQUIPMENT OR EASEMENT AREAS. VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Agency, LLC

SIGNED: *[Signature]* 1/04/23
 JEFF R. COOK, AZ Reg. No. 28719 Date
 My License renewal date is March 31, 2025



FEMA FLOOD INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
04019C2825L	040073	2825	L	6/16/2011	X

Western Geomatics Services
 2925 E Riggs Rd Suite 8-191
 Chandler, AZ 85249
 (480) 656-7912 office
 (480) 219-5195 fax

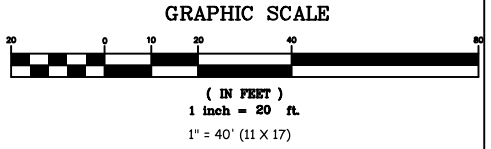
VICINITY MAP - N.T.S.



SCHEDULE B EXCEPTIONS:
 TITLE REPORT ORDER #VTB-134526-C, ISSUED BY TOWER AGENCY, LLC, DATED 6/22/22.

- EXCEPTIONS 1 - 9 ARE GENERAL AND THEREFORE NOT PLOTTED
10. ELECTRICAL RIGHT OF WAY EASEMENT BETWEEN IVAN "RED" WOLVERTON AND MARIE WOLVERTON, HUSBAND AND WIFE, AND KIP WOLVERTON, A SINGLE MAN; AND TRICO ELECTRIC COOPERATIVE, INC. A CORPORATION, DATED SEPTEMBER 30, 1985 AND RECORDED OCTOBER 11, 1985 IN (BOOK) 7638 (PAGE) 900 (INSTRUMENT) 124522, IN PIMA COUNTY, ARIZONA. (NOT PLOTTED, EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.)
 11. OPTION AND EASEMENT AGREEMENT AND RESTRICTIVE COVENANTS BETWEEN IVAN R. WOLVERTON AND MARGERY A. WOLVERTON, TRUSTEES OF THE IVAN R. WOLVERTON AND MARGERY A. WOLVERTON REVOCABLE LIVING TRUST DATED JULY 11, 2003; AND VB BTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 16, 2022 AND RECORDED JUNE 6, 2022 IN (INSTRUMENT) 20221570095, IN PIMA COUNTY, ARIZONA. (NOT PLOTTED, EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE.)
 12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY" DATED DECEMBER 19, 1975 AND RECORDED DECEMBER 19, 1975 IN (BOOK) 1 (PAGE) 85, IN PIMA COUNTY, ARIZONA. (PLOTTED, EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.)

Ⓢ SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT



CENTER OF PROPOSED TOWER (NAD83)
 LATITUDE 32° 01' 54.26" NORTH
 LONGITUDE 111° 16' 00.72" WEST
 ELEVATION 2976.2' (NAVD88)

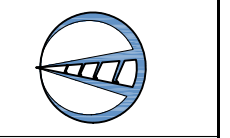
1-A ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

LEGEND

POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
PCR	PIMA COUNTY RECORDS	
OVERHEAD ELECTRIC	PROPERTY LINE	CHAIN LINK FENCE



Clear Blue Services
 4814 S. 35TH ST.
 PHOENIX, AZ 85040 602-428-9600



No.	Submittal / Revision	App'd	Date
A	SUBMITTAL		6/22/22

Drawn: MC Date: 06/22/22
 Designed: JC Date: 06/22/22
 Checked: JC Date: 06/22/22

Project Number: US-AZ-7053

Project Title: PH68187 RAINDANCE
 11990 S SIERRITA MOUNTAIN RD
 TUCSON, AZ 85736
 PIMA COUNTY

Surveyor Stamp



Drawing Title: SITE SURVEY

Drawing Scale: AS NOTED
 Date: 06/22/22
 LS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: LS-1

- NOTES:**
1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
 3. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

SETBACKS TO PROPERTY LINES

NORTH	537'-0"±
SOUTH	110'-0"±
WEST	178'-6"±
EAST	144'-2"±

* SETBACKS ARE ESTIMATED FROM THE ASSESSORS MAPS, GIS INFORMATION & SURVEY BY: WGS, DATED 06/02/2022

LEGEND

- (P) PROPOSED
- (E) EXISTING
- (F) FUTURE
- FIRE HYDRANT
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- WM WATER METER
- SVLT SEWER VAULT
- EVLV ELECTRIC VAULT
- EP ELECTRIC PANEL
- A.C.E. ACCESS CONTROL EASEMENT
- PROPERTY LINE
- OHE — OVERHEAD ELECTRIC
- S — BLUESTAKED SEWER LINE
- SPOT ELEVATION
- POSITION OF GEODETIC COORDINATES
- GV GAS VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- FOUND AS NOTED
- W — BLUESTAKED WATER LINE
- E — BLUESTAKED ELECTRIC LINE

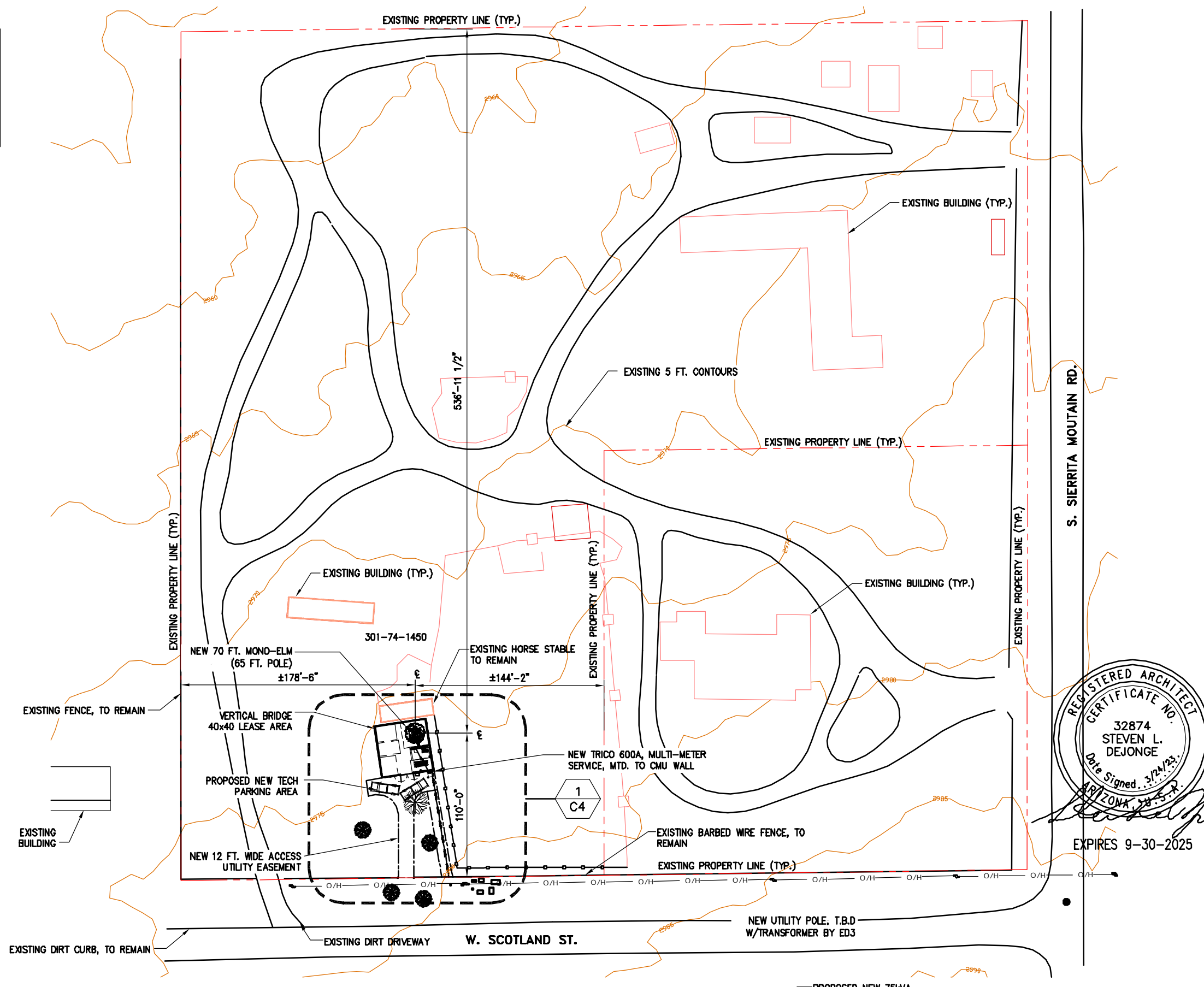
Call at least two full working days before you begin excavation.

ARIZONA 811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

INFORMATION SHOWN BASED ON A FIELD SURVEY BY WGS DATED 06/02/22.

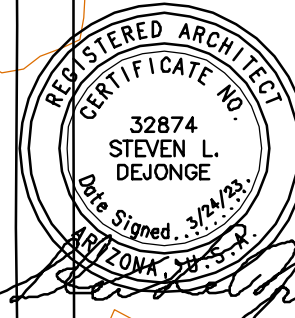


1 OVERALL SITE PLAN

SCALE: 1" = 80' (11x17)
SCALE: 1" = 40' (22x34)

FULL SCALE 1" = 40'
(22x34 SHEET ONLY)

HALF SCALE 1" = 80'
(11x17 SHEET ONLY)

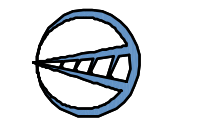


EXPIRES 9-30-2025



Clear Blue Services

3800 E. ATLANTA AVE.
PHOENIX, AZ 85018 602-952-8800



No.	Submittal / Revision	App'd	Date
4	LOWER POLE & RAD	SD	3/24/23
3	CLIENT MOUNT CHANGE	SD	2/9/23
2	CLIENT MNT ADD	SD	1/19/23
1	CLIENT CHANGES	SD	1/26/23
0	ZONING DRAWINGS	SD	1/17/23

Drawn: SD Date: 1/2/23
Designed: SD Date: 1/2/23
Checked: SD Date: 1/2/23

Project Number: US-AZ-7053

Project Title: RAINDANCE
11990 S. SIERRITA MOUNTAIN RD
TUCSON, AZ 85736
PIMA COUNTY

Engineer Stamp

REGISTERED ARCHITECT
CERTIFICATE NO. 32874
STEVEN L. DEJONGE
Date Signed: 3/24/23
ARIZONA, U.S.A.

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PRELIMINARY UNLESS SIGNED

Drawing Title: OVERALL SITE PLAN

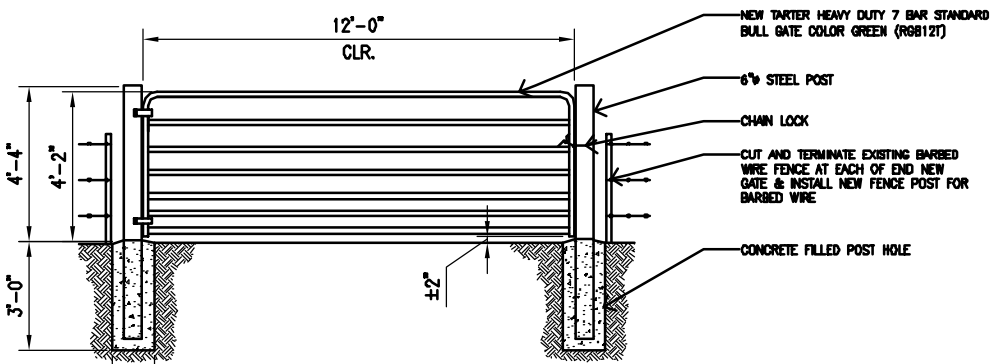
Drawing Scale: AS NOTED

Date: 03/24/2023

ZD

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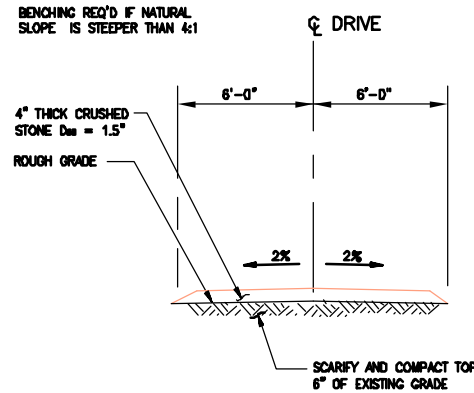
Drawing Number: **C3**



4 TARTER 7 BAR HEAVY DUTY STANDARD BULL GATE 12 FT. (GREEN - RGB12T)

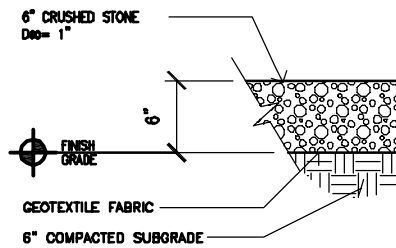
SCALE: N.T.S.

BENCHING REQ'D IF NATURAL SLOPE IS STEEPER THAN 4:1



3 GRAVEL DRIVEWAY DETAIL

SCALE: N.T.S.



NOTES:

SUBGRADE SHALL BE CLEAN AND FREE OF ROCKS, ROOTS AND OTHER ORGANIC MATERIAL.

SPRAY AREA UNDER BUILDING & NEW CRUSHED STONE AREA WITH HERBICIDE, COVER W/ GEOTEXTILE FABRIC AND 6" CRUSHED STONE.

SUBCONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO CONFINE HERBICIDE TO THE FENCED PROJECT AREA.

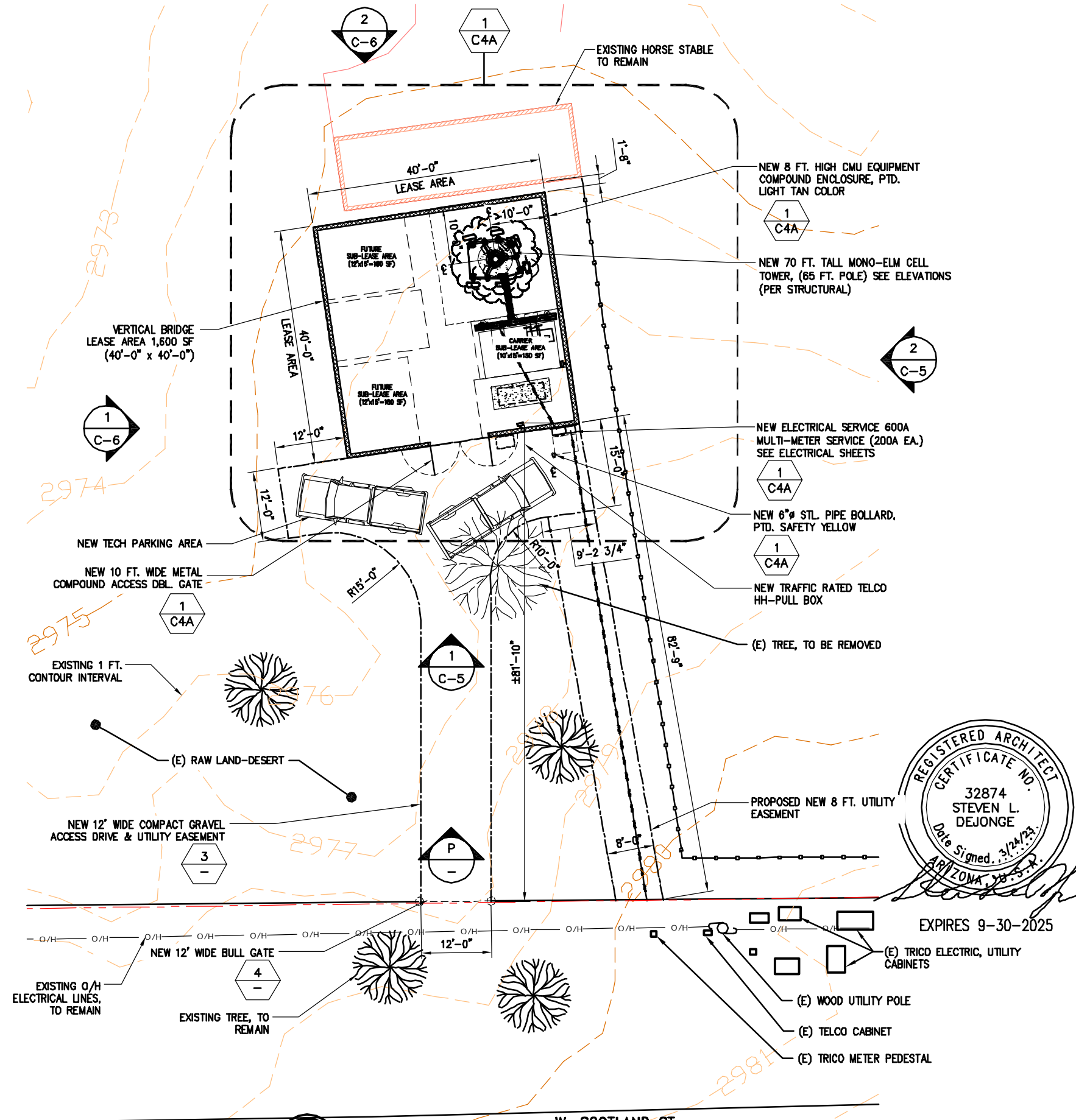
2 GRAVEL COMPOUND DETAIL

SCALE: N.T.S.



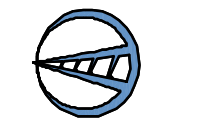
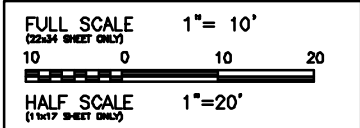
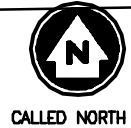
P PROPOSED NEW ACCESS DRIVEWAY ROUTE VIEW

SCALE: NONE



1 COMPOUND PLAN

SCALE: 1" = 20'-0" (11x17)
SCALE: 1" = 10'-0" (22x34)



No.	Submittal / Revision	App'd	Date
4	LOWER POLE & RAD	S.L.D.	3/24/23
3	CLIENT MOUNT CHANGE	S.L.D.	2/9/23
2	CLIENT HW ADD	S.L.D.	1/19/23
1	CLIENT CHANGES	S.L.D.	8/26/22
0	ZONING DRAWINGS	S.L.D.	8/17/22

Project Number: US-AZ-7053
Project Title: RAINDANCE
11990 S. SIERRITA MOUNTAIN RD
TUCSON, AZ 85736
PIMA COUNTY

Engineer Stamp

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Drawing Title: COMPOUND SITE PLAN

Drawing Scale: AS NOTED
Date: 03/24/2023

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Drawing Number: C4

EXISTING HORSE STALLS, TO REMAIN

40'-0" CMU WALL

FUTURE SUB-LEASE AREA (12'x15'=180 SF)

NEW MAT FOUNDATION AREA, T.B.D. IF REQUIRED BY STRUCTURAL

NEW 12" WIDE ICE BRIDGE, TOP @ +7'-10" A.F.G.

NEW 200A PPC 120/240V, 1Ø PANEL-A, W/INTEGRATED GEN. PLUG, MTD. ON ICE BRIDGE H-FRAME

NEW 8 FT. HIGH CMU EQUIPMENT COMPOUND ENCLOSURE, FTD. LIGHT TAN COLOR

FUTURE SUB-LEASE AREA (12'x15'=180 SF)

COMPACT GRAVEL

2 C4

12'-0"

14'-0"

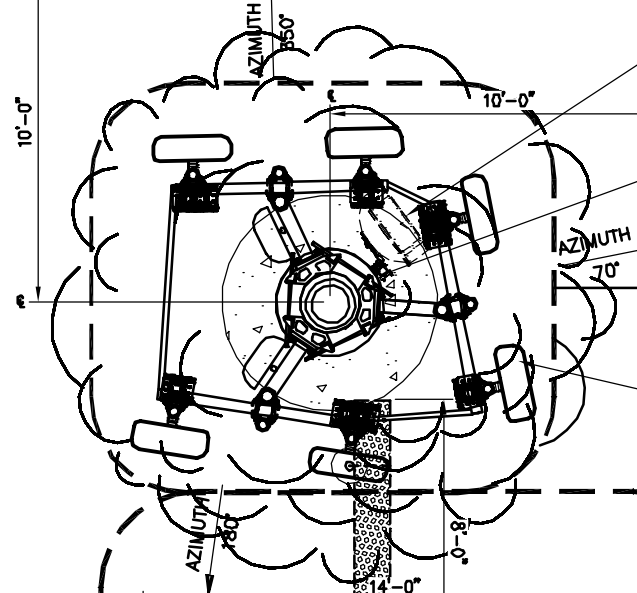
10'-8" R.D.

COMPACT GRAVEL DRIVEWAY & TECH PARKING AREA

1,2,3 C4



1 ENLARGED COMPOUND PLAN
SCALE: 3/16" = 1'-0" (11x17)
SCALE: 3/8" = 1'-0" (22x34)



PROPOSED NEW MICROWAVE DISH, AZIMUTH AND RAD CENTER T.B.D.

NEW 70 FT. MONO-ELM (65 FT. POLE) AND FOUNDATION (DESIGN BY OTHERS)

NEW 8 FT. CARRIER ANTENNAS (2) PER SECTOR, TYP. OF 3 SECTORS

NEW CARRIER EQUIPMENT LAYOUT ON NEW CONCRETE PAD ON GRADE

NEW SERVICE LIGHTS ON TIMER SWITCH

NEW 8" THICK CONC. PAD ON GRADE FOR FUTURE GENERATOR

NEW 600 AMP, 3-METER S.E.S., ON UNI-STRUT MOUNTED ON NEW H-FRAME, PER ED3 STDS. SEE ELECTRICAL SHEETS

NEW 6"Ø STL. PIPE BOLLARD, PTD. SAFETY YELLOW

FULL SCALE 3/8" = 1'-0"
22x34 SHEET ONLY
3' 2' 1' 0' 1' 2' 3' 6'
HALF SCALE 3/16" = 1'-0"
(11x17 SHEET ONLY)

EXISTING WIRE FENCE



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3800 E. ATLANTA AVE.
PHOENIX, AZ 85004 602-352-0000



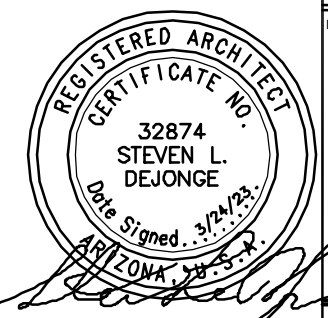
No.	Submittal / Revision	App'd	Date
4	LOWER POLE & RAD	SLD	3/24/23
3	CLIENT MOUNT CHANGE	SLD	2/9/23
2	CLIENT MNT ADD	SLD	4/10/22
1	CLIENT CHANGE	SLD	8/28/22
0	ZONING CHANGE	SLD	4/17/22

Drawn: SLD Date: 4/9/22
Designed: SLD Date: 4/9/22
Checked: W Date: 4/9/22

Project Number: US-AZ-7053

Project Title: RAINDANCE
11990 S. SIERRITA MOUNTAIN RD
TUCSON, AZ 85736
PIMA COUNTY

Engineer Stamp



EXPIRES 9-30-2025

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Drawing Title: ENLARGED COMPOUND PLAN

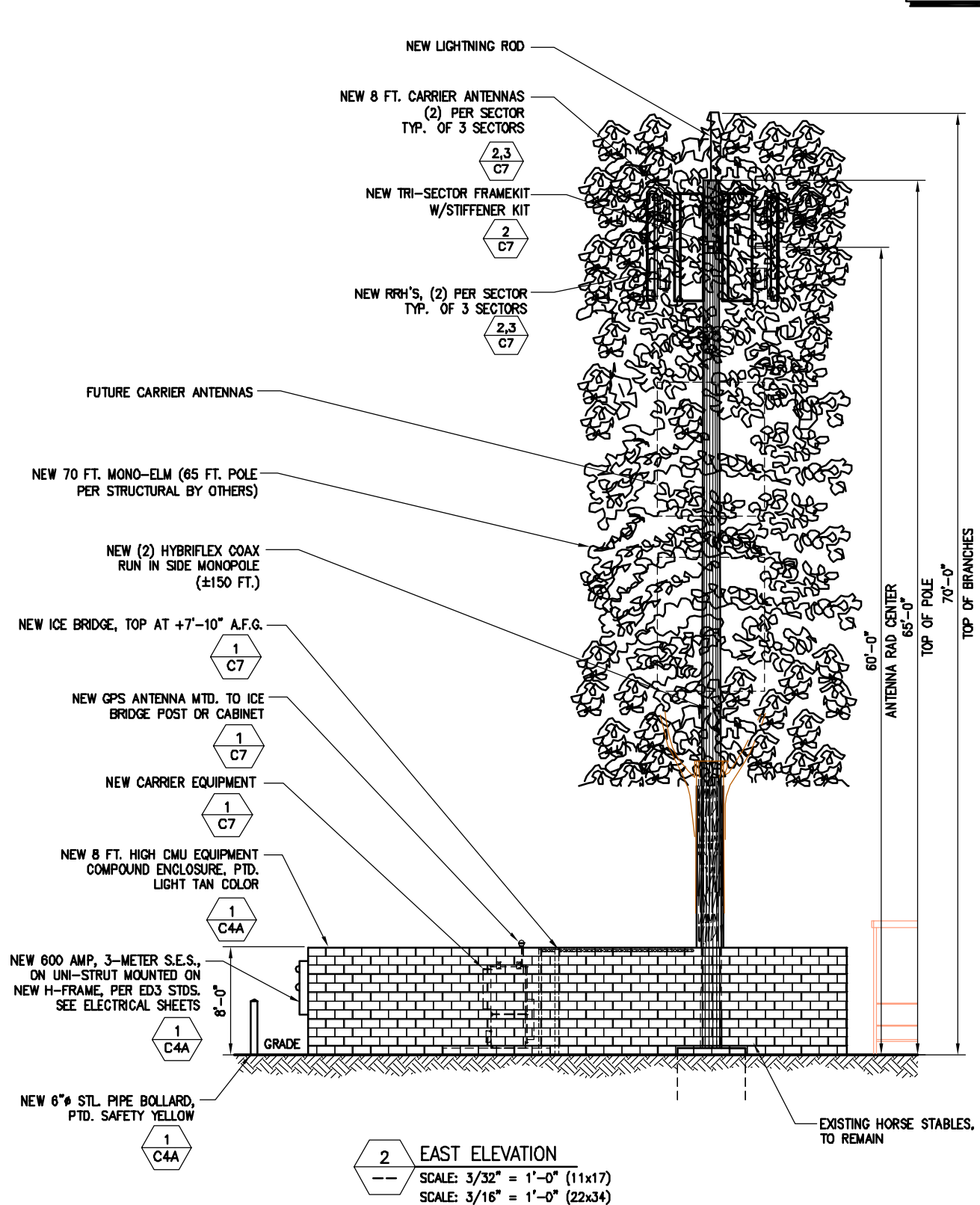
Drawing Scale: AS NOTED
Date: 03/24/2023
ZD

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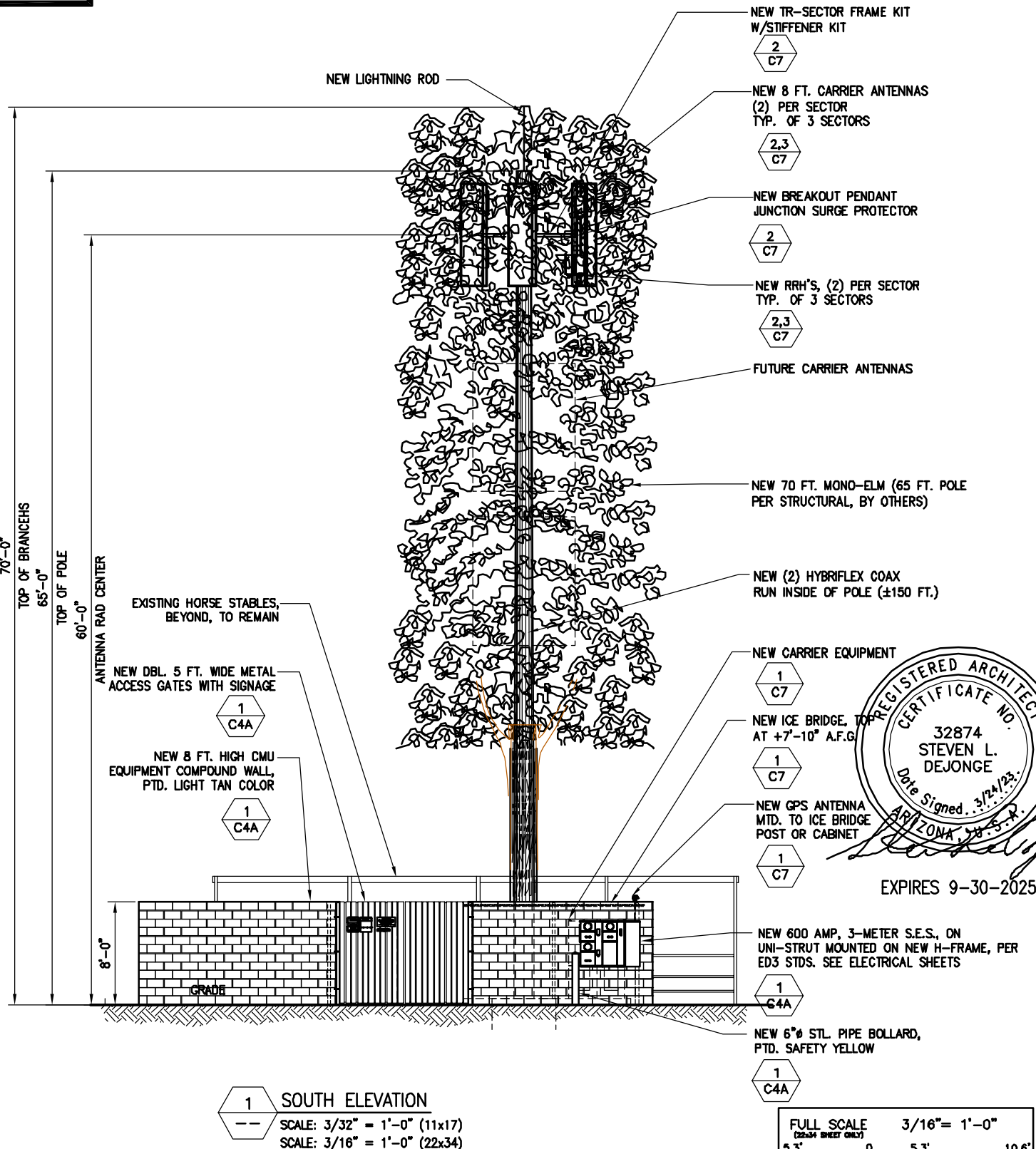
Drawing Number: C4A

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

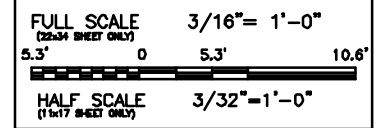
NOTE:
 STRUCTURAL ANALYSIS REQUIRED



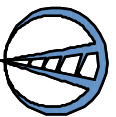
2 EAST ELEVATION
 SCALE: 3/32" = 1'-0" (11x17)
 SCALE: 3/16" = 1'-0" (22x34)



1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0" (11x17)
 SCALE: 3/16" = 1'-0" (22x34)

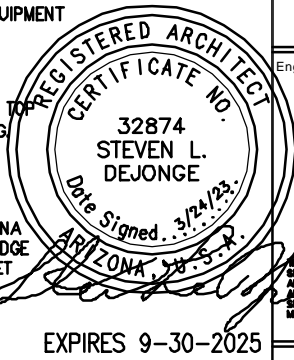


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 5800 E. ATLANTA AVE.
 PHOENIX, AZ 85048 602-952-8800



4	LOWER POLE & RAD	S.D.	3/31/23
3	CLIENT MOUNT CHANGE	S.D.	2/9/23
2	CLIENT MW ADD	S.D.	1/16/23
1	CLIENT CHANGES	S.D.	8/26/22
0	ZONING DRAWINGS	S.D.	8/17/22
No.	Submittal / Revision	App'd	Date

Drawn: S.D. Date: 4/3/22
 Designed: S.D. Date: 4/3/22
 Checked: S.D. Date: 4/3/22
 Project Number: US-AZ-7053
 Project Title: RAINDANCE
 11990 S. SIERRITA MOUNTAIN RD
 TUCSON, AZ 85736
 PIMA COUNTY



Engineer Stamp
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Drawing Title: TOWER ELEVATION

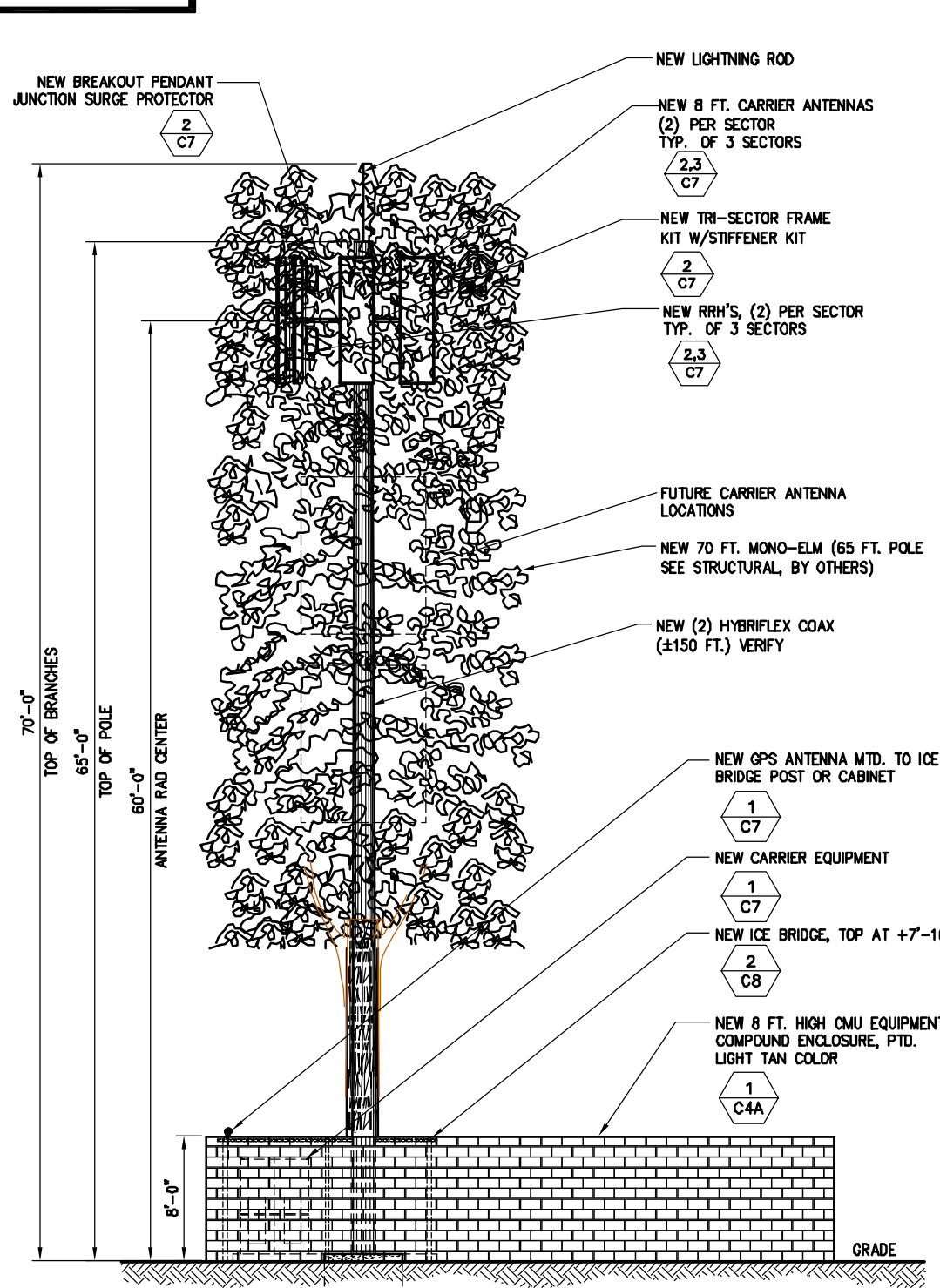
Drawing Scale: AS NOTED
 Date: 03/24/2023

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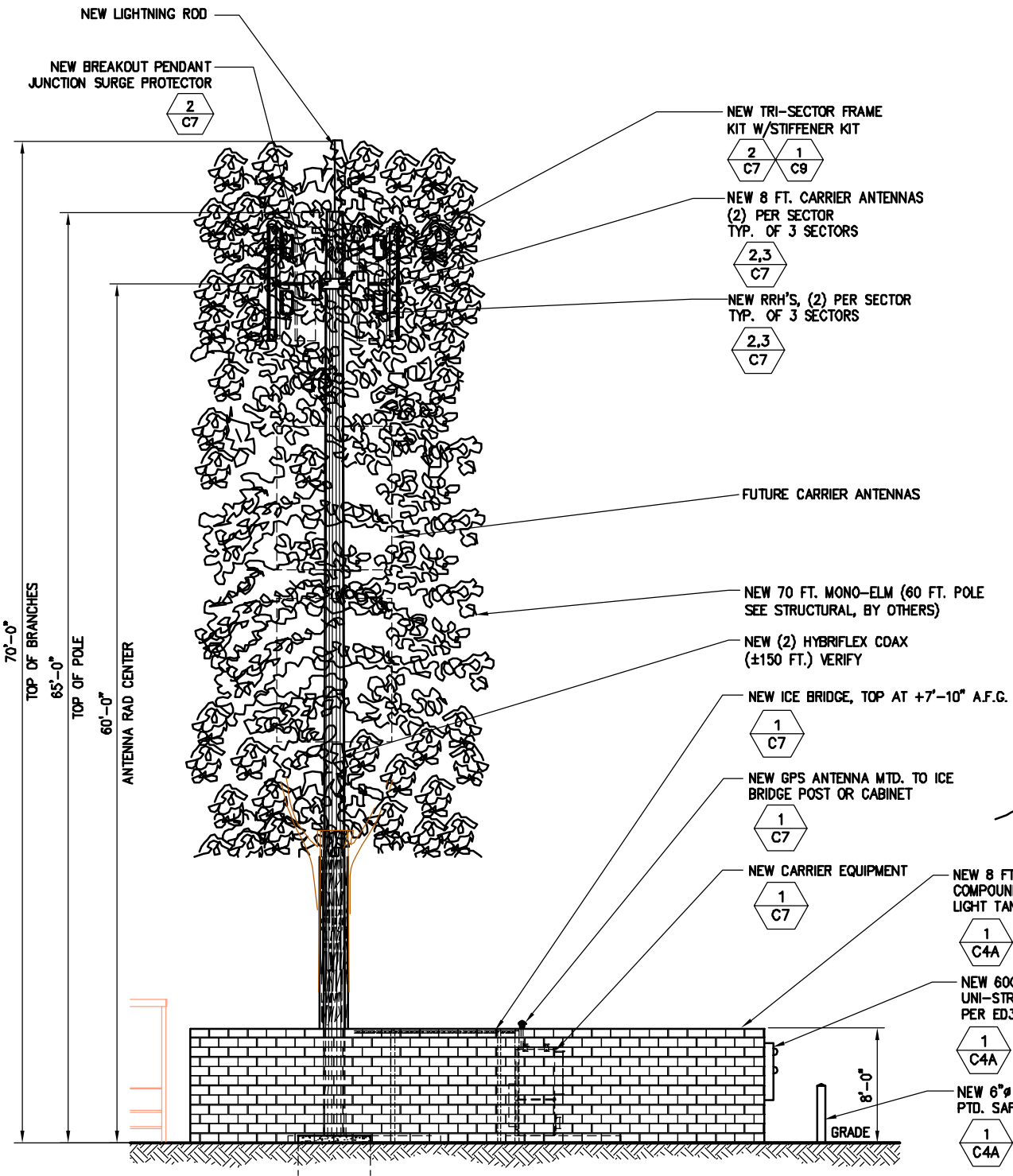
Drawing Number: C5

NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

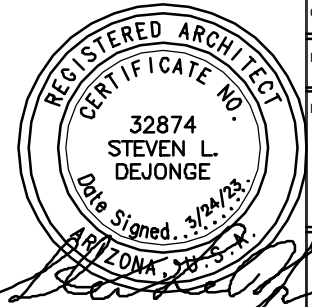
NOTE:
 STRUCTURAL ANALYSIS REQUIRED



2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0" (11x17)
 SCALE: 3/16" = 1'-0" (22x34)



1 WEST ELEVATION
 SCALE: 3/32" = 1'-0" (11x17)
 SCALE: 3/16" = 1'-0" (22x34)



FULL SCALE (22x34 SHEET ONLY)	3/16" = 1'-0"
5.3'	0 5.3' 10.6'
HALF SCALE (11x17 SHEET ONLY)	3/32" = 1'-0"

verticalbridge

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 PHOENIX, AZ 85040 602-952-8800

4	LOWER POLE & RAD	SID	3/31/23
3	CLIENT MOUNT CHANGE	SID	2/8/23
2	CLIENT MNT ADD	SID	1/19/23
1	CLIENT CHANGES	SID	1/26/23
0	ZONING DRAWINGS	SID	1/17/23

Drawn: SID Date: 4/3/22
 Designed: SID Date: 4/3/22
 Checked: SID Date: 4/3/22

Project Number: US-AZ-7053

Project Title: RAINDANCE
 11990 S. SIERRITA MOUNTAIN RD
 TUCSON, AZ 85736
 PIMA COUNTY

Engineer Stamp: *Steven L. DeJonge*

EXPIRES 9-30-2025

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PRELIMINARY UNLESS SIGNED

Drawing Title: TOWER ELEVATION

Drawing Scale: AS NOTED

Date: 03/24/2023

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Drawing Number: C6



No.	Submital / Revision	App'd	Date
4	LOWER POLE & RAD	SD	3/24/23
3	CLIENT MOUNT CHANGE	SD	2/9/23
2	CLIENT MNT ADD	SD	1/16/23
1	CLIENT CHANGES	SD	8/28/22
0	ZONING DRAWINGS	SD	6/17/22

Drawn: SD Date: 6/3/22
Designed: SD Date: 6/3/22
Checked: SD Date: 6/3/22

Project Number: US-AZ-7053

Project Title: RAINDANCE
11990 S. SIERRITA MOUNTAIN RD
TUCSON, AZ 85736
PIMA COUNTY

Engineer Stamp



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Drawing Title

EQUIPMENT & ANTENNA LAYOUTS

Drawing Scale: AS NOTED

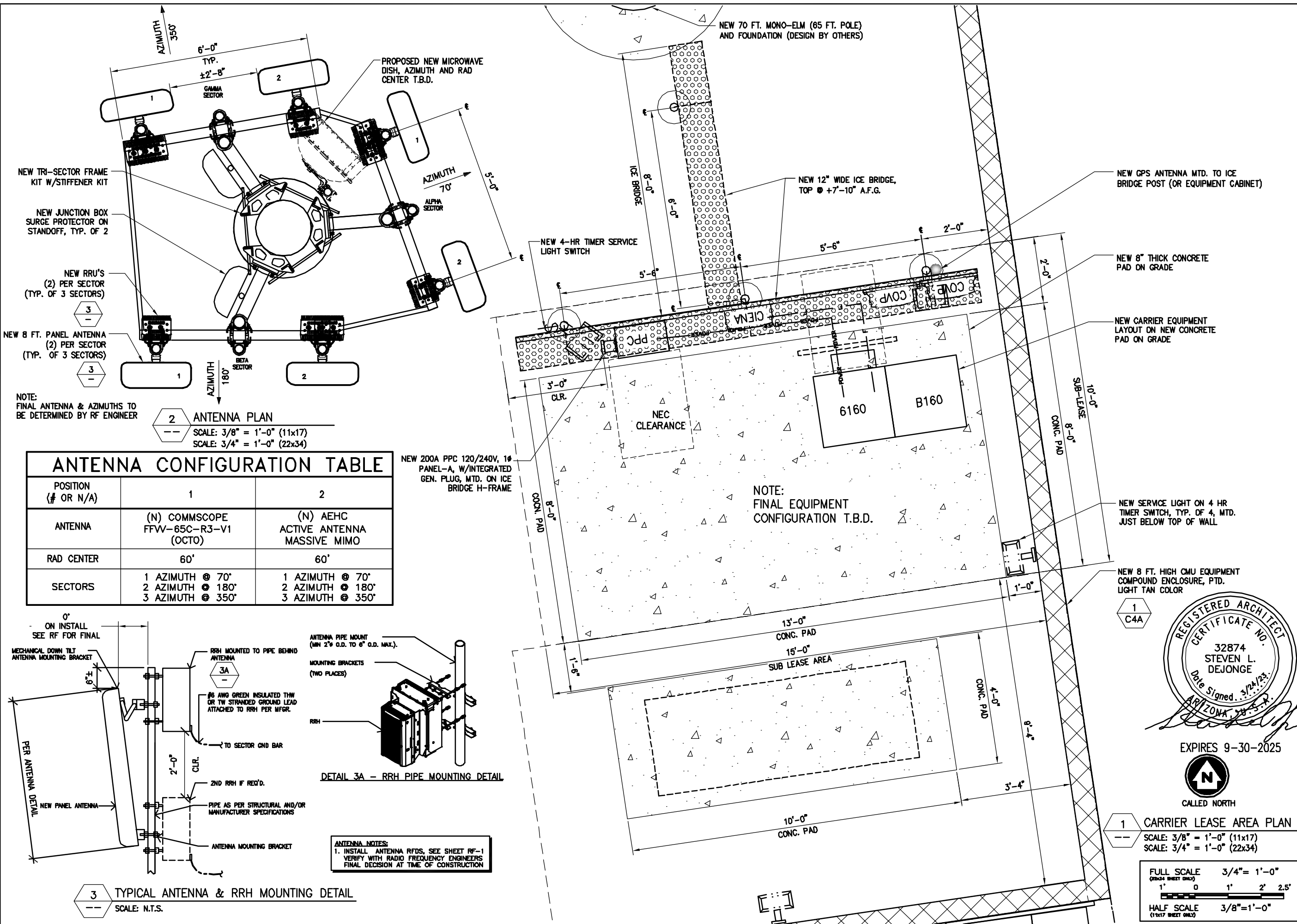
ZD

Date: 03/24/2023

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Drawing Number

C7



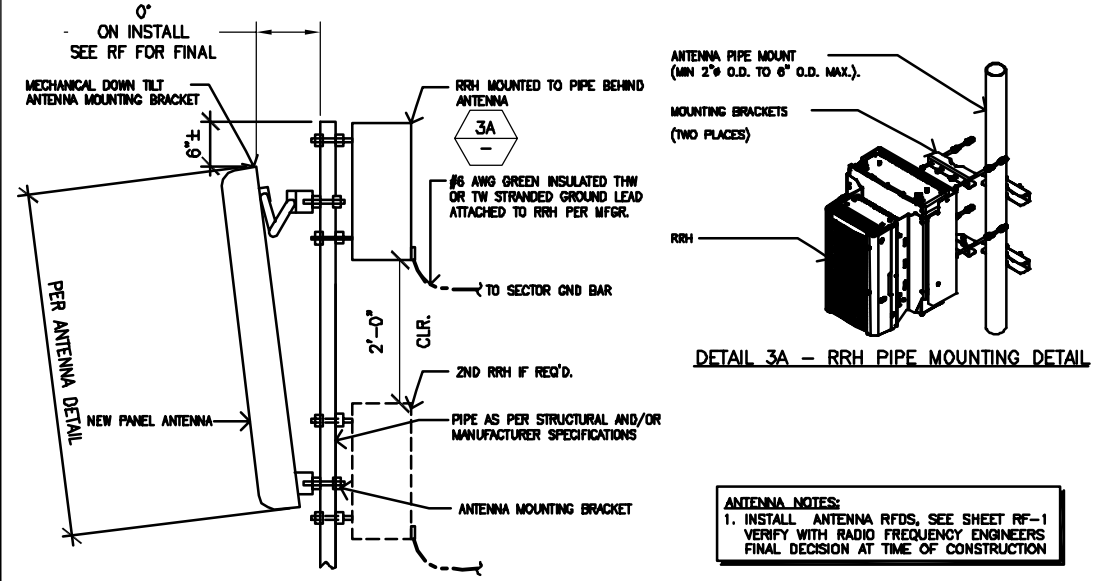
NOTE: FINAL ANTENNA & AZIMUTHS TO BE DETERMINED BY RF ENGINEER

2 ANTENNA PLAN
SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (22x34)

POSITION (# OR N/A)	1	2
ANTENNA	(N) COMMSCOPE FFV-65C-R3-V1 (OCTO)	(N) AEHC ACTIVE ANTENNA MASSIVE MIMO
RAD CENTER	60'	60'
SECTORS	1 AZIMUTH @ 70° 2 AZIMUTH @ 180° 3 AZIMUTH @ 350°	1 AZIMUTH @ 70° 2 AZIMUTH @ 180° 3 AZIMUTH @ 350°

NEW 200A PPC 120/240V, 1Ø PANEL-A, W/INTEGRATED GEN. PLUG, MTD. ON ICE BRIDGE H-FRAME

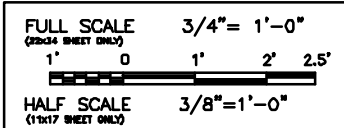
NOTE: FINAL EQUIPMENT CONFIGURATION T.B.D.

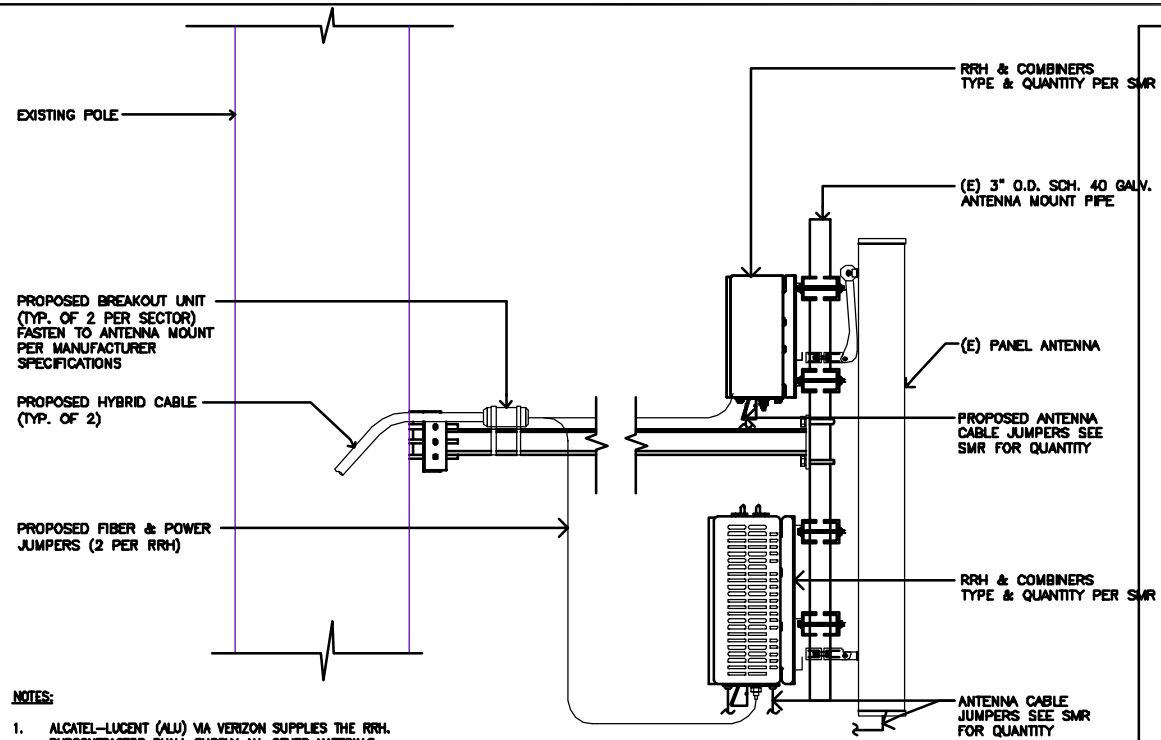


ANTENNA NOTES:
1. INSTALL ANTENNA RFDS, SEE SHEET RF-1
VERIFY WITH RADIO FREQUENCY ENGINEERS
FINAL DECISION AT TIME OF CONSTRUCTION

3 TYPICAL ANTENNA & RRH MOUNTING DETAIL
SCALE: N.T.S.

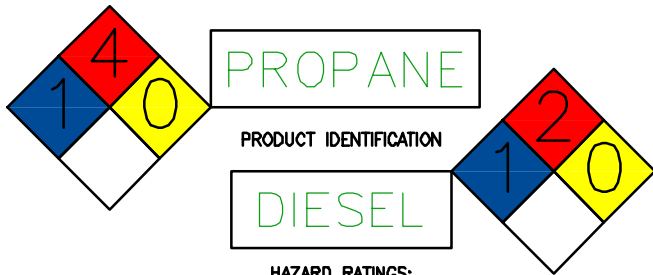
1 CARRIER LEASE AREA PLAN
SCALE: 3/8" = 1'-0" (11x17)
SCALE: 3/4" = 1'-0" (22x34)





- NOTES:**
- ALCATEL-LUCENT (ALL) VIA VERIZON SUPPLIES THE RRH. SUBCONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AND INSTALL ALL MOUNTING HARDWARE. ALL INSTALLS RRH AND MAKES CABLE TERMINATIONS.
 - A SUPPORT FOR A SINGLE RRH SHALL HAVE A MINIMUM OF TWO ANCHORS/FASTENERS FOR EACH UNISTRUT CHANNEL.
 - NO PAINTING OF THE RRH OR SOLAR SHIELD IS ALLOWED.
 - O.C. TO FIELD VERIFY SPACING AND REQUIRED RRH CLEARANCES.

3 RRH MOUNTING DETAIL
SCALE: N.T.S.



HAZARD RATINGS:
 9 O'CLOCK - HEALTH
 12 O'CLOCK - FLAMMABILITY
 3 O'CLOCK - INSTABILITY
 6 O'CLOCK - SPECIAL

COMBUSTIBLE
 FLAMMABLE
 NO SMOKING

SIGNS MUST BE OF DURABLE MATERIAL WITH RED LETTERING ON WHITE BACKGROUND. LETTERS SHALL NOT BE LESS THAN 3 INCHES (762 mm) IN HEIGHT. SIGNS SHALL NOT BE OBSTRUCTED OR REMOVED AND SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE. COMBUSTIBLE SIGN MAY ALSO BE WHITE LETTER ON RED BACKGROUND

- NOTES:**
- PLACE AT DOOR OR TANK, OR AS DIRECTED BY LOCAL FIRE MARSHAL OR JURISDICTIONAL AUTHORITY.

2 FUEL STORAGE SIGN DETAILS
SCALE: N.T.S.

GENERAC® Protector™ Diesel Generator Set

1 of 18

INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- ±1% voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Standby Power Rating
 Model RD015 - 15 kW 60 Hz
 Model RD020 - 20 kW 60 Hz
 Model RD030 - 30 kW 60 Hz
 Model RD048 - 48 kW 60 Hz (single-phase only)
 Model RD050 - 50 kW 60 Hz (three-phase only)



Meets EPA Emission Regulations
 CA/MA Emissions Compliant
 *Time calculated at one-half maximum kW output.



FEATURES

- INNOVATIVE DESIGN & PROTOTYPE TESTING:** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EBSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- TEST CRITERIA:**
 - ✓ PROTOTYPE TESTED
 - ✓ SYSTEM TORSIONAL TESTED
 - ✓ NEMA MG1-22 EVALUATION
 - ✓ MOTOR STARTING ABILITY
- TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

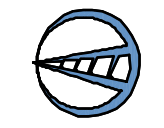


NOTE:
 GENERATOR INSTALLATION
 MAY BE DELAYED DUE TO
 SUPPLY CHAIN ISSUES

1 GENERATOR SPECIFICATION SHEET (O.E.M.)
SCALE: N.T.S.



Clear Blue Services
 800 E ATLANTA AVE.
 PHOENIX, AZ 85008 602-952-8800



4	LOWER POLE & RAD	SD	3/24/22
3	CLIENT MOUNT CHANGE	SD	2/9/22
2	CLIENT MNT ADD	SD	1/19/22
1	CLIENT CHANGES	SD	1/28/22
0	ZONING DRAWINGS	SD	1/17/22
No.	Submittal / Revision	App'd	Date
Drawn:	SD	Date:	1/2/22
Designed:	SD	Date:	1/2/22
Checked:	SD	Date:	1/2/22

Project Number
 US-AZ-7053

Project Title
 RAINDANCE
 11990 S. SIERRITA MOUNTAIN
 TUCSON, AZ 85736
 PIMA COUNTY



Engineer Stamp

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PRELIMINARY UNLESS SIGNED

Platform Section & Details

Drawing Scale: AS NOTED
 Date: 03/24/2023

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Drawing Number
C10

EXHIBIT 4

US-AZ-7053 RAINDANCE

Parcel Search

All parcels within this search ring are zoned GR-1 or RH. I was not able to find any commercial or industrial parcels.

****11990 S. Sierrita Mountain Rd**; PIN 301-74-1450; the Primary Candidate is located on the NWC of W Scotland St and S Sierrita Mountain Rd. Even though it is just outside the search area, it was selected for several reasons. It is a larger parcel, 9.55 acres made of 2 parcels. It is located on an intersection. It is located directly across the street from 4.217 acres of state land, so we felt this location wouldn't block any views from the East. We believe this to be the least obtrusive location within the ring.

14380 W Raindance Rd; Parcel for Sale-2.92 Acres, \$192K, 301-74-0260, However parcel is in the Hillside Development Overlay Zone, as all parcels in this area are. This parcel is surrounded by homes.

14265 W Vikings St. Tamara and Danny Adams, PIN 30174017D, GR-1 Zoning; 10.105 Acres;

11330/11340 S Sierrita Mountain Rd; 14.39 Acres; GR-1 Zoning; FUENTES HUMBERTO & HORTENICA JT/RS; PIN 301740190; Location not chosen due to many homes surrounding this parcel, and multiple washes running through this parcel.

11450 S Sierrita Mountain Rd, 2.42 Acres; PIN 301-74-022C; GR-1 Zoning; DURAZO NIDIA G LOPEZ;

14701 W RAINDANCE RD; 19.28 Acres; PIN 301-74-0870; SPROUL ANDREW KEITH & STELLA D CP/RS; Zoned RH. Large parcel but surrounded by homes.

14811 W Raindance Rd, PIN 301-74-0770; 9.82 Acres; Zoned RH (Rural Homestead); GORDON JANINE & GORDON HELAYNE JT/RS; near center of ring but Surrounded by homes.

14850 W Scotland St, 19.63 acres near center of ring, RH Zoning; but owned by 4 separate Trusts, 25% each. Surrounded by homes.

11200 S Sierrita Mountain Rd, Gas Station, PIN 301-74-017B; Parcel is non-residential use, however potential liability for contaminated soil AND parcel size is only 1.40 Acres, with a gas station and gas pumps, so no room for tower with setbacks. Outside of search ring.

14506 W Viking St, 301-79-020, Larry & Mildred Caswell, 9.70 Acres; homes located on all adjacent parcels surrounding this parcel. Wash running through SE quarter of parcel, south of driveway. Location wasn't chosen due to many homes surrounding this parcel.

14400 W Viking St; 301-79-026A; Antonio de la Cruz; surrounded by homes.

11395 S Annemarie Dr, 301-74-0630, Robert Statom; 9.70 Acres; location was not chosen due to many homes surrounding this parcel.

11450 S Cherokee Ln, 301-74-0620; Richard Beutel; 9.70 Acres; location was not chosen due to many homes surrounding this parcel.

14730 W Raindance Rd, 301-74-0600; Irene Wenrick; 9.66 Acres; location not chosen due to many homes surrounding this parcel and a wash running through it.

301-74-1330; This parcel is larger, 9.55 acres, however it does not have an address assigned to it as it appears to be landlocked and would require an easement through the adjacent parcel for utilities and access. John and Barbara Farrell.

The rest of the parcels within the Search Ring are less than 3 acres, so they were not considered to be viable based on recommendations from staff.

EXHIBIT 5



110 FOOT MONO-ELM



65 FOOT MONO-ELM



EXISTING VIEW LOOKING WEST

US-AZ-7053
SITE ID: PH68187
RAINDANCE
11990 S. SIERRITA MOUNTAIN RD.
TUCSON, AZ 85736

PREPARED BY:



Clear Blue
Services

3000 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-426-9600



VIEW ORIENTATION MAP