

OVERALL SITE PLAN KEYNOTES

- 1 (E) ATC LEASE AREA.
- 2 (E) PROPERTY LINE, TYP.
- 3 (E) COMMERCIAL BUILDING.
- 4 (E) OTHER CARRIER SITE AND MONOPDLE.
- 5 (N) INGRESS ROUTE.
- 6 (N) EGRESS RDUTE.

ENLARGED SITE PLAN KEYNOTES

- 1 (E) ATC LEASE AREA WITH (N) NEXTNAV LEASE AREA AND EQUIPMENT CABINET.
- 2 (E) OTHER CARRIER SHELTER.
- 3 (E) ATC MONOPOLE.
- 4 (N) NEXTNAV 4'-0" x 4'-0" LEASE AREA INSIDE (E) ATC LEASE AREA.
- 5 (N) NEXTNAV ELECTRICAL METER AND PANEL ON (N) H-FRAME.



OVERALL SITE PLAN

SCALE: 1"=40'

2

ENLARGED SITE PLAN

SCALE: 1"=30'

1

THIS SPACE RESERVED FOR CITY OF LAS VEGAS ELECTRONIC STAMPS

JRA
Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
1 San Joaquin Plaza, Suite 250
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

NextNav, LLC

7926 JONES BRANCH DRIVE, SUITE 500
MCLEAN, VIRGINIA 22102

PROJECT NAME

ATC 306921 NW ROUTE 95

PROJECT NUMBER

NV-LAS-0001B

3850 LEON AVENUE
LAS VEGAS, NEVADA 89130

DRAWING DATES

D3/26/12	90% PRELIM CD'S (P1-B1)
D4/02/12	100% FINAL CD'S (P1-B2)

SHEET TITLE

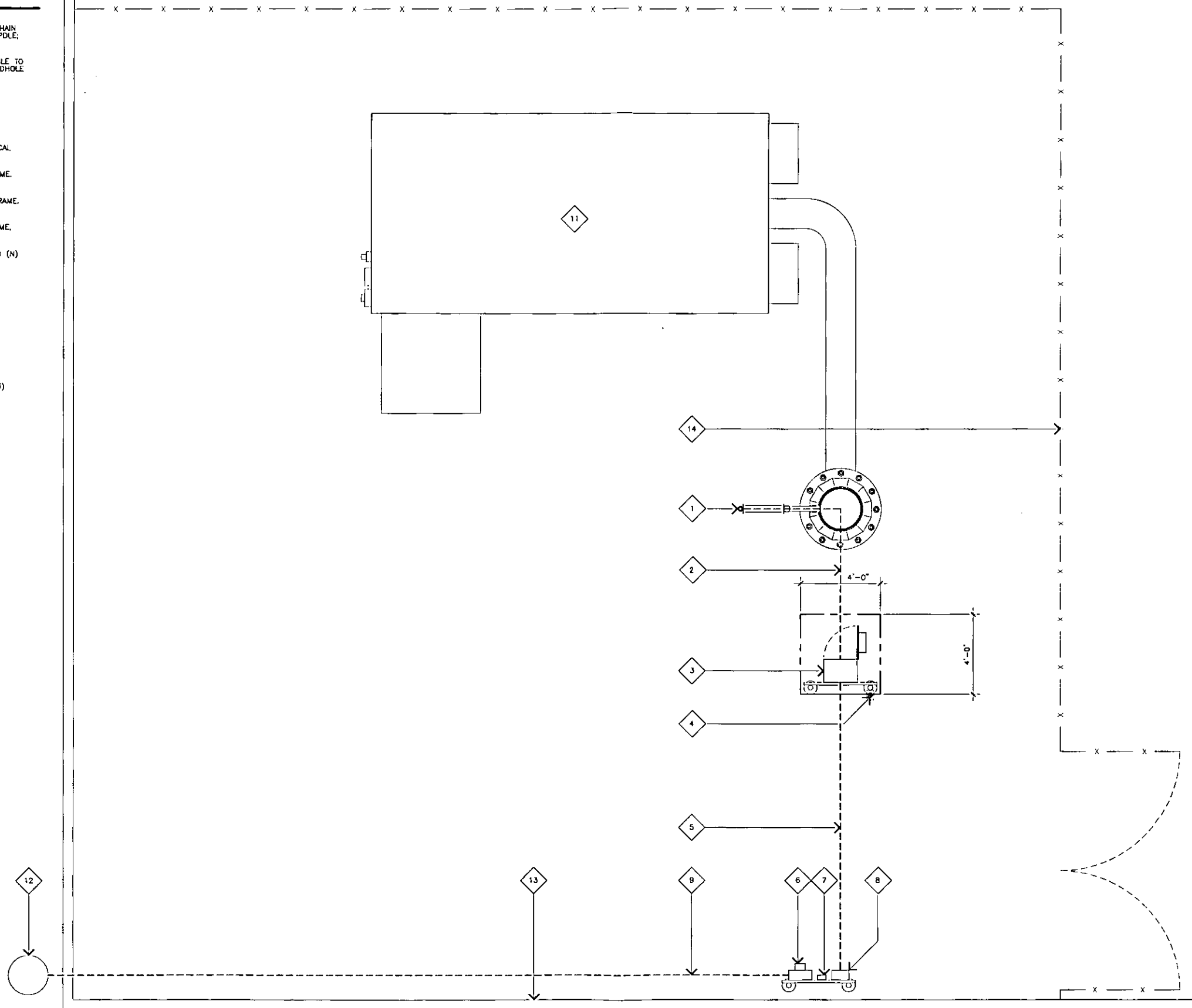
**OVERALL SITE PLAN/
ENLARGED SITE PLAN**

RECEIVED
A001
APR 10 2012

JRA JOB NUMBER: 120453

ENLARGED SITE PLAN KEYNOTES

- 1 (N) NEXTNAV DMNI ANTENNA AT 225' DN (N) CHAIN MOUNT WITH STANDOFF ARM ON (E) ATC MONOPDLE; SEE DETAIL 2/1DD3.
- 2 (N) 7/8" NEXTNAV COAXIAL TRANSMISSION CABLE TO (E) HANDHOLE AND INSIDE MONDPOLE OUT HANDHOLE BELOW (N) OMNI ANTENNA.
- 3 (N) NEXTNAV EQUIPMENT CABINET MOUNTED TO (N) H-FRAME.
- 4 (N) NEXTNAV GPS ON (N) H-FRAME.
- 5 (N) UNDERGROUND CONDUIT FROM (N) ELECTRICAL PANEL TO (N) EQUIPMENT CABINET.
- 6 (N) NEXTNAV ELECTRICAL METER DN (N) H-FRAME.
- 7 (N) NEXTNAV GFI SERVICE OUTLET ON (N) H-FRAME.
- 8 (N) NEXTNAV ELECTRICAL PANEL ON (N) H-FRAME.
- 9 (N) OVERHEAD LINE FROM (E) TRANSFORMER TO (N) WEATHER HEAD AT (N) METER.
- 10 (E) ATC LEASE AREA WITH (N) NEXTNAV LEASE AREA AND EQUIPMENT CABINET.
- 11 (E) OTHER CARRIER EQUIPMENT SHELTER.
- 12 (E) WOOD UTILITY POLE WITH TRANSFORMER.
- 13 (E) ATC CMU 8'-0" BLOCK WALL.
- 14 (E) ATC 6'-0" HIGH CHAIN LINK FENCE WITH (3) STRANDS OF BARBED WIRE.



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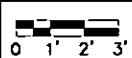
**EQUIPMENT PLAN/
ANTENNA PLAN**

A002

ENLARGED SITE PLAN

SCALE:

3/8"=1'-0"



1

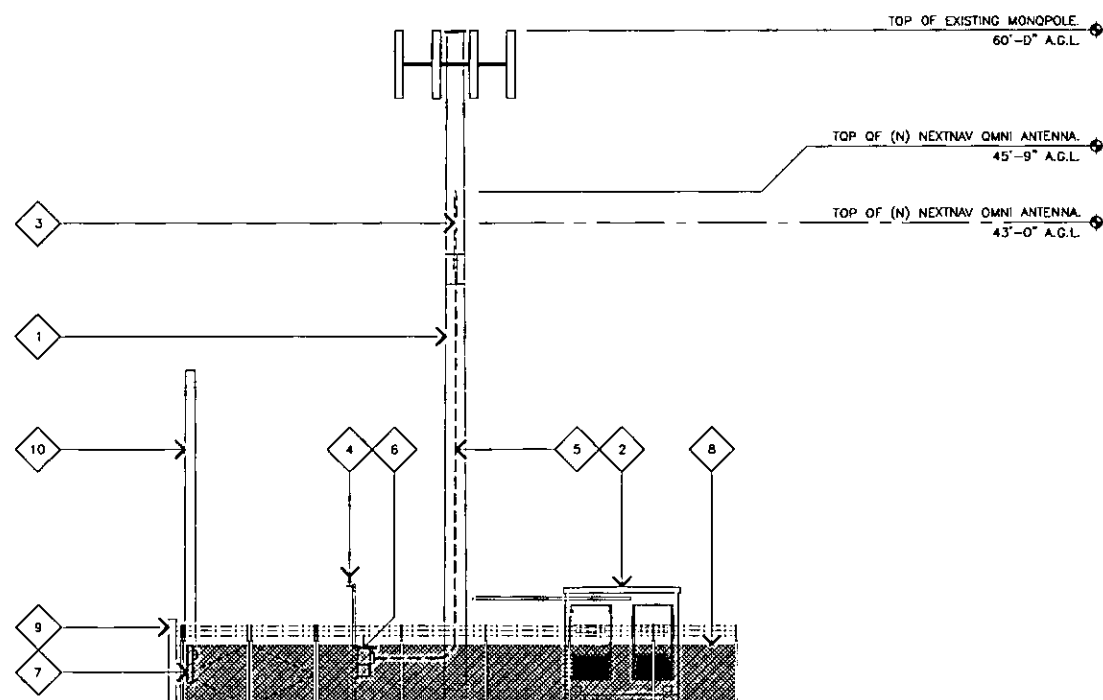
JRA JOB NUMBER: 120453

NORTHEAST ELEVATION KEYNOTES

- 1 (E) ATC MONOPOLE.
- 2 (E) OTHER CARRIER EQUIPMENT SHELTER.
- 3 (N) NEXTNAV OMNI ANTENNA ON (N) CHAIN MOUNT WITH STANDOFF ARM ON (E) MONOPOLE (BEYOND); SEE DETAIL 2/T003.
- 4 (N) NEXTNAV GPS ON (N) H-FRAME.
- 5 (N) 7/8" NEXTNAV COAXIAL TRANSMISSION CABLE TO (E) HANDHOLE AND INSIDE MONOPOLE OUT HANDHOLE BELOW (N) OMNI ANTENNA.
- 6 (N) NEXTNAV EQUIPMENT CABINET ON (N) H-FRAME.
- 7 (N) NEXTNAV ELECTRICAL METER AND PANEL ON (N) H-FRAME.
- 8 (E) ATC 6'-0" CHAIN LINK FENCE.
- 9 (E) ATC 8'-0" CMU BLOCK WALL.
- 10 (E) WOOD UTILITY POLE WITH TRANSFORMER.

NORTHEAST ELEVATION GENERAL NOTES

A. (E) ANTENNAS ARE NOT INDIVIDUALLY LABELED FOR CLARITY.

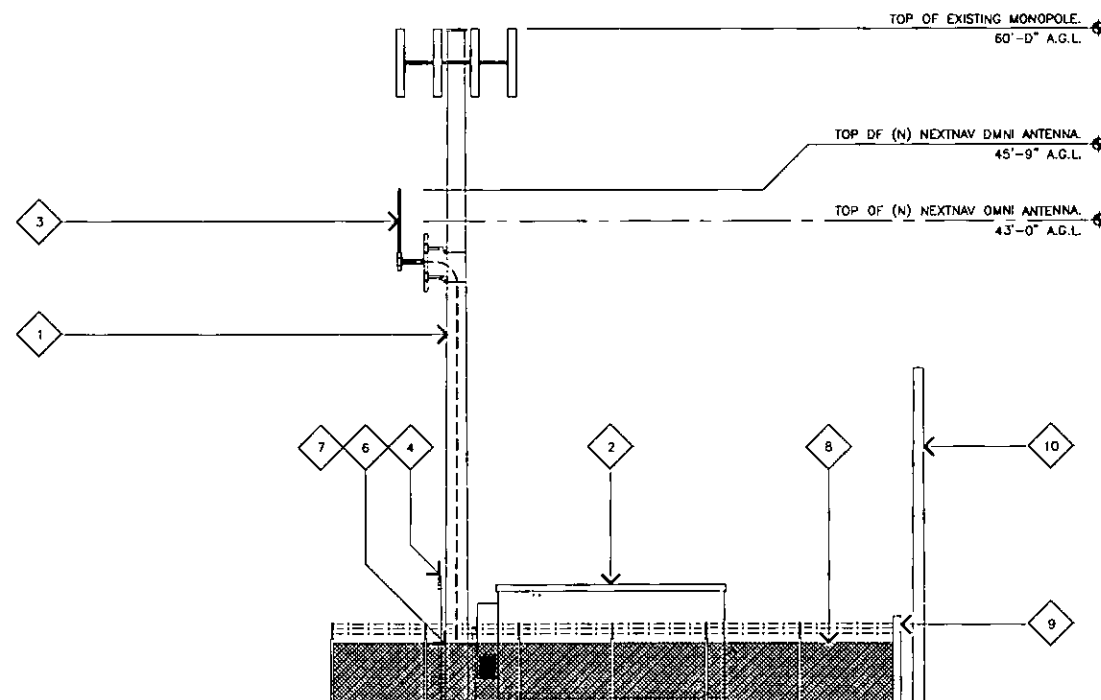


NORTHWEST ELEVATION KEYNOTES

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- 2 (E) OTHER CARRIER EQUIPMENT SHELTER.
- 3 (N) NEXTNAV OMNI ANTENNA ON (N) CHAIN MOUNT WITH STANDOFF ARM ON (E) MONOPOLE; SEE DETAIL 2/T003.
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NORTHWEST ELEVATION GENERAL NOTES

A. (E) ANTENNAS ARE NOT INDIVIDUALLY LABELED FOR CLARITY.



NORTHEAST ELEVATION

SCALE:
3/32"=1'-0"
0' 3' 6' 12'

2

NORTHWEST ELEVATION

SCALE:
3/32"=1'-0"
0' 3' 6' 12'

1

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PROJECT NAME

ATC 306921 NW ROUTE 95

PROJECT NUMBER

NV-LAS-0001B

3850 LEON AVENUE
LAS VEGAS, NEVADA 89130

DRAWING DATES

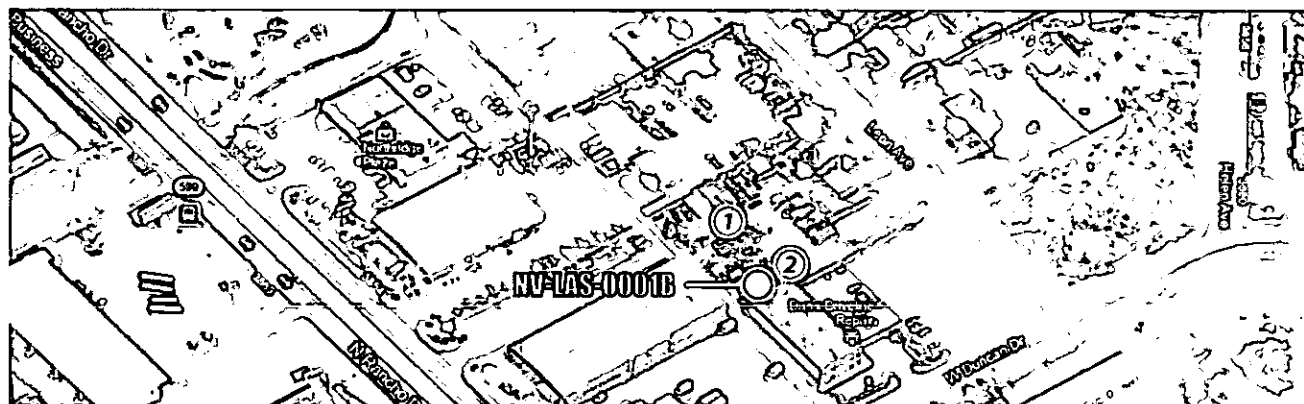
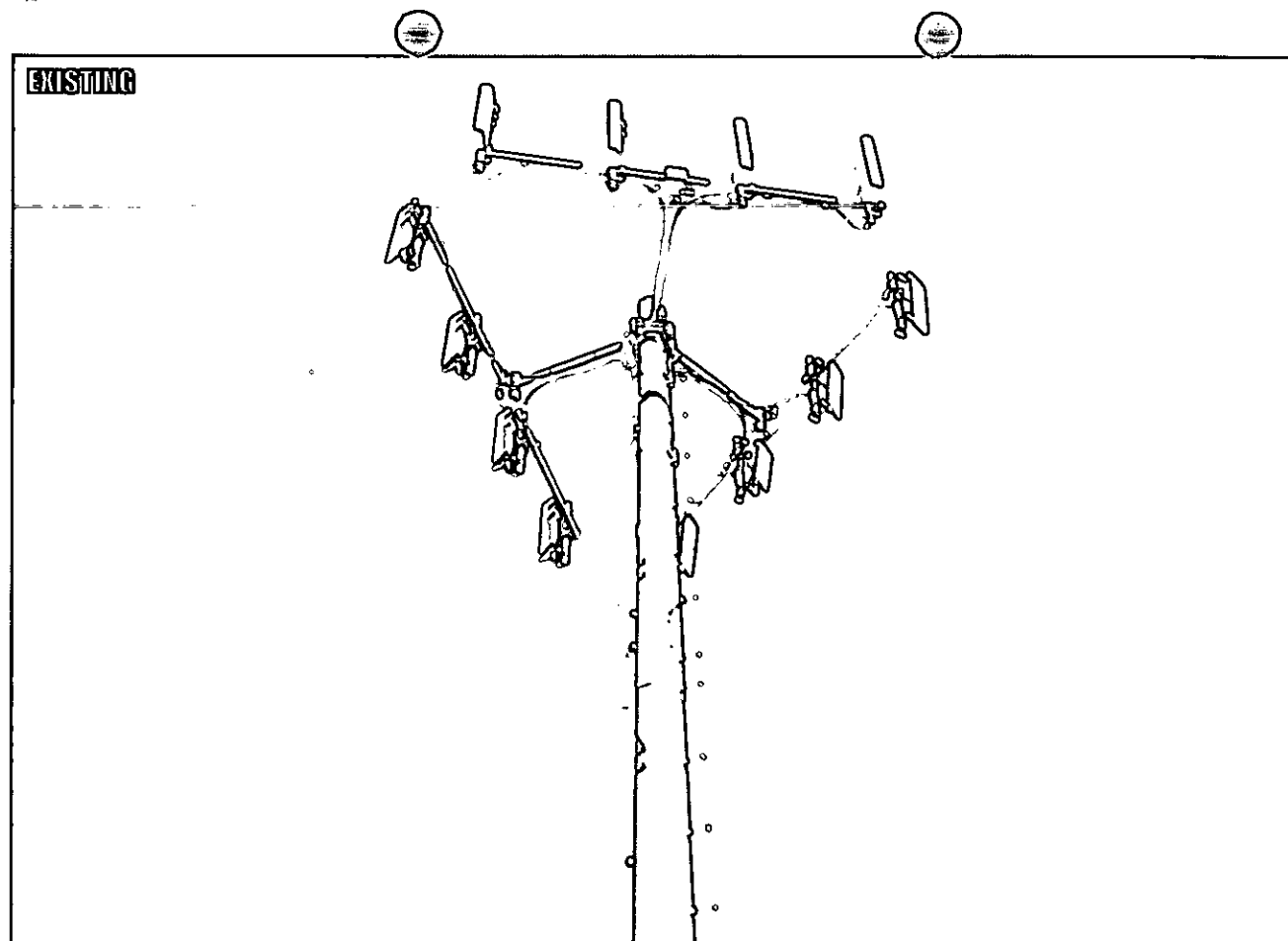
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SHEET TITLE

ELEVATIONS

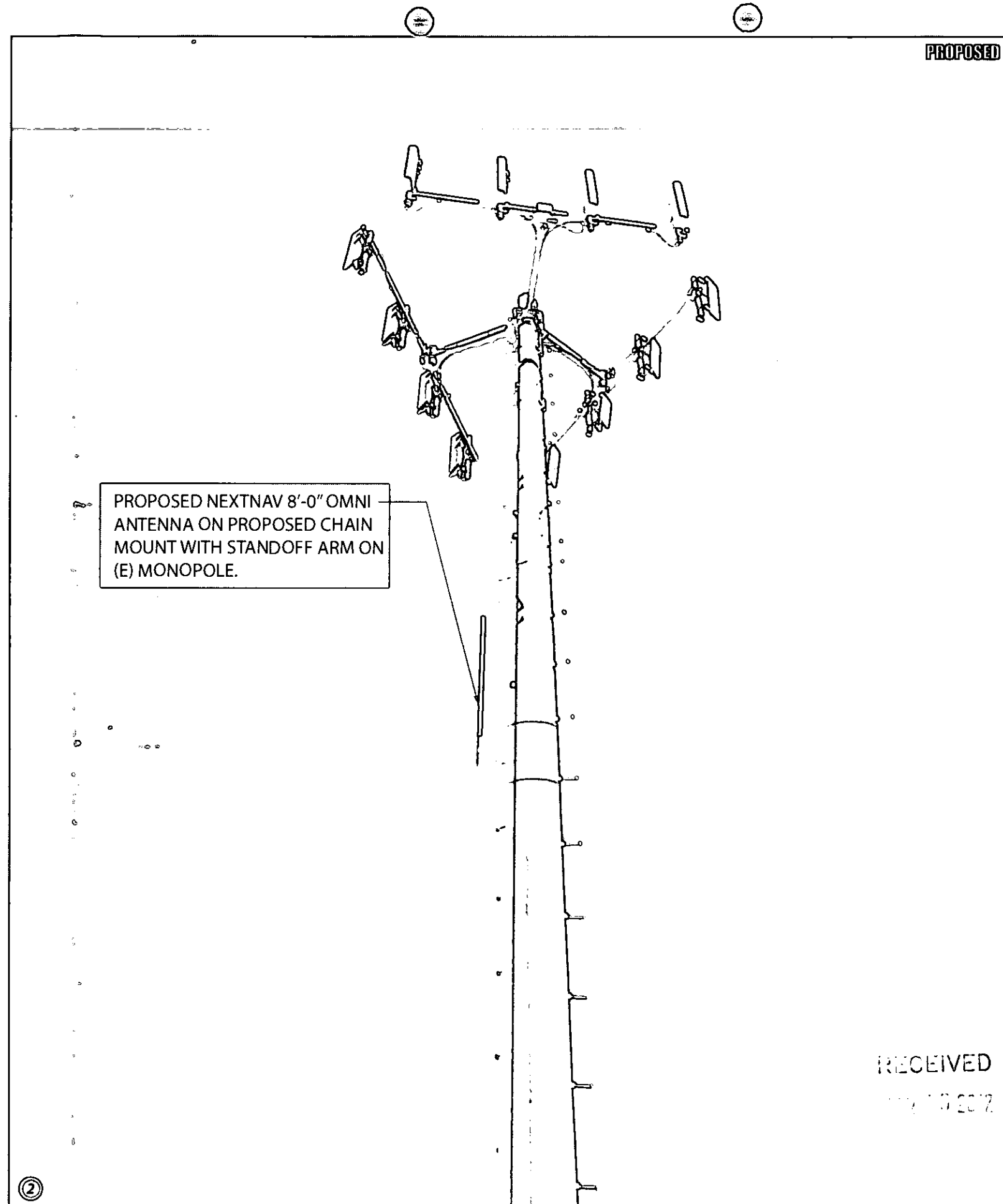
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JRA JOB NUMBER: 120-433



Photosimulation Viewpoint

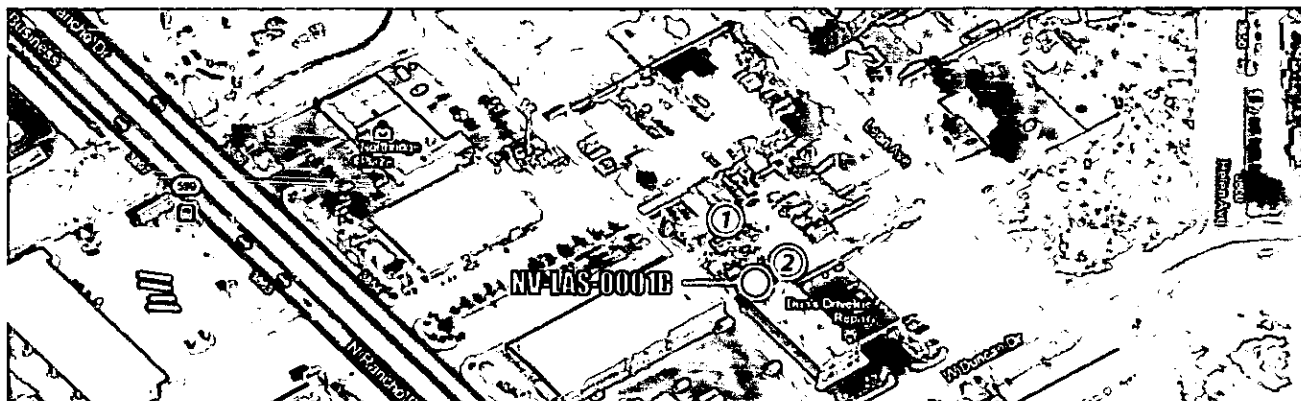
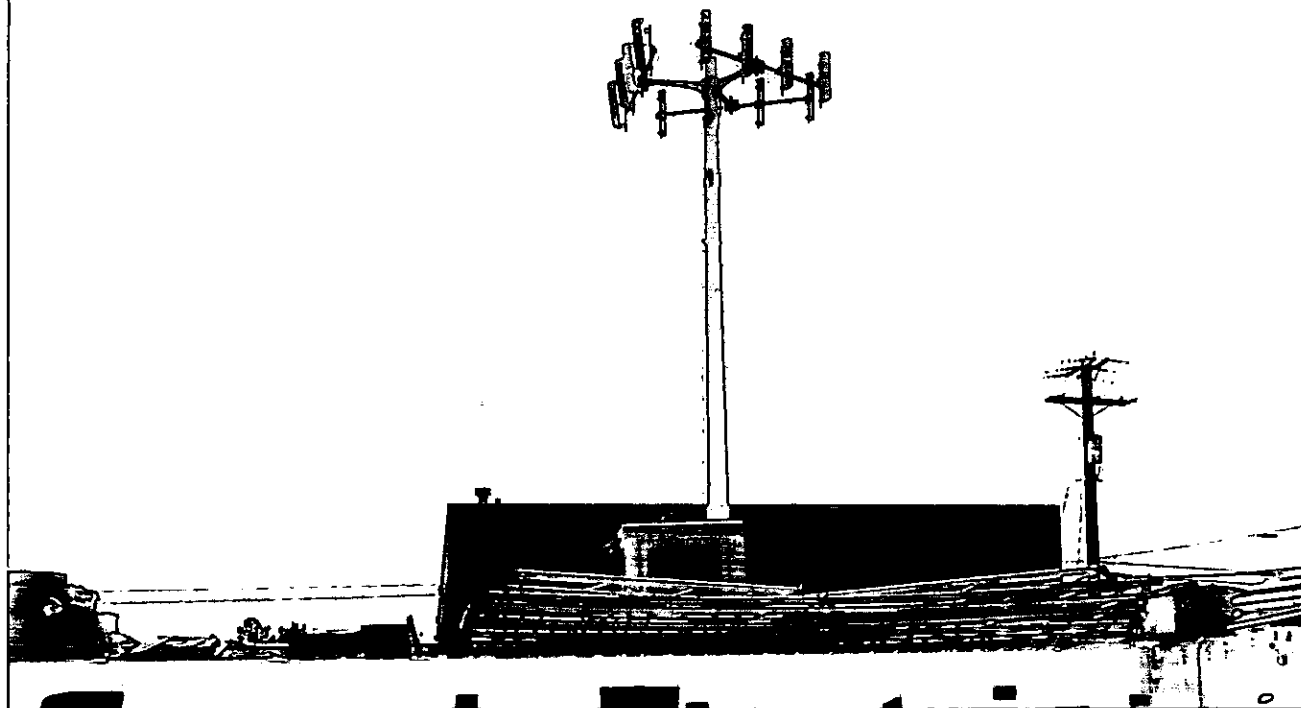
NextNav, LLC	NEXTRAV GPS PROJECT NV-LAS-0001B ATC 306921 NW ROUTE 95 3850 Leon Drive Las Vegas, NV 89130
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RECEIVED
 10/10/2017

Photosimulation of proposed telecommunications site

EXISTING

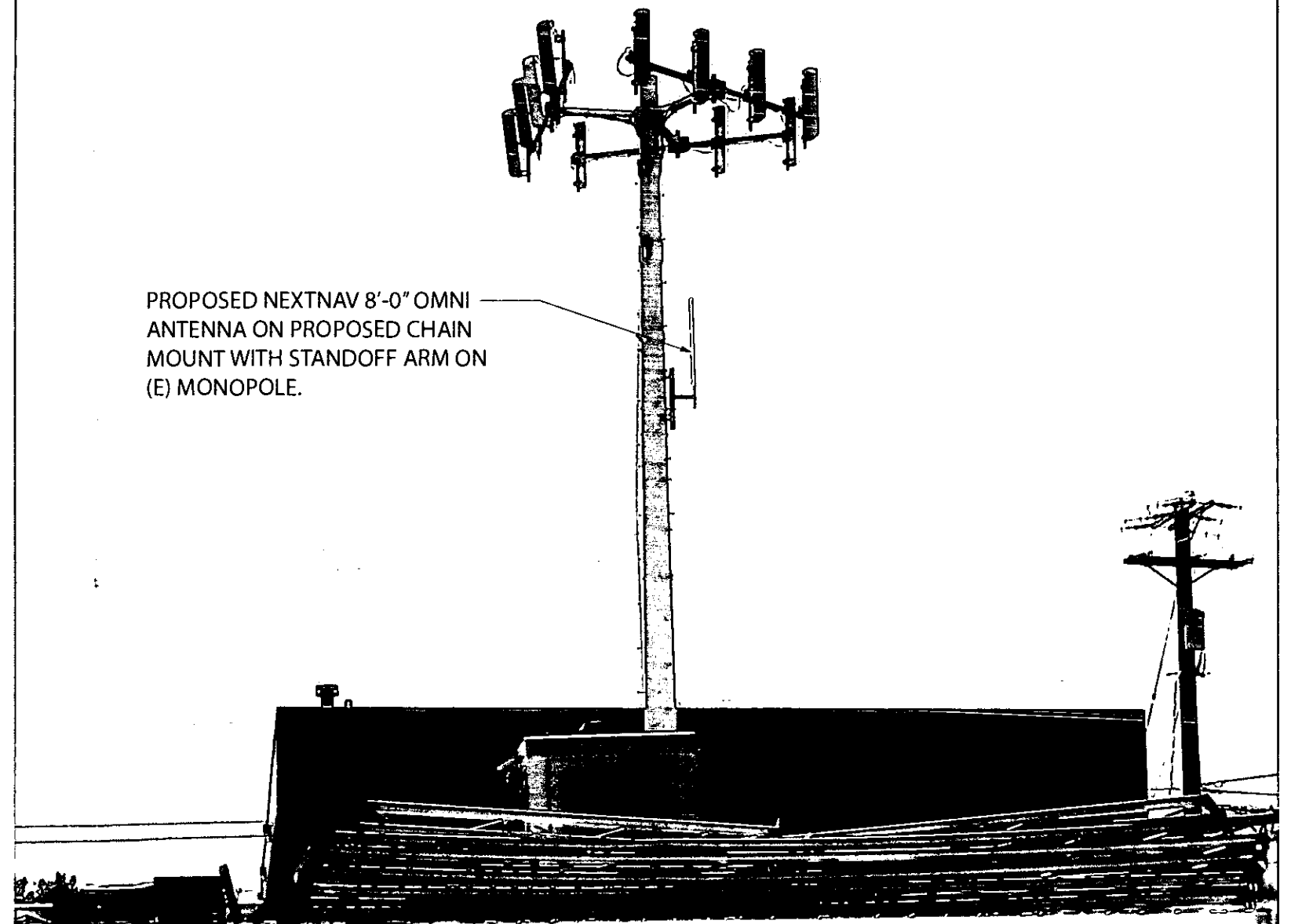


Photosimulation Viewpoint

NextNav, LLC

NEXTNAV GPS PROJECT
NV-LAS-0001B
ATC 306921 NW ROUTE 95
3850 Leon Drive
Las Vegas, NV 89130

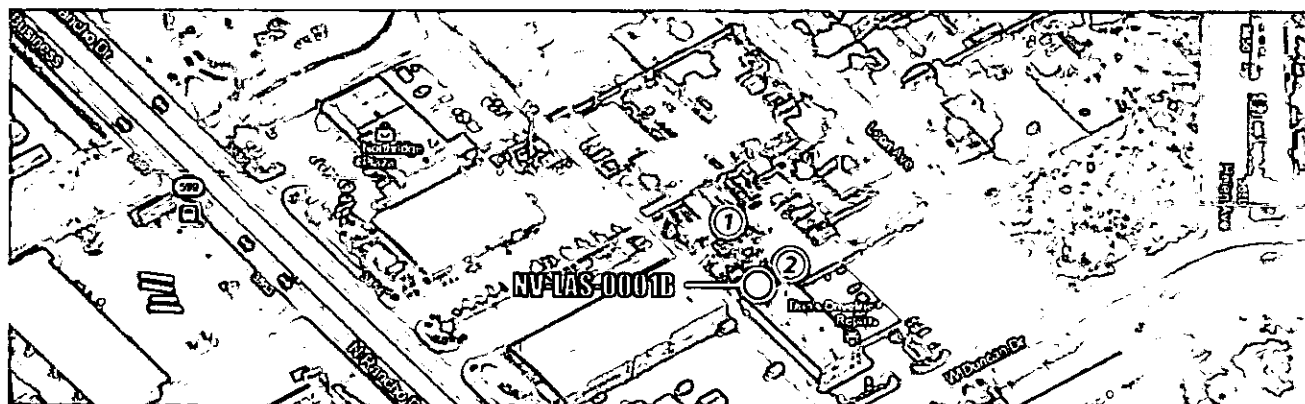
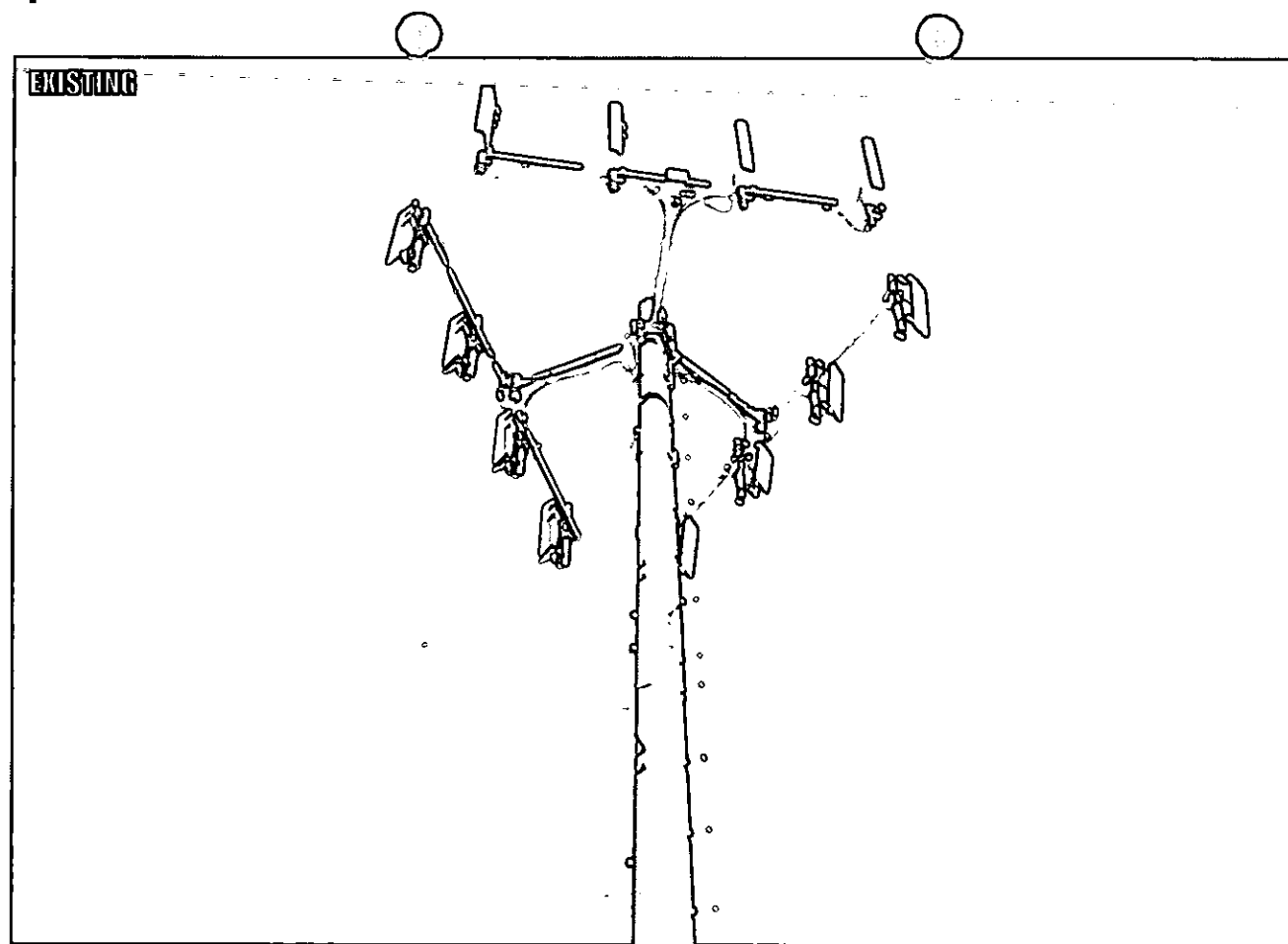
PROPOSED



PROPOSED NEXTNAV 8'-0" OMNI
ANTENNA ON PROPOSED CHAIN
MOUNT WITH STANDOFF ARM ON
(E) MONOPOLE.

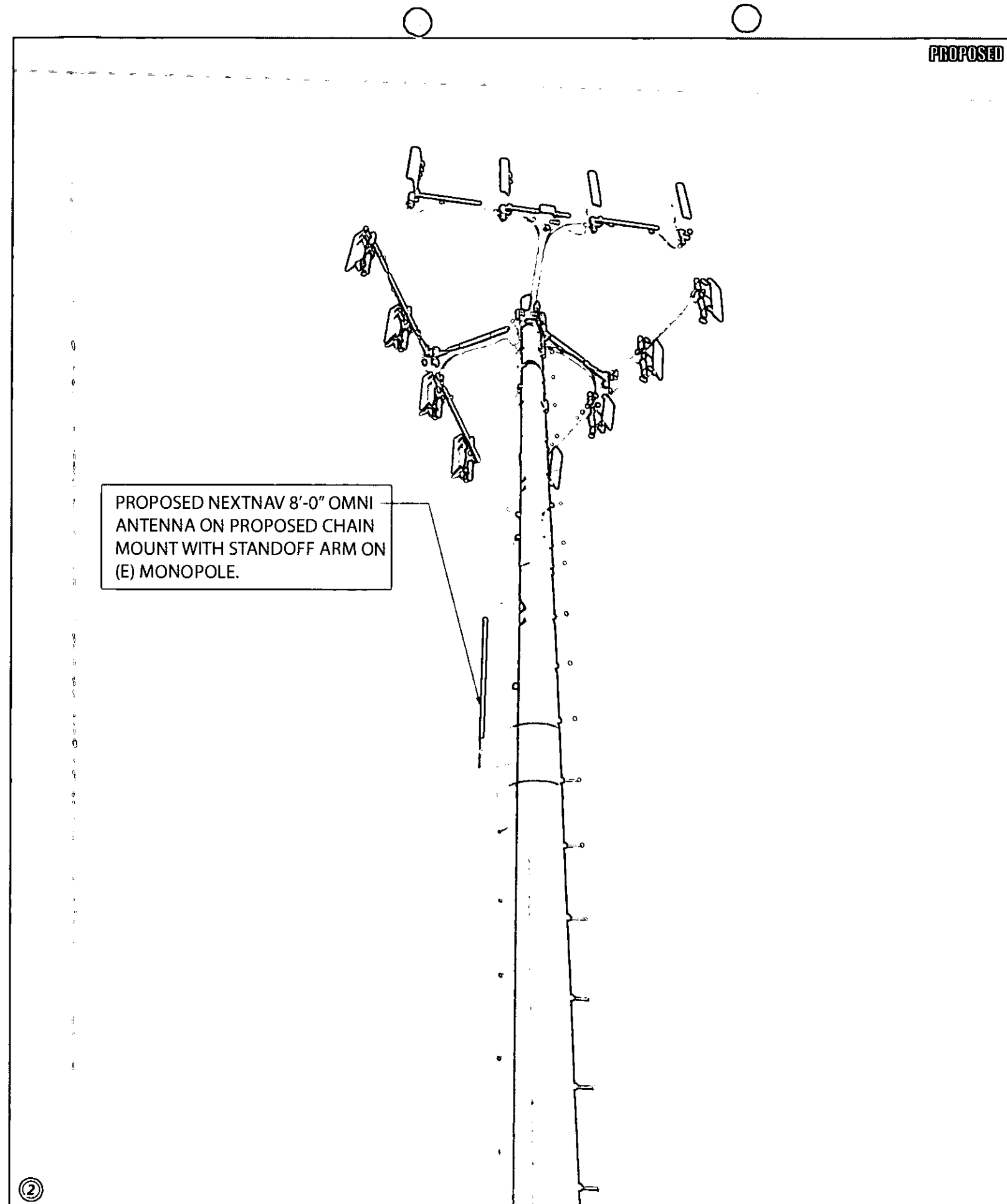


Photosimulation of proposed telecommunications site



Photosimulation Viewpoint

	NEXTRNAV GPS PROJECT NV-LAS-0001B ATC 306921 NW ROUTE 95 3850 Leon Drive Las Vegas, NV 89130



Photosimulation of proposed telecommunications site

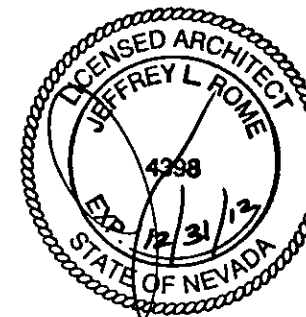
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04/02/12 100% FINAL CD'S (P1-B2)

SHEET TITLE

TITLE SHEET

RECEIVED

APR 10 2012

JRA JOB NUMBER: 120453

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

NEXTNAV, LLC
7926 JONES BRANCH DRIVE
SUITE: 500
MCLEAN, VIRGINIA 22102
PHONE: (408) 206-4575
CONTACT: ARUN NARAYAN

ZONING/PERMITTING:

CONTACT: JAMIE USLE
PHONE: (702) 808-9995
FAX: (702) 558-9995

ARCHITECT:

JEFFREY ROME & ASSOCIATES
1 SAN JOAQUIN PLAZA
SUITE: 250
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 760-3929
FAX: (949) 760-3931
CONTACT: JEFF ROME

SITE ACQUISITION:

NEXIUS
484 OAKMEAD PARKWAY
SUNNYVALE, CALIFORNIA 94055
PHONE: (760) 889-4950
CONTACT: TADY ZARAGOZA

PROJECT SUMMARY

APPLICANT:

NEXTNAV, LLC
484 OAKMEAD PARKWAY
SUNNYVALE, CALIFORNIA 94055
CONTACT: ARUN NARAYAN
(408) 206-4575

OWNER:

AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MASSACHUSETTS 01801
CONTACT: MATT BRANNAN
(781) 926-4639

PROJECT DESCRIPTION/SCOPE:

THE PROJECT INVOLVES THE INSTALLATION OF:

- (1) (N) OMNI ANTENNA MOUNTED ON (E) MONDPOLE.
- (1) (N) GPS MOUNTED ON (N) H-FRAME.
- (1) (N) EQUIPMENT CABINET MOUNTED ON (N) H-FRAME.
- (1) (N) 7/8" COAXIAL TRANSMISSION LINE FROM EQUIPMENT CABINET TO ANTENNA.
- (H) POWER SERVICE TO BE INSTALLED.

OTHER ON-SITE TELECOM FACILITIES:

YES

PROJECT ADDRESS:

3850 LEON AVENUE
LAS VEGAS, NEVADA 89130

ASSESSORS PARCEL NUMBER:

1381211DD17

LATITUDE:

N 36° 13' 43.29"

LONGITUDE:

W -115° 13' 14.99"

EXISTING ZONING:

G-2 (GENERAL COMMERCIAL DISTRICT)

SITE TYPE:

COLLOCATION

PROPOSED PROJECT AREA:

16 S.F.

PROPOSED TYPE OF CONSTRUCTION:

TYPE V-B

EXISTING TYPE OF CONSTRUCTION:

TYPE V-B

PROPOSED OCCUPANCY:

U

EXISTING OCCUPANCY:

U

JURISDICTION:

CITY OF LAS VEGAS

SHEET INDEX

T001 TITLE SHEET
T002 GENERAL NOTES AND SPECIFICATIONS
T003 OMNI SPECIFICATIONS AND CONFIGURATION

A001 SITE PLAN / ENLARGED SITE PLAN
A002 EQUIPMENT LAYOUT PLAN / ANTENNA LAYOUT PLAN
A003 ELEVATIONS

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2009 EDITION
SOUTHERN NEVADA AMENDMENTS TO THE 2009 IBC
UNIFORM PLUMBING CODE, 2006 EDITION
UNIFORM MECHANICAL CODE, 2006 EDITION
NATIONAL ELECTRICAL CODE, 2005 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24" X 36" FORMAT. IF THIS DRAWING SET IS PRINTED 11X17 THESE DRAWINGS ARE NOT TO SCALE.

DRIVING DIRECTIONS

FROM MCCARRAN INTERNATIONAL AIRPORT AT:
5757 WAYNE NEWTON BOULEVARD LAS VEGAS, NEVADA 89119

- HEAD SOUTH ON WAYNE NEWTON BOULEVARD.
- SLIGHT RIGHT TO STAY ON WAYNE NEWTON BOULEVARD.
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-15/I-215/LAS VEGAS/HENDERSRDH AND MERGE ONTO SOUTH AIRPORT RDH/PARADISE ROAD.
- CONTINUE TO FOLLOW SOUTH AIRPORT RDH.
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-215 WEST/LAS VEGAS AND MERGE ONTO I-215 WEST.
- TAKE EXIT 12A TO MERGE ONTO I-15 NORTH TOWARD LAS VEGAS.
- TAKE EXIT 42A FOR US-95 NORTH TOWARD RENO.
- FOLLOW SIGNS FOR RANCHO DRIVE/U.S. 95 BUSINESS.
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR US-95 BUS NORTH/RANCHO DRIVE NORTH AND MERGE ONTO NORTH RANCHO DRIVE.
- TURN LEFT ONTO WEST WASHINGTON AVENUE.
- TURN RIGHT ONTO MAGNOLIA AVENUE.
- TURN RIGHT ONTO RIVERSIDE DRIVE.
- TAKE THE 1ST LEFT ONTO NV-599 NORTH/NORTH RANCHO DRIVE.
- TURN RIGHT ONTO WEST DUNCAN DRIVE.
- TURN LEFT ONTO LEON AVENUE.

• FOR SITE ACCESS CHECK-IN WITH BUILDING ENGINEERING

APPROVALS

PROJECT MANAGER

LEASING

ZONING

CONSTRUCTION

UTILITIES

NET OPS

LANDLORD

RF ENGINEER



SDR-45101

04/2012 MINOR REVIEW

OVERALL SITE PLAN KEYNOTES

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OVERALL SITE PLAN

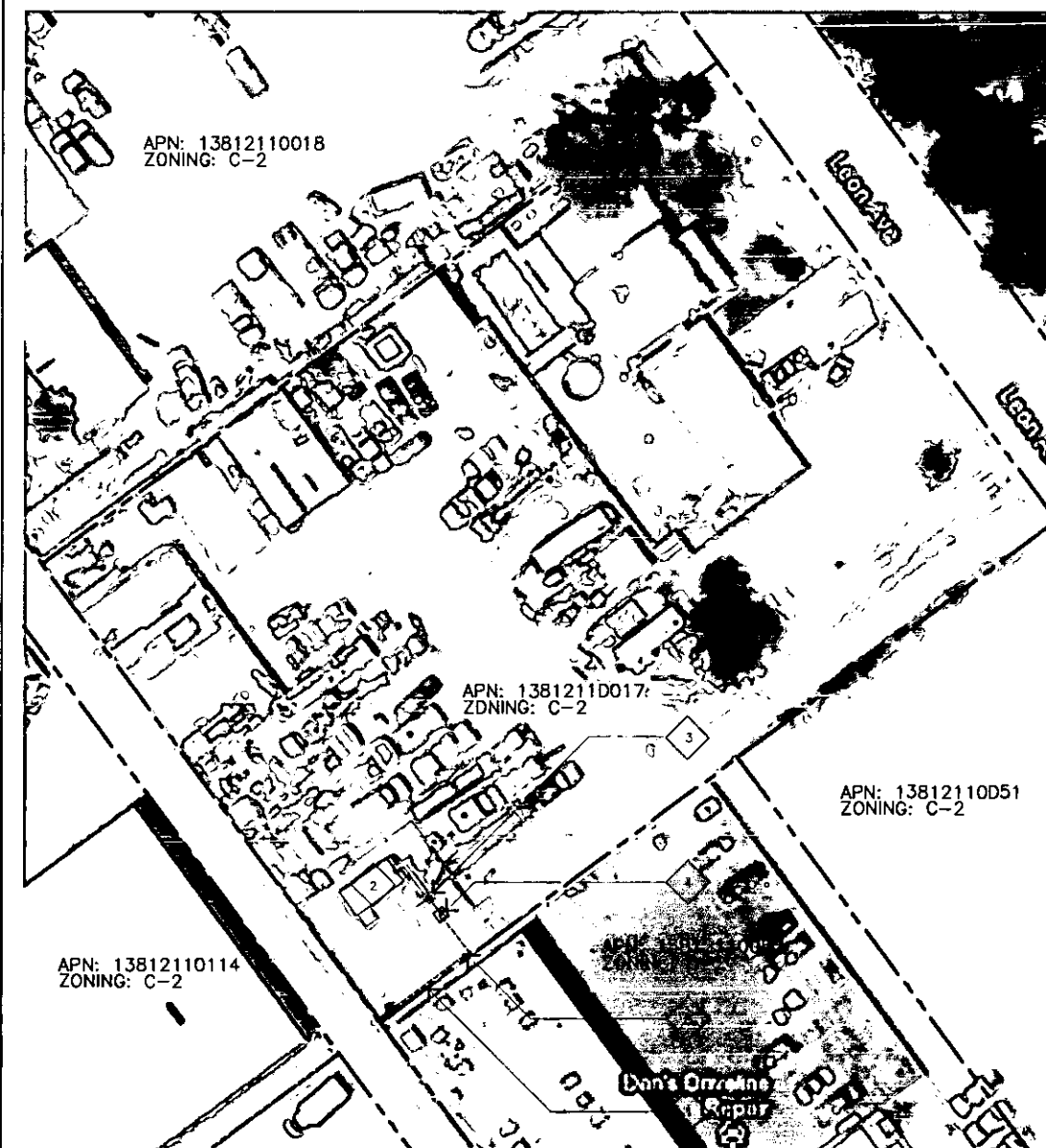
SCALE:
1"=40'



2

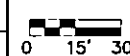
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- 4 (N) NEXTNAV 4'-0" x 4'-0" LEASE AREA INSIDE (E) ATC LEASE AREA.
- 5 (N) NEXTNAV ELECTRICAL METER AND PANEL DN (N) H-FRAME.



ENLARGED SITE PLAN

SCALE:
1"=30'



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ENLARGED SITE PLAN

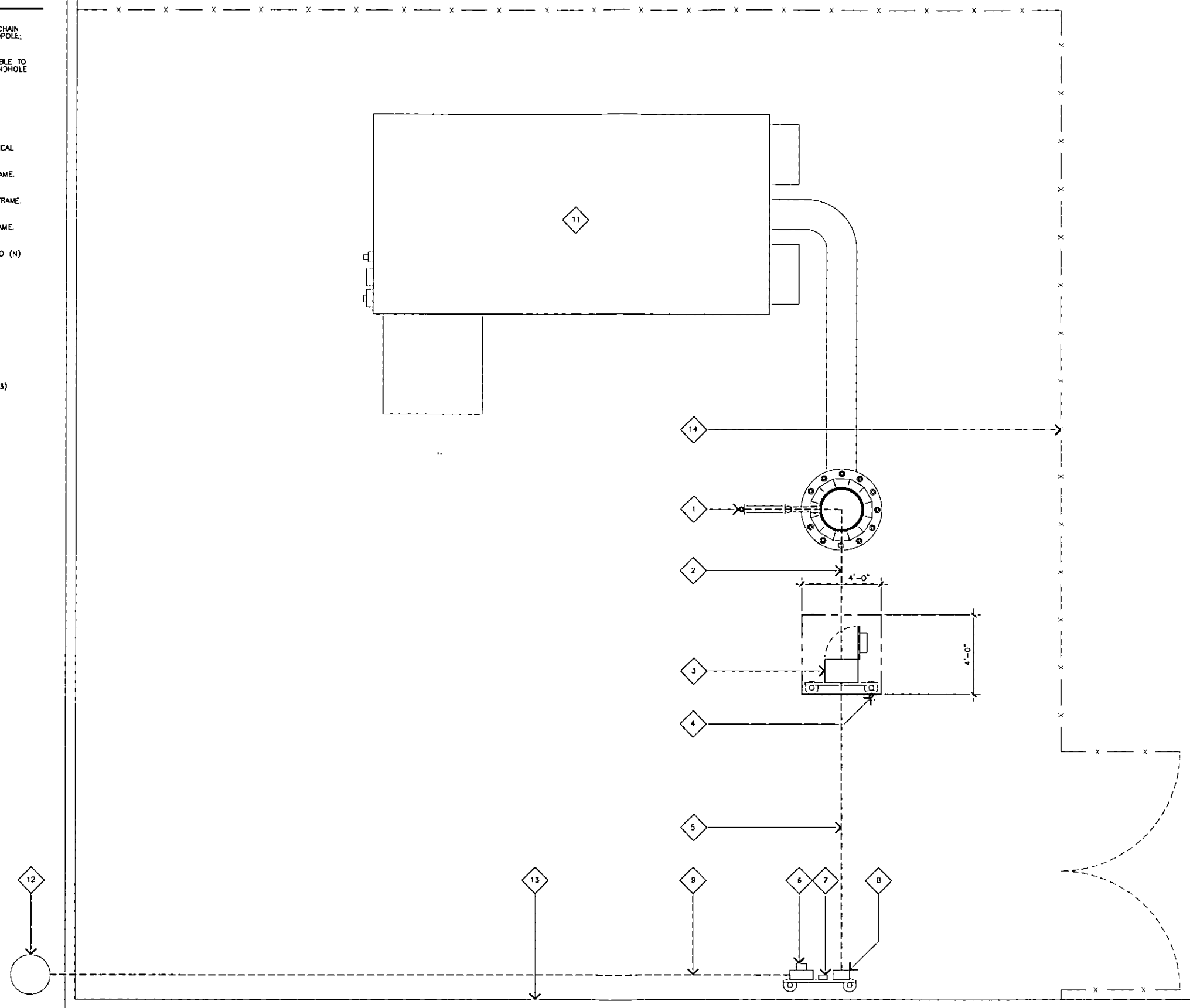
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A001

JRA JOB NUMBER: 120483

ENLARGED SITE PLAN KEYNOTES

- 1 (N) NEXTNAV DMMI ANTENNA AT 225' DN (N) CHAIN MOUNT WITH STANDOFF ARM ON (E) ATC MONOPOLE, SEE DETAIL 2/T003.
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- 3 (N) NEXTNAV EQUIPMENT CABINET MOUNTED TO (N) H-FRAME.
- 4 (N) NEXTNAV GPS DN (N) H-FRAME.
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**EQUIPMENT PLAN/
ANTENNA PLAN**

A002

ENLARGED SITE PLAN

SCALE:
3/8"=1'-0" 0 1' 2' 3'

1

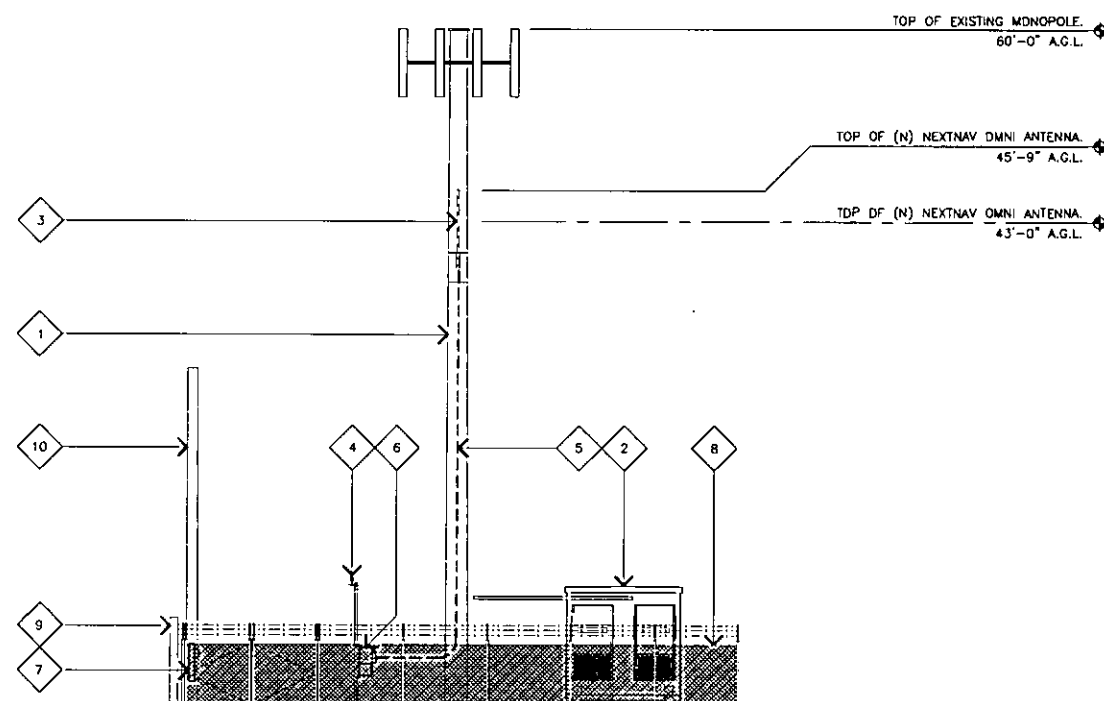
JRA JOB NUMBER: 120453

NORTHEAST ELEVATION KEYNOTES

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- 4 (N) NEXTNAV GPS ON (N) H-FRAME.
- 5 (N) 7/8" NEXTNAV COAXIAL TRANSMISSION CABLE TO (E) HANDHOLE AND INSIDE MONOPOLE OUT HANDHOLE BELOW (N) OMNI ANTENNA.
- 6 (N) NEXTNAV EQUIPMENT CABINET ON (N) H-FRAME.
- 7 (N) NEXTNAV ELECTRICAL METER AND PANEL ON (N) H-FRAME.
- 8 (E) ATC 6'-0" CHAIN LINK FENCE.
- 9 (E) ATC 8'-0" CMU BLOCK WALL.
- 10 (E) WOOD UTILITY POLE WITH TRANSFORMER.

NORTHEAST ELEVATION GENERAL NOTES

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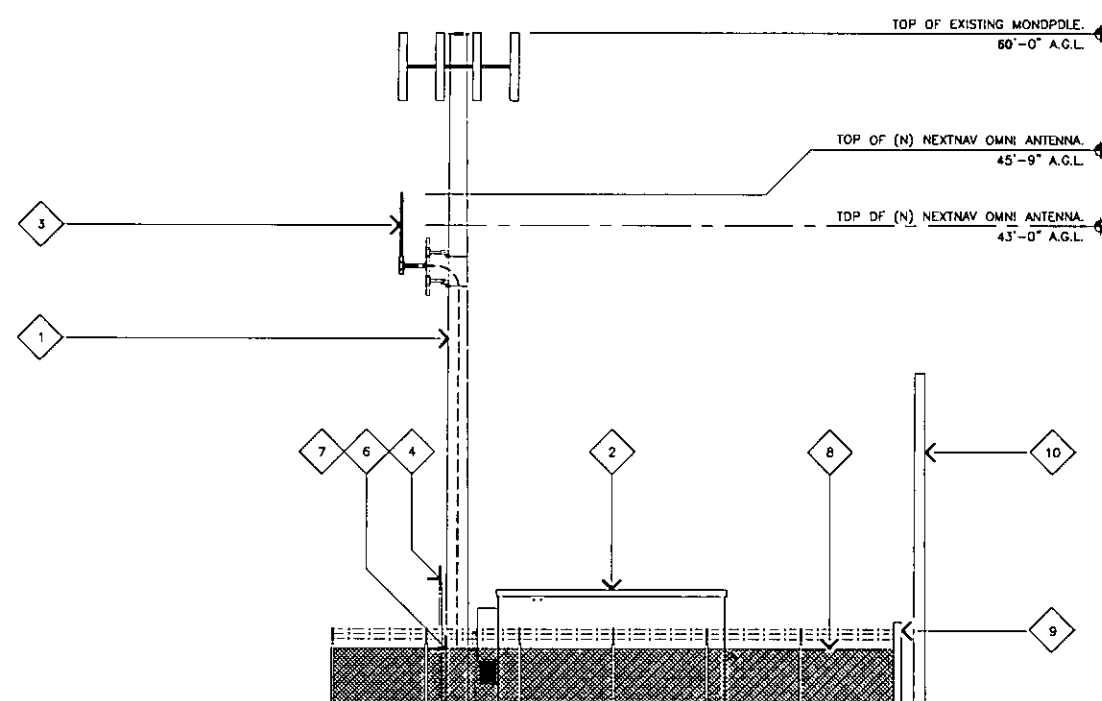


NORTHWEST ELEVATION KEYNOTES

- 1 (E) ATC MONOPOLE.
- 2 (E) OTHER CARRIER EQUIPMENT SHELTER.
- 3 (N) NEXTNAV OMNI ANTENNA ON (N) CHAIN MOUNT WITH STANDOFF ARM ON (E) MONOPOLE; SEE DETAIL 2/T003.
- 4 (N) NEXTNAV GPS ON (N) H-FRAME.
- 5 (N) 7/8" NEXTNAV COAXIAL TRANSMISSION CABLE TO (E) HANDHOLE AND INSIDE MONOPOLE OUT HANDHOLE BELOW (N) OMNI ANTENNA.
- 6 (N) NEXTNAV EQUIPMENT CABINET ON (N) H-FRAME (BEYOND).
- 7 (N) NEXTNAV ELECTRICAL METER AND PANEL ON (N) H-FRAME (BEYOND).
- 8 (E) ATC 6'-0" CHAIN LINK FENCE.
- 9 (E) ATC 8'-0" CMU BLOCK WALL.
- 10 (E) WOOD UTILITY POLE WITH TRANSFORMER.

NORTHWEST ELEVATION GENERAL NOTES

A. (E) ANTENNAS ARE NOT INDIVIDUALLY LABELED FOR CLARITY.



NORTHEAST ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12'

2

NORTHWEST ELEVATION

SCALE: 3/32"=1'-0" 0' 3' 6' 12'

1

THIS SPACE RESERVED FOR CITY OF LAS VEGAS ELECTRONIC STAMPS

JRA

Jeffrey Roma & Associates, Inc.

Architecture & Telecommunications
1 San Joaquin Plaza, Suite 250
Newport Beach, California 92660
Phone: (949) 760-3929
Fax: (949) 760-3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



PREPARED FOR

NextNav, LLC

7926 JONES BRANCH DRIVE, SUITE 500
MCLEAN, VIRGINIA 22102

PROJECT NAME

ATC 306921 NW ROUTE 95

PROJECT NUMBER

NV-LAS-0001B

3850 LEON AVENUE
LAS VEGAS, NEVADA 89130

DRAWING DATES

03/26/12 90% PRELIM CD'S (P1-B1)
04/02/12 100% FINAL CD'S (P1-B2)

SHEET TITLE

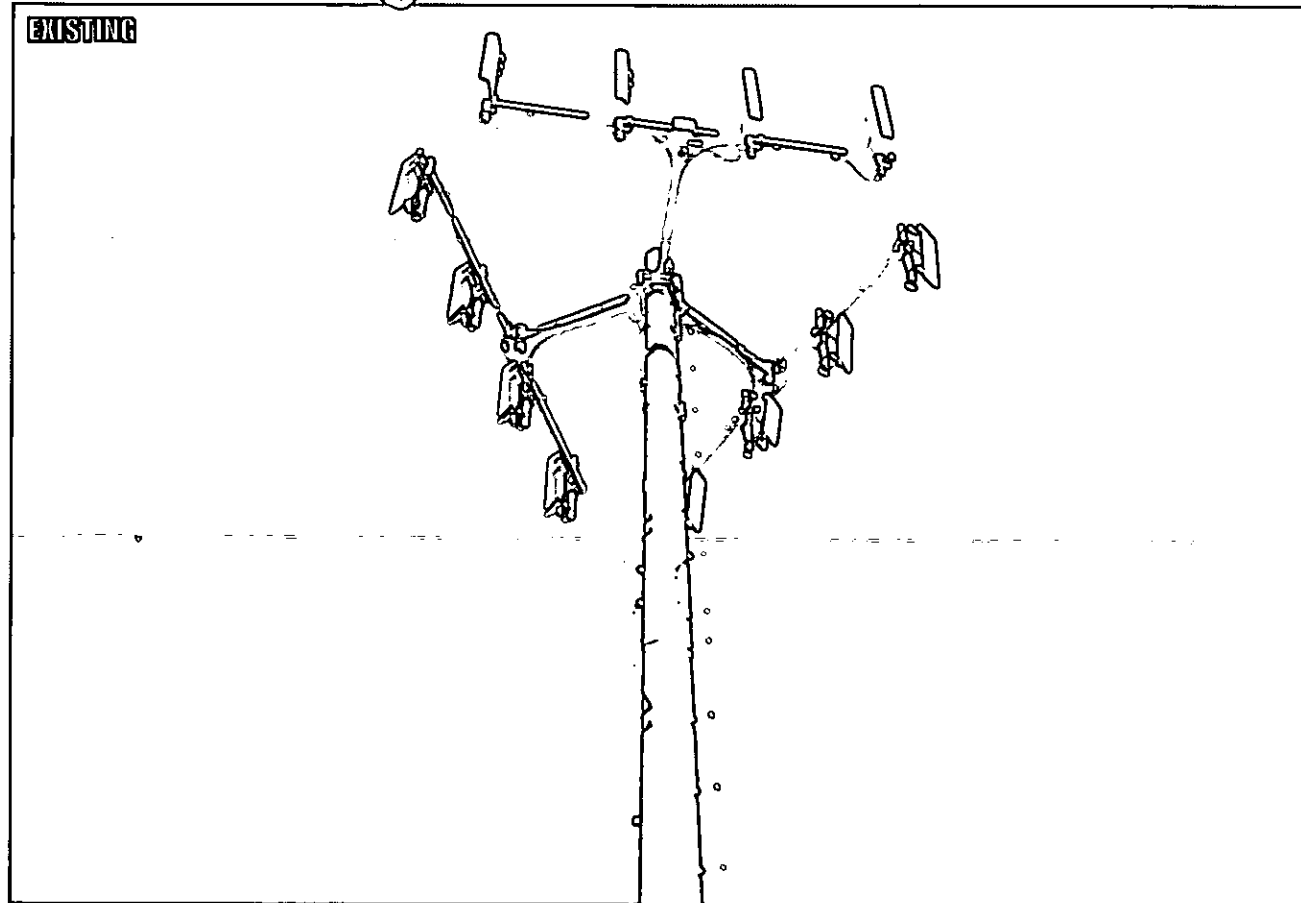
ELEVATIONS

RECEIVED

APR 10 2012

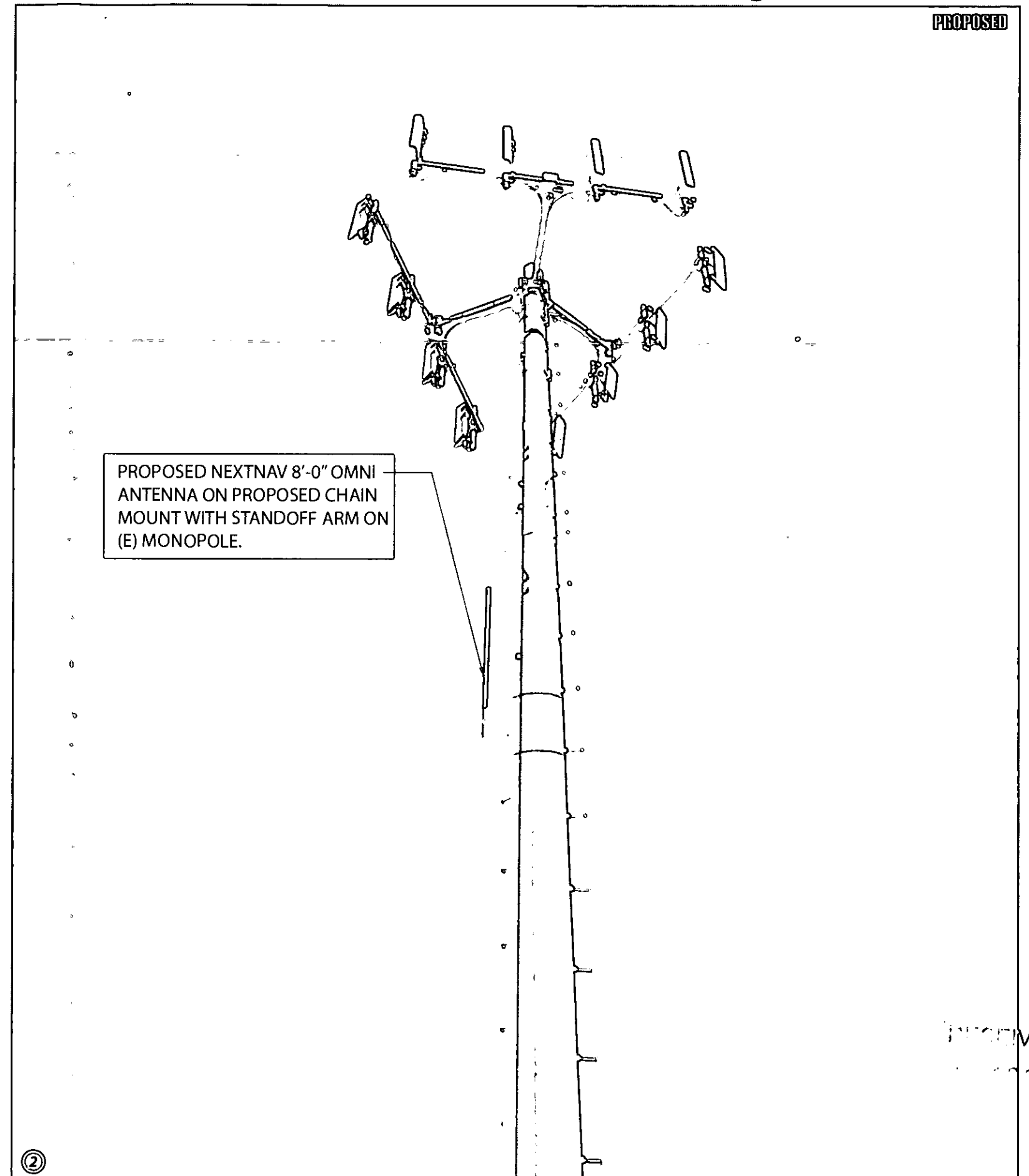
A003

JRA JOB NUMBER: 130453



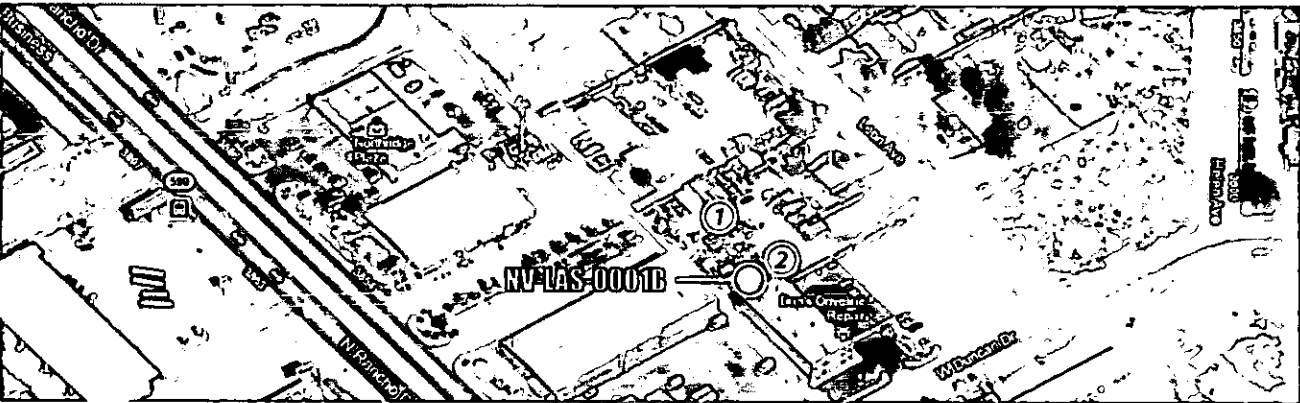
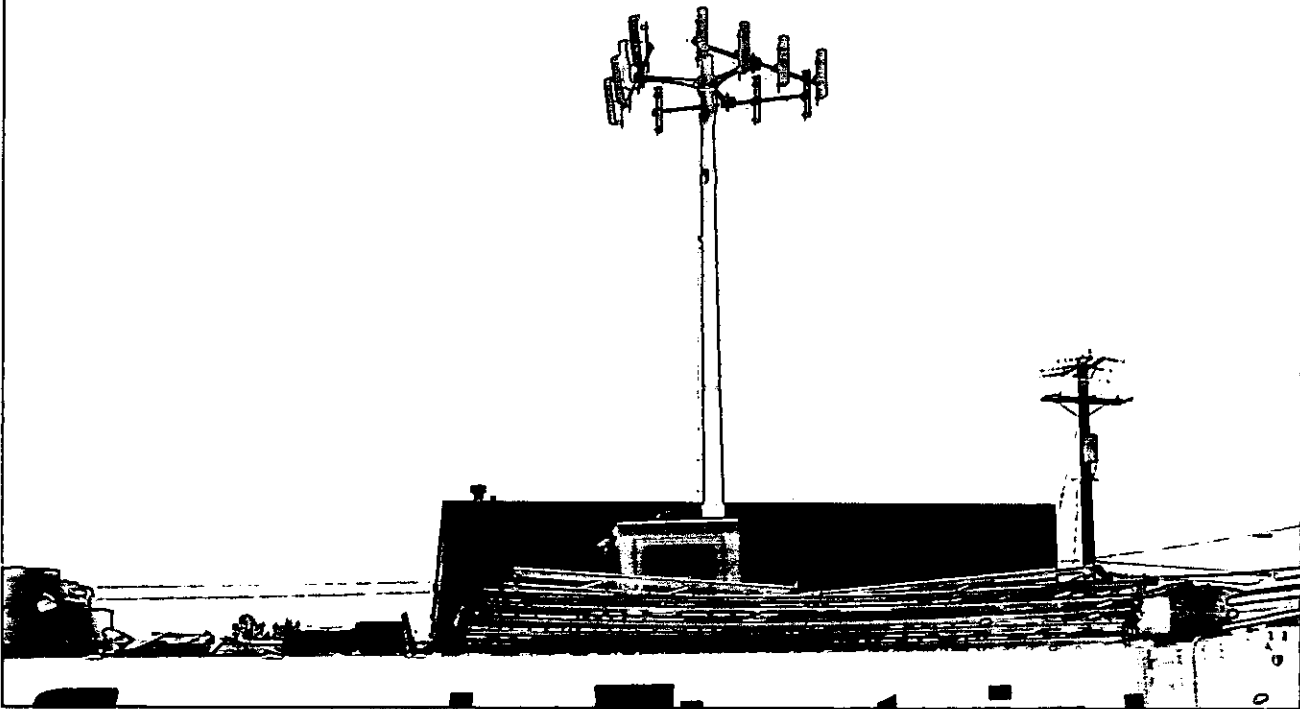
Photosimulation Viewpoint

NextNav, LLC	NEXTNAV GPS PROJECT NV-LAS-0001B ATC 306921 NW ROUTE 95 3850 Leon Drive Las Vegas, NV 89130
----------------------------	---



Photosimulation of proposed telecommunications site

EXISTING



Photosimulation Viewpoint

NextNav, LLC

NEXTNAV GPS PROJECT
NV-LAS-0001B
ATC 306921 NW ROUTE 95
3850 Leon Drive
Las Vegas, NV 89130

PROPOSED



PROPOSED NEXTNAV 8'-0" OMNI
ANTENNA ON PROPOSED CHAIN
MOUNT WITH STANDOFF ARM ON
(E) MONOPOLE.

RECEIVED

woia Electric

Photosimulation of proposed telecommunications site

7/17/2011

7/17/2011

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the date delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THE SCALE KEY WHEN MEASURING DISTANCES FROM THIS MAP.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- WATER/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 202 PARCEL SURFACED NUMBER
- 202 PARCEL SURFACED NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- CL 5 GOV. LOT NUMBER

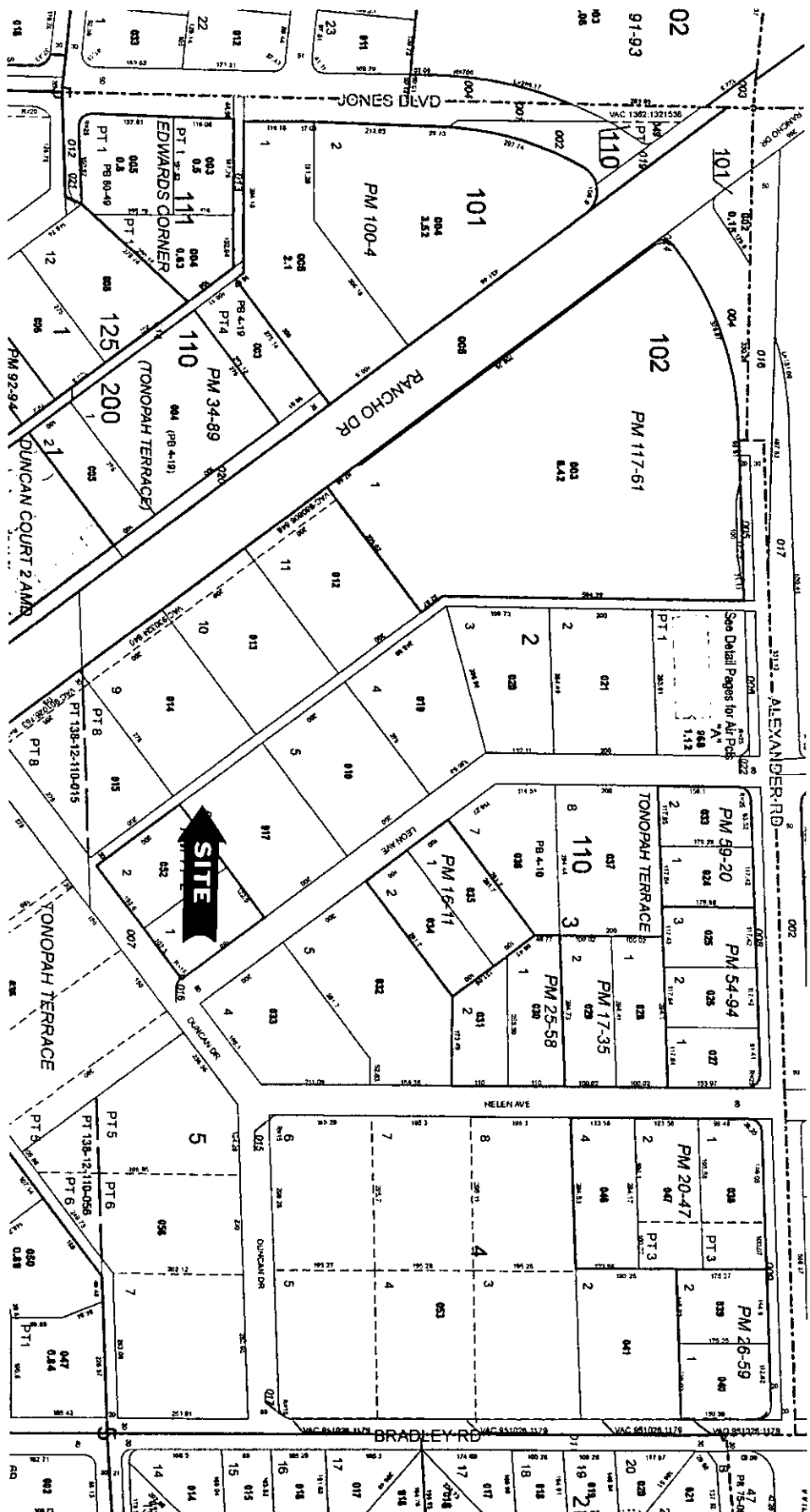
Scale: 1" = 200'

Rev: 02/22/2011

12

138-12-1

ASSESSOR'S PARCELS - CLARK CO., NV.
Michelle W. Shafer - Assessor



TAX DIST 125.200



April 18, 2012

Wendy Brown
1835 Banaba Lane
Las Vegas, Nevada 89156

**RE: Cell Facility for NextNav (APN 138-12-110-017) located at 3850 Leon Avenue;
SDR-45101**

Dear Ms. Brown:

It has been determined that the installation of one (1) Omni antenna at the 43-foot centerline of an existing 60-foot tall Wireless Communication Facility, Non-Stealth design (Monopole); in addition to the installation of one (1) GPS antenna near the base of the facility located at 3850 Leon Avenue meets the standard for approval as defined in Title 19.12.010 and 19.18.020 of the Unified Development Code of the city of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations date-stamped April 10, 2012.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the proposed installation. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Any equipment located on the outside of the shelter and or building shall be painted to match the color of the exterior wall.
4. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within thirty (30) days of abandonment. All equipment must then be removed within six (6) months after operations at the site cease.

A Special Use Permit application will not be required prior to submittal of building permits. A copy of this letter must be included in the permit package.

If you have any questions, please contact me at (702) 229-6895.

Sincerely,

Debbie Sullivan, Planner I
Case and Public Planning

cc: Ms. Jamie Lisle
NextNav, LLC
484 Oakmead Parkway
Sunnyvale, CA 94085

Mr. Arun Narayan
NextNav, LLC
484 Oakmead Parkway
Sunnyvale, CA 94085

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



April 18, 2012

Wendy Brown
1835 Banaba Lane
Las Vegas, Nevada 89156

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SDR-45101**

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Sincerely,

Debbie Sullivan, Planner I
Case and Public Planning

cc: Ms. Jamie Lisle
NextNav, LLC
484 Oakmead Parkway
Sunnyvale, CA 94085

Mr. Arun Narayan
NextNav, LLC
484 Oakmead Parkway
Sunnyvale, CA 94085



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Minor Modification for the collocation of (1) New Omni Antenna
Project Address (Location) 3850 Leon Avenue, Las Vegas, NV 89130
Project Name NV-LAS-0001 Proposed Use Telecommunication
Assessor's Parcel #(s) 138-12-110-017 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed same
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units 1.26 Density _____
Additional Information _____

PROPERTY OWNER Wendy Brown, Trustee Contact _____
of Ernest + Louise Hasselfield Family Trust
Address 1835 Banaba Lane Phone: _____ Fax: _____
City Las Vegas State NV Zip 89156
E-mail Address _____

APPLICANT NexNav, LLC Contact Arun Narayan
Address 484 Oakmead Parkway Phone: (408) 206-4575 Fax: _____
City Sunnyvale State CA Zip 94085
E-mail Address anarayan@nextnav.net

REPRESENTATIVE NexNav, LLC Contact Jamie Lisle
Address 484 Oakmead Parkway Phone: (702) 808-9995 Fax: (702) 558-9995
City Sunnyvale State CA Zip 94085
E-mail Address jlisle@thedernagroup.com

Property Owner Signature* Wendy V. Brown

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Wendy V. Brown

Subscribed and sworn before me

This 15TH day of MARCH, 2012.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-45101</u>
Meeting Date:	<u>4/15/2012</u>
Total Fee:	<u>500.00</u>
Date Received:*	<u>4/10/2012</u>
Received By:	<u>MREY</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45101** APN: 138-12-110-017

Name of Property Owner: Ernest and Louise Hasselfeld Family Trust / Wendy V. Brown Trustee

Name of Applicant: NexNav, LLC

Name of Representative: Jamie Lisle

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

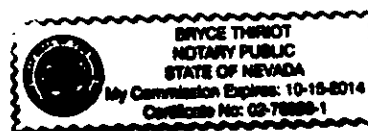
Signature of Property Owner: Wendy V. Brown

Print Name: Wendy V. Brown

Subscribed and sworn before me

This 15TH day of MARCH, 2012

Bryce Thriot
Notary Public in and for said County and State



RECEIVED

APR 16 2012



March 5, 2012

The City of Las Vegas
Planning and Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Telecommunications Facility – 3850 Leon Avenue – ATC #306921 – NW Route 95
NextNav Holdings, LLC Application to Collocate – NN Site # NV-LAS-0001_B
Cancellation of Lightsquared project - City of Las Vegas**

Dear City of Las Vegas Planning Director,

American Tower Corporation (“American Tower”), through a subsidiary, owns and operates the telecommunications infrastructure located at 3850 Leon Avenue in the City of Las Vegas (the “City”). NextNav Holdings, LLC (“NextNav”) is an American Tower customer who has contracted to install telecommunications equipment at the aforementioned facility. American Tower supports NextNav’s collocation application with the City and requests that the City grant approval.

American Tower is aware that on April 20, 2011, the City of Las Vegas also granted another American Tower customer, Lightsquared, an approval to collocate at this facility. Despite such approval, however, the Lightsquared collocation project with American Tower, at the above-listed site, is no longer active and has been cancelled.

Please feel free to contact me at (781) 926-4737 with any questions regarding this matter.

Sincerely,

Brandon Ruotolo, Esq.
American Tower Corporation

cc: American Tower Corporation, for internal distribution
Jamie Lisle, NextNav
Tony Zaragoza, NextNav
Tucker Lanr, NextNav
Jason Johannson, NextNav

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APR 10 2012

SDR-45101

**nextnav**

484 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
800-775-0982

City of Las Vegas
Planning & Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

March 27, 2012

To Whom It May Concern:

Re: RF Compliance Letter

This letter serves as notification related to the proposed **NextNav, LLC (NextNav)** Wireless site for **NV-LAS-0001b** located at **3850 Leon Avenue, Las Vegas, NV 89130 (APN: 138-12-110-017)**

All **NextNav** transmitters and associated equipment meet appropriate FCC Part 90 regulations and are Type Accepted under the appropriate FCC rules. The proposed **NextNav** site will operate within its Part 90 FCC licensed frequencies of 919.25 MHz to 927.25 MHz at a maximum ERP of 30 Watts.

The proposed **NextNav** wireless facility at the above location will comply with all current Federal Communications Commission's ("FCC") guidelines and specifically "Office of Engineering and Technology (OET) Bulletin 65" for cumulative measurements of radio frequency power densities and electromagnetic fields. The site will not exceed the permissible Effective Radiated Power (ERP) as noted in the FCC rules.

The proposed **NextNav** wireless facility will comply at all times with current FCC regulations related to reduction of interference to any licensed and compliant municipal, radio and television systems.

The proposed **NextNav** site will also comply with the FCC's Code of Federal Regulations (CFR) Part 17 and the FAR Part 77 rules from the Federal Aviation Authority (FAA).

After installation of the facility **NextNav** will submit a copy of the initial report of the said facility's radio frequency emissions level, as required by the Federal Communications Commission's requirements, to the Department of Regional Planning.

Arun Narayan
Sr. Director of Operations
408.206.4575
anarayan@nextnav.com

WWW.NEXTNAV.COM

RECEIVED

APR 10 2012

SDR-45101

City of Las Vegas
Planning & Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Minor SDR Justification Letter

Dear Planning Representative:

NextNav, LLC herewith submits and requests the administrative review and approval for the modification of an existing unmanned wireless telecommunications facility. The existing 60' steel monopole is located at 3850 Leon Avenue, Las Vegas, NV 89130 (APN: 138-12-110-017). The proposed modification (as specifically described below) is consistent with the general requirements pursuant to the City of Las Vegas Unified Development Code (CLVUDC) as set forth in Chapter 19.12.

NextNav, LLC is currently designing, deploying and operating the nation's first wide-area precision indoor location system, for urban and indoor location services. These services provide unparalleled positioning and vertical accuracy designed specifically to work with today's mobile devices. This dedicated, wide-area terrestrial network uses a licensed spectrum designated for location services which can be utilized by/for E911, public safety, social networking and commercial marketing. Using powerful terrestrially-based transmitters, NextNav brings accurate location service, with carrier-grade reliability, into buildings and urban areas where satellite-based GPS signals can't reach. NextNav's transmission is encrypted, secure and offers standalone service for E911 with the ability to deliver an accurate height estimate, along with accurate and swiftly-delivered x-y coordinates, enabling the precise location of wireless devices. NextNav provides a unique opportunity for public safety agencies to equip their first responders with equipment featuring a positioning solution that works indoors. By providing a unique height capability, with vertical precision of up to 1 – 2 meters, first responders can move rapidly to the correct floor to ensure that not a second is wasted in the emergency response process. This is just one example of how NextNav's location services will have a positive influence on personal, business, governmental and other existing uses in this area. While this type of network is complex to build, deploy and maintain, its output is not complex. NextNav's network is a shared resource, meaning their technology is simply used within existing service platforms. This in turn means that Wireless carriers do not need to deploy any new transmission equipment, thereby eliminating any need to further modify or otherwise invest in their existing infrastructures.

Description of Use:

NextNav is committed to providing the highest level of location accuracy for public safety and commercial services using techniques that are minimally disruptive to the entire technology ecosystem, including the outdoor visual environment. For this reason these systems are designed to seamlessly integrate with GPS, in an effort to ensure that their technology can be

SDR-45101

rapidly integrated into existing carrier operations. NextNav's deployment is unobtrusive because it utilizes a single omni antenna attached by a single cable run to transmission equipment that is approximately the size of a roll-a-board.

NextNav proposes to modify the existing 60' steel wireless telecommunications facility by installing one (1) new eight foot omni antenna on the existing 60' steel monopole, (1) new GPS antenna and (1) new equipment cabinet along with cabling and utilities. The centerline of the new antenna will be at approximately 43' which falls below the existing antenna array. Therefore there will be no increase to the existing overall tower height. The equipment cabinet will be installed at grade on an H frame.

Findings for Approval as required by the City of Las Vegas Unified Development Code (CLVUDC) Chapter 19.12:

- 1) The proposed installation qualifies as a Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval) pursuant to the CLVUDC Permitted Use - Table 2 found under Chapter 19.12.010.

19.12.010

Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	RE	R-1	R-CL	R-TH	R-2	R-3	R-4	RAMH	P-O	O	C-1	C-2	CM	M	CV	Additional Information
Vehicle Parking, Storage or Repair in Residential Zoning Districts	C	C	C	C	C	C	C	C	C								page 362
Warehouse/Distribution Center														P	P		page 364
Wedding Chapel												P	P	P	P		page 364
Wedding Repair														P	P		page 364
Wholesale Showroom Facility													P	P	P		page 364
Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		page 364
Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		page 365
Wireless Communication Facility, Stealth Design	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		page 365

- 2) The facility qualifies as an antenna that is to be collocated on an existing antenna tower or other existing structure.
- 3) The facility does not fall within a Historic Preservation District.
- 4) The design, location and operating characteristics of the proposed facility are compatible with the surrounding uses. Additionally the proposed facility will not create unusual noise, traffic or other conditions/ situations that may be objectionable, detrimental or incompatible with the surrounding uses as further provided below :
 - a) The proposed facility is unmanned and typically requires only periodic maintenance, which equates to approximately one trip per month.

RECEIVED

SDR-45101

APR 10 2012

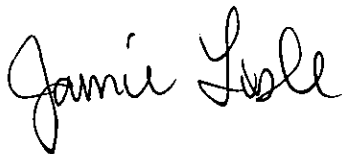
- b) Road access to the facility is available via a private dirt drive located off of the public Road Leon Avenue.
 - c) There will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated.
 - d) The proposed facility utilizes minimal electric service consisting of
 - e) No water, sewer, refuse or other additional services shall be required.
 - f) The proposed facility will generate no noise, odor, smoke, or have any other adverse impacts to adjacent land uses.
- 5) This proposed facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996. The facility is designed and constructed to meet applicable governmental and industry safety standards. NextNav will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. Please see the enclosed Statement of Compliance provided with this application.

Conclusion:

NextNav's proposed installation will enable them to provide E911 and Public Safety Location Services for emergency, commercial and public benefit. By utilizing an existing antenna tower the new antennas and associated equipment will have minimal visual impact with no substantial adverse impact on the surrounding uses, community and/or environment. For the reasons more specifically provided herein, NextNav respectfully requests the Director's approval for this application for Minor Site Development Plan Review.

Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Jamie Lisle'.

Jamie Lisle
3801 Marshall Circle
Las Vegas, NV 89108
702-808-9995 • Fax: 702-558-9995

RECEIVED

APR 10 2012

SDR-45101

(5)

APN 138-12-110-017

Prepared By:
Shawn L. Morris, Esq.
Woodbury, Morris & Brown
701 N. Green Valley Pkwy., Suite 110
Henderson, NV 89074

Mail Tax Statements to:
Wendy V. Brown
1835 Banaba Lane
Las Vegas, NV 89156

Inst #: 201103250001516

Fees: \$18.00

N/C Fee: \$0.00

03/25/2011 09:23:10 AM

Receipt #: 717618

Requestor:

WOODBURY MORRIS & BROWN (LE

Recorded By: KXC Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

AFFIDAVIT OF SUCCESSOR TRUSTEE

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

WENDY V. BROWN being first duly sworn, deposes and says:

1. My parents ERNEST C. HASSELFELD and LOUISE HASSELFELD created and settled the "ERNEST C. HASSELFELD AND LOUISE HASSELFELD FAMILY TRUST" dated November 9, 1991 (hereinafter "Trust").
2. Both Ernest C. Hasselfeld and Louise Hasselfeld are now deceased.
3. Section Four of the Trust names Wendy V. Brown as the Successor Trustee of the Trust.
4. In accordance with Section Four of the Trust, I, Wendy V. Brown, accept the office of the Successor Trustee of the ERNEST C. HASSELFELD AND LOUISE HASSELFELD FAMILY TRUST dated November 9, 1991 and now assume the duties of Successor Trustee of Trusts created thereby.
5. The real property known as 3850 Leon Avenue, Las Vegas, Nevada 89130 and more particularly described as TONOPAH TERRACE, PLATT BOOK 4, PAGE 19, LOT 6,

RECEIVED
APR 16 2011

BLOCK 2; SEC 12 TWP 20 RNG 60; APN 138-12-110-017 is the property of the ERNEST C. HASSELFELD AND LOUISE HASSELFELD FAMILY TRUST dated November 9, 1991.

6. That affiant, whose address is 1835 Banaba Lane, Las Vegas, Nevada, 89156, is a successor trustee under the ERNEST C. HASSELFELD AND LOUISE HASSELFELD FAMILY TRUST dated November 9, 1991 (the "Trust").
7. That the referenced Trust empowers the Trustee to sell, convey, mortgage, encumber or lease any and all real estate subject to the Trust including the property referenced on Exhibit "A".
8. That the Trust remains in full force and effect.
9. That Affiant is the sole acting Trustee of the Trust.

IN WITNESS WHEREOF, THE AFFIANT HEREBY EXECUTES THIS INSTRUMENT UNDER THE PAINS AND PENALTIES OF PERJURY AS OF THE DATE WRITTEN BELOW.

DATED this 23 day of March, 2011.


WENDY VILATE BROWN

///

///

///

ACKNOWLEDGMENT

On March 23rd, 2011 before me, a Notary Public, personally appeared WENDY VILATE BROWN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC in and for said County and State

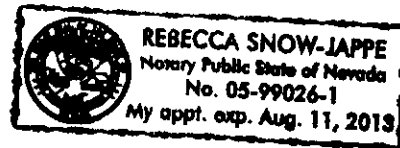


EXHIBIT A

This Exhibit A May be Replaced by an As-Built Survey at Lessee's Option depicting the Leased Premises, Access and Utilities Easements and if applicable, guy wire and guy anchor easements

PARENT PARCEL LEGAL DESCRIPTION

TONOPAH TERRACE SUBDIVISION, LOT SIX (6) IN BLOCK TWO (2) OF TONOPAH TERRACE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUNCAN AVENUE AND LEON AVENUE: THENCE NORTH 36°18'55" WEST ALONG THE CENTERLINE OF LEON AVENUE, SAID LINE ALSO BEING PARALLEL WITH U.S. HIGHWAY NO 95, 230.13 FEET; THENCE SOUTH 53°41'05" WEST, 30.00 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF LEON AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 53°41'05" WEST, 275.00 FEET; THENCE NORTH 36°18'55" WEST, SAID LINE BEING PARALLEL WITH LEON AVENUE AND U.S. HIGHWAY NO.93, 200.03 FEET; THENCE NORTH 53°41'05" EAST, 275.00 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF LEON AVENUE; THENCE SOUTH 36°18'55" EAST, ALONG SAID RIGHT OF WAY, 200.13 FEET TO THE POINT OF BEGINNING. CONTAINING 1.26 ACRES, MORE OR LESS

LEASED PREMISES

TONOPAH TERRACE SUBDIVISION, LOT 6, BLOCK 2, RECORDED IN PLATS BOOK 4, PAGE 19 ON 12/21/53 AT THE CLARK COUNTY RECORDERS OFFICE, LYING IN THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DUNCAN AVENUE AND LEON AVENUE: THENCE NORTH 36°18'55" WEST ALONG THE CENTERLINE OF LEON AVENUE, SAID LINE ALSO BEING PARALLEL WITH U.S. HIGHWAY NO 95, 230.13 FEET; THENCE SOUTH 53°41'05" WEST, 30.00 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF LEON AVENUE; THENCE CONTINUING SOUTH 53°41'05" WEST, 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 53°41'05" WEST 50.00 FEET SAID POINT BEING THE SOUTH CORNER OF LOT 6, BLOCK 2 OF TONOPAH TERRACE; THENCE NORTH 36°18'55" WEST, 50.00 FEET; THENCE NORTH 53°41'05" EAST, 50.00 FEET; THENCE SOUTH 36°18'55" EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2500 SQUARE FEET, MORE OR LESS

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ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

From the Leased Premises to the public right of way.

COMMENCING AT THE INTERSECTION OF DUNCAN AVENUE AND LEON AVENUE; THENCE NORTH $36^{\circ}18'55''$ WEST ALONG THE CENTERLINE OF LEON AVENUE, SAID LINE ALSO BEING PARALLEL WITH U.S. HIGHWAY NO 95, 230.13 FEET; THENCE SOUTH $53^{\circ}41'05''$ WEST, 30.00 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF LEON AVENUE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH $53^{\circ}41'05''$ WEST, 225.00 FEET; THENCE NORTH $36^{\circ}18'55''$ WEST, 20.00 FEET; THENCE NORTH $53^{\circ}41'05''$ EAST, 225.00 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF LEON AVENUE; THENCE SOUTH $36^{\circ}18'55''$ EAST ALONG SAID RIGHT OF WAY, 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 5500 SQUARE FEET, MORE OR LESS

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