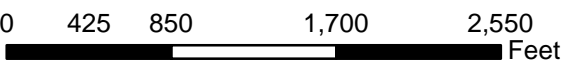
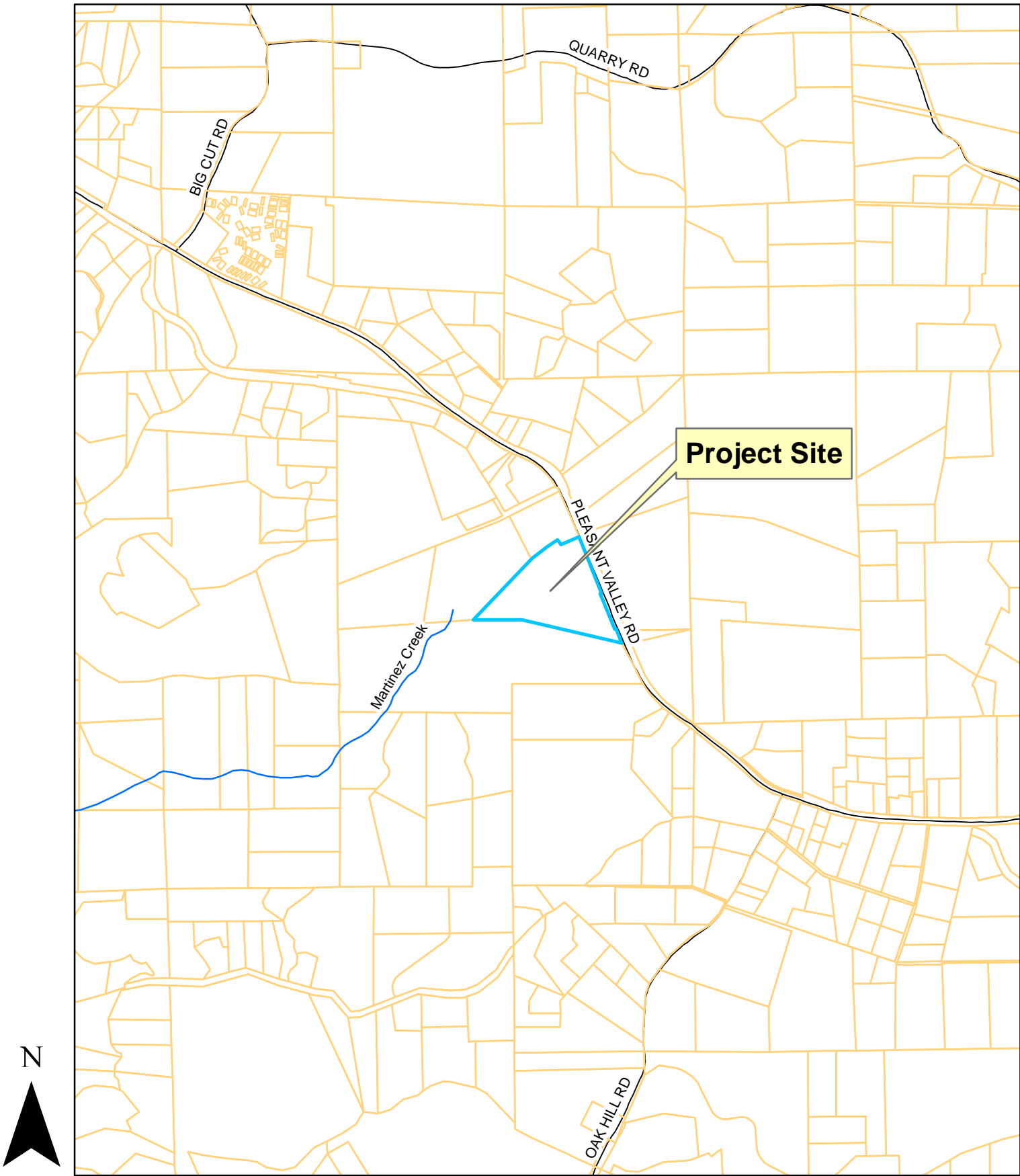


Exhibit A: Location/Vicinity Map



Scale 1:25,000

Conditional Use Permit CUP23-0004
Pleasant Valley Monopine
APN: 098-100-083

Map prepared on
April 20, 2023

Exhibit B: Assessor's Parcel Map

POR. SEC'S. 28, 29, 32, 8, 33, T.10N, R.11E, M.D.M.

Tax Area Code

98:10

P02

P05

P02

BK 99
P05



P11

P15

NOTE - Assessor's Parcel Numbers Shown in Italic
Assessor's Parcel Numbers Shown in Circle

Assessor's Map Bk. 99 - Pg. 10
County of El Dorado, California
MAY 3 1 2005

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Conditional Use Permit CUP23-0004

Pleasant Valley Monopine

APN: 098-100-083

Exhibit C: Land Use Designation Map

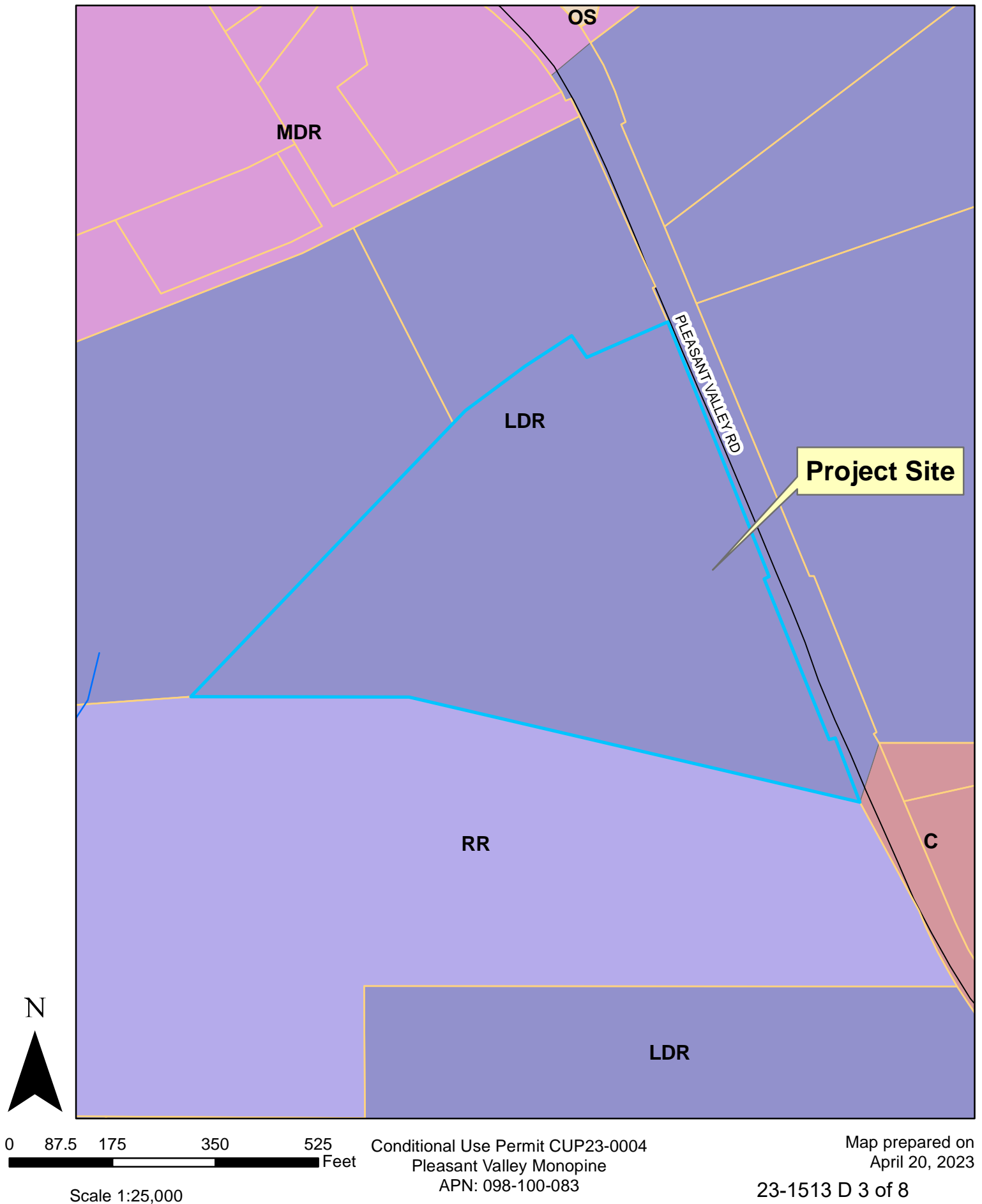
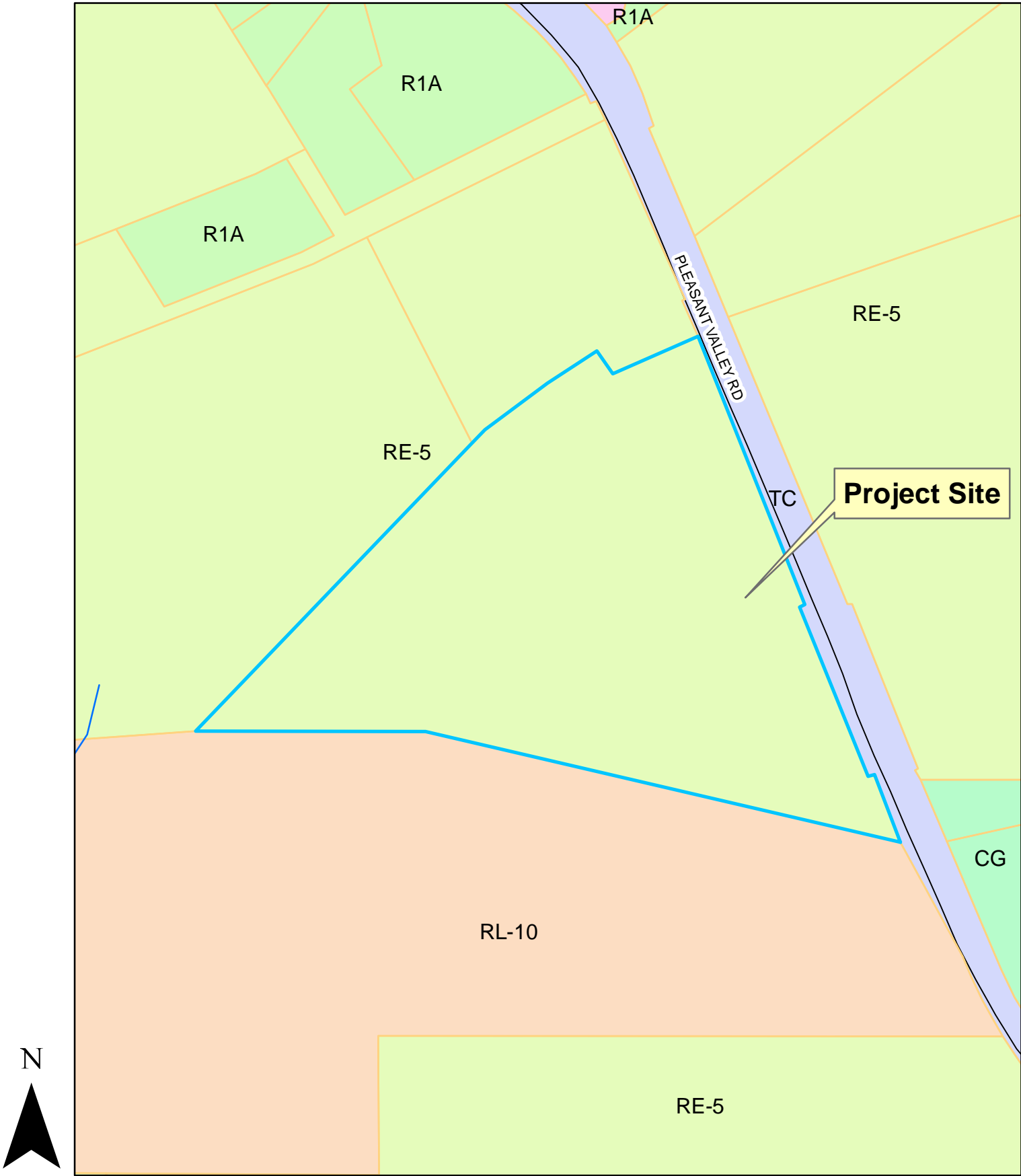


Exhibit D: Zoning Designation Map

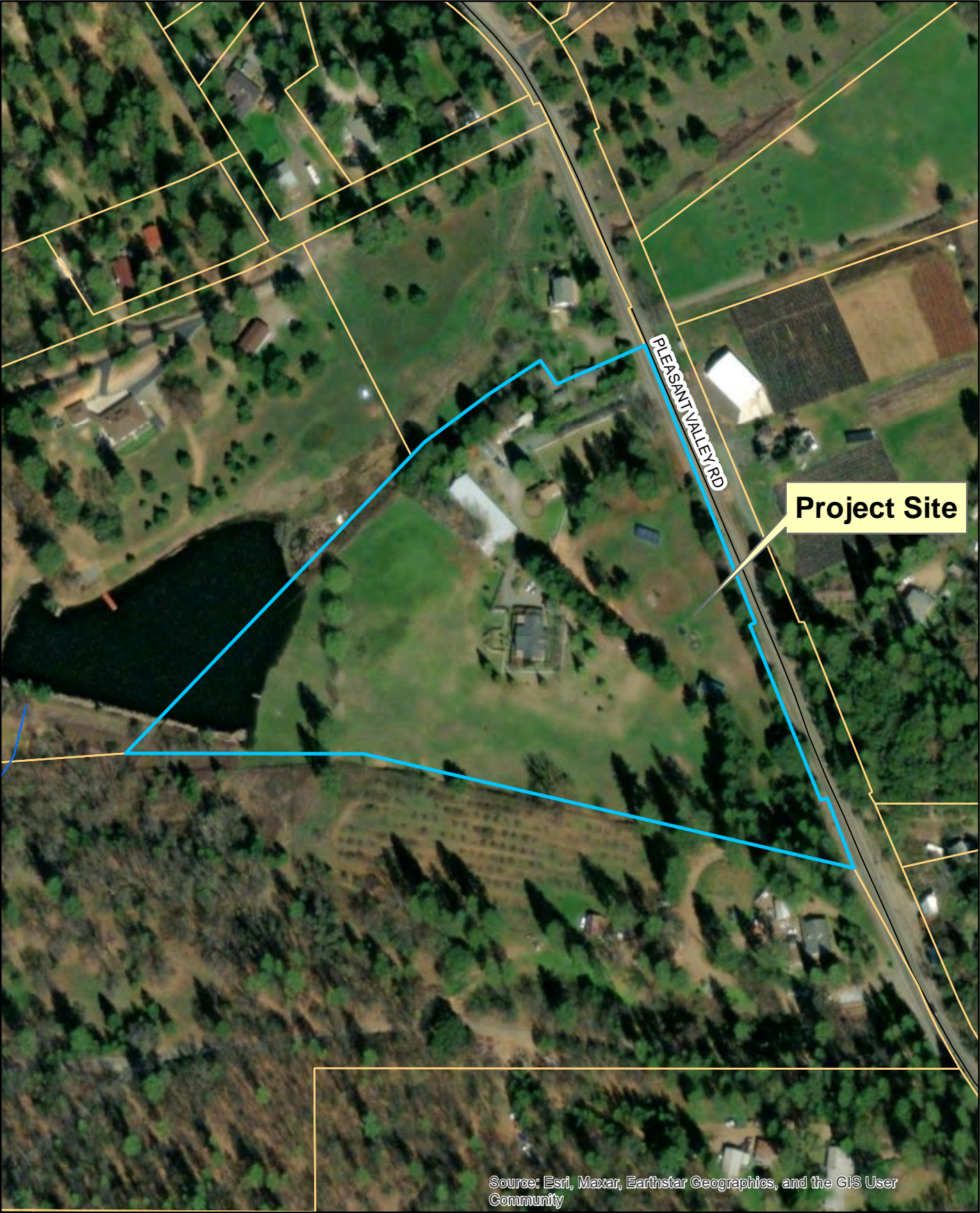


0 87.5 175 350 525 Feet
Scale 1:25,000

Conditional Use Permit CUP23-0004
Pleasant Valley Monopine
APN: 098-100-083

Map prepared on
April 20, 2023
23-1513 D 4 of 8

Exhibit E: Aerial Site Map



0 87.5 175 350 525 Feet

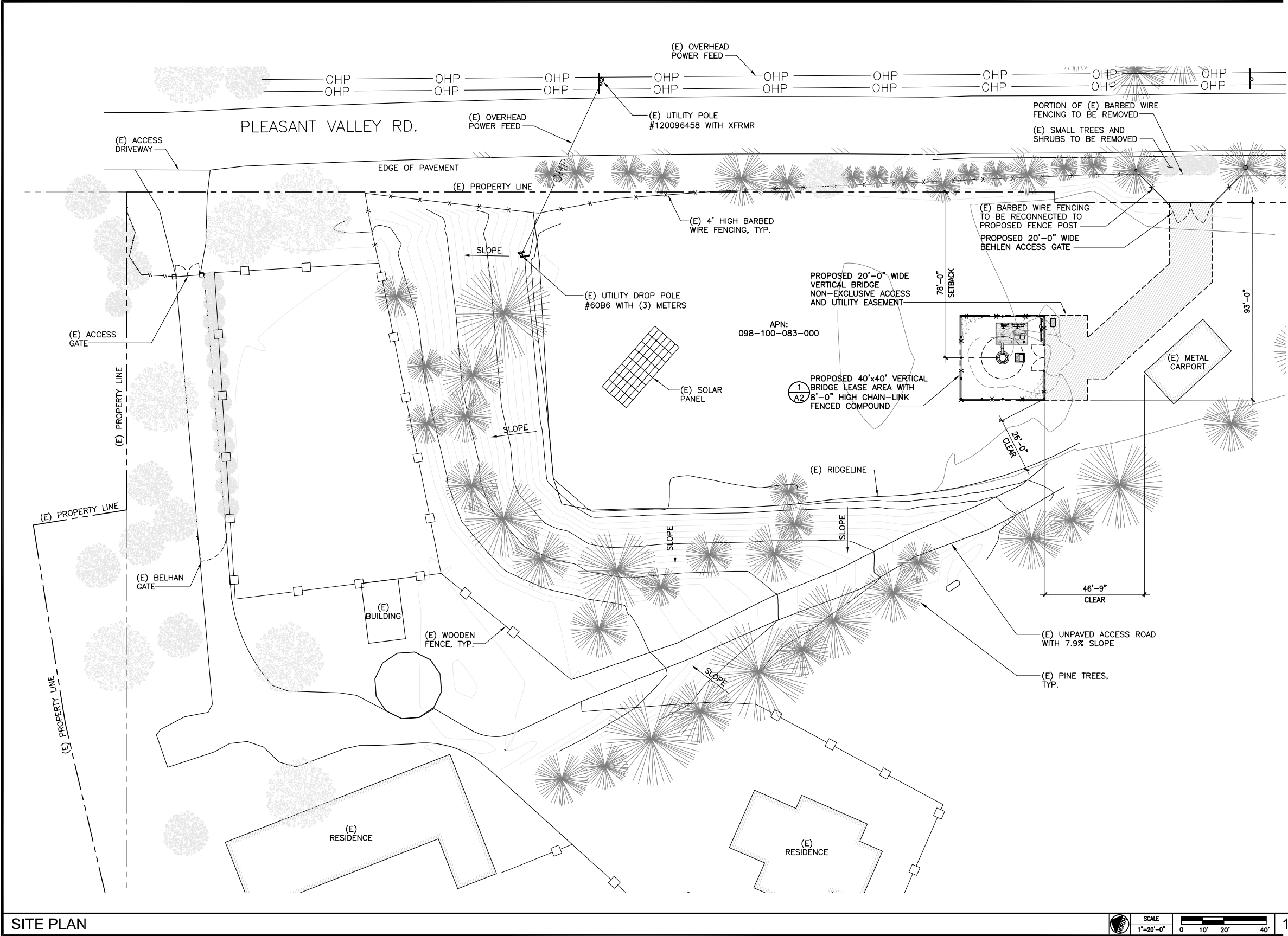
Scale 1:25,000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Conditional Use Permit CUP23-0004
Pleasant Valley Monopine
APN: 098-100-083

Map prepared on
April 20, 2023

Exhibit F: Site Plan



CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	ADDED FIRE ACCESS	APP	04/06/23
0	ISSUED FOR ZONING	APP	01/10/23
A	ISSUED FOR REVIEW	APP	12/01/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7310

PROJECT TITLE:
**US-CA-7310
SC60515A
DIAMOND SPRINGS**
1550 PLEASANT VALLEY RD.
PLACERVILLE, CA 95667

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED

ZD

DATE:
XXXX

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

DRAWING NUMBER:
A-1

Conditional Use Permit CUP23-0004
Pleasant Valley Monopine
APN: 098-100-083

Exhibit G: Tolling Agreement

June 26, 2023

Vertical Bridge
c/o Assurance Development
1499 Huntington Dr., Suite 305
South Pasadena, CA 91030
Attention: Bill Lewis

**RE: Application CUP23-0004/Pleasant Valley Road Monopine
Assessor's Parcel Number 098-100-083**

Dear Assurance Development Representative,

The above-referenced permit application ("Application") was filed with the County of El Dorado ("County") on February 1, 2023. Federal law requires the County to take final action on the application within specified deadlines (also known as the "shot clock") unless the deadline for final action is extended by mutual consent. Accordingly, in order to allow time for review of the Application site and to conduct a hearing on the Application, the County and the applicant desire to extend the applicable time period for review under the federal Telecommunications Act for the Application to **September 12, 2023** to accommodate discretionary approvals and appeal period related to the Application. If an appeal is filed, the County and applicant agree to extend the deadline an additional 45 days to account for the appeal. The County and the applicant desire to extend the applicable time by an additional 45 days upon submittal of building grading permits to accommodate the review of those permits. When countersigned, this letter will confirm an agreement between the County and the applicant to so extend the applicable time period for review. Such extension shall be deemed to be retroactive to prior to the expiration of any such time periods.

The federal Telecommunications Act requires that local governments act on wireless siting applications "within a reasonable period of time." (See 47 U.S.C. § 332(c)(7)(B)(ii).) In a 2009 declaratory ruling, the Federal Communications Commission established a legal presumption that a local government has violated this requirement if it takes longer than 90 days to act on an application to collocate a wireless facility or 150 days to act on a request to install a wireless facility, plus the number of days it takes an applicant to respond to a notice of incomplete application provided within the first 30 days following the application date. (See In Re: Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Etc., FCC 09-99 (FCC Nov. 18, 2009) ("2009 Ruling").) In 2018, the Federal Communications Commission codified this shot clock in Final Rule subsection 1.6003(c)(1)(iv). (See FCC Final Rule, § 1.6003(c)(1)(iv) ["The following are the presumptively reasonable periods of time for action on applications seeking authorization for deployments . . . Construction of new facilities other than small wireless facilities: 150 days."]; see also In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment, FCC-CIRC1809-02 (FCC Sept. 5, 2018), ¶¶ 134-135 ("2018 Order").)

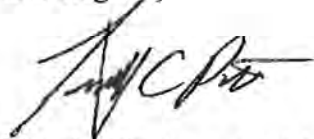
Despite imposition of shot clocks, the FCC recognizes the value of "cooperation between parties to reach mutually agreed upon solutions," including agreement to toll the running of shot clocks to allow the "parties to resolve disagreements in a collaborative, instead of adversarial, setting." (2018 Order, ¶ 127; accord 2009 Ruling, ¶ 49; see also Cal. Gov. Code, § 65964.1(a)(1).) Final Rule subsection 1.6003(d)(1) expressly provides for tolling of a shot clock for "[t]he period of time established by written agreement of the applicant and the sitting authority." (FCC Final Rule, § 1.6003(d)(1).)

Exhibit G: Tolling Agreement

In order to allow the County to act on the Application without either party risking the loss of important rights, the parties agree that the time period within which the County may act on the Application and all related approvals under both California and Federal law shall be extended through **September 12, 2023**, and that no limitations period for any claim of unreasonable or unlawful delay in processing the Application shall commence to run before said date. The parties further agree that for any application not submitted or subject to a proper incomplete notice as of the date of this tolling agreement, such as a building permit application, the date provided for in this tolling agreement shall be extended for such application or applications by the number of days the shot clock would have been tolled under Final Rule subsections 1.6003(d)(2) and 1.6003(d)(3) for an incomplete application. If the County has not acted on the Application and other related approvals by said date, this Agreement shall not be construed as an admission by the County that such failure to act is unreasonable or unlawful, nor shall it be construed to waive or otherwise impair the applicant's rights with respect to any such claim.

If you agree, this letter agreement may be executed in counterparts, and scanned or facsimile signatures shall be deemed equivalent to original signatures. Please return a countersigned copy to me at your earliest convenience.

Best Regards,



Timothy Pitt, Associate Planner

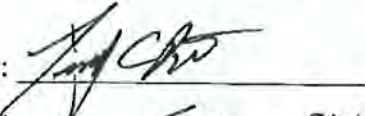
ACCEPTED AND AGREED TO:

By:  DocuSigned by:
Ariel Rubin
2FB23CE5E1DA4EB

Printed Name: Ariel Rubin

Title: VP of tower Development

ACCEPTED AND AGREED TO:

By: 

Printed Name: Timothy C. Pitt

Title: Assoc. Planner