

PROPERTY INFORMATION

Owner: EDDIE & MARCIA SIMMONS
 Address: P.O. BOX 96
 KNIGHTSEN, CA 94548

Site: CVL03126 / KELSEY
 Address: 6451 SHOO FLY ROAD
 PLACERVILLE, CA 95667

Assessor's Parcel Number: 088-320-13
 Height of Building/Tower: N/A

Title Report:
 TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY REPORT NO 5026900-5383701, DATED AS OF JANUARY 25, 2017.

Legal Description:
 PROPERTY SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program
 County: EL DORADO Effective Date: SEPTEMBER 26, 2008
 Community-Panel Number: 08017C-0500-E
 The Flood Zone Designation for this site as plotted by scale is:
 ZONE X (no shading) - Areas determined to be outside the 0.2% annual chance floodplain.

SURVEY DATA
 NAD 83 Datum:
 Lat: N 38°47'52.05" Long: W 120°48'09.26"
 Datum Base: NAD 83 Equipment Used: CHX900-OPUS Receiver
 (See Note 2)

Site Ground Elevation: 2356.1 AMSL (NAVD88) AT GPS SITE LOCATION
 Basis of Elevations:
 GLOBAL POSITIONING SYSTEM (GPS)
 (SEE NOTE 2)

Basis of Bearings:
 CALIFORNIA COORDINATES ZONE II AND FOUND MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 3 AT PAGE 14 IN THE RECORDS OF EL DORADO COUNTY.
 Date of Field Survey: MARCH 23, 2017

NOTES

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novator Global Positioning System (GPS) and a CHX900-OPUS Receiver. CHX Navigation specifications report declimeter level accuracy (horizontal) when data is properly collected and processed. (Elevation = ±3.0 feet.)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-valuable or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as reference. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

 SIGNATURE DATE

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP:	CONTROL POINT	CONCRETE
EL:	ELEVATION	CONTROL POINT
FH:	FIRE HYDRANT	FOUND MONUMENT
FND:	FOUND	GPS POINT
HT:	HEIGHT	PARAPET/ROOF ELEVATIONS
MON:	MONUMENT	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PP:	POWER POLE	
(TYP.)	TYPICAL	

DATE: MAY 3, 2017
 DRAWN BY: MAS
 FILE NO.: EPIC1716

REVISIONS

DATE	DESCRIPTION	INITIAL
3/27/17	90% ISSUE	MAS
5/2/17	100% ISSUE	RO
5/3/17	CLIENT REDLINES	RO

5001 Executive Parkway
 San Ramon, CA 94583

11501 Dublin Boulevard, Suite 200
 Dublin, CA 94568
 (925) 734-6788 Phone

EXISTING SITE CONDITIONS

CVL03126
 KELSEY
 6451 SHOO FLY ROAD
 PLACERVILLE, CA 95667

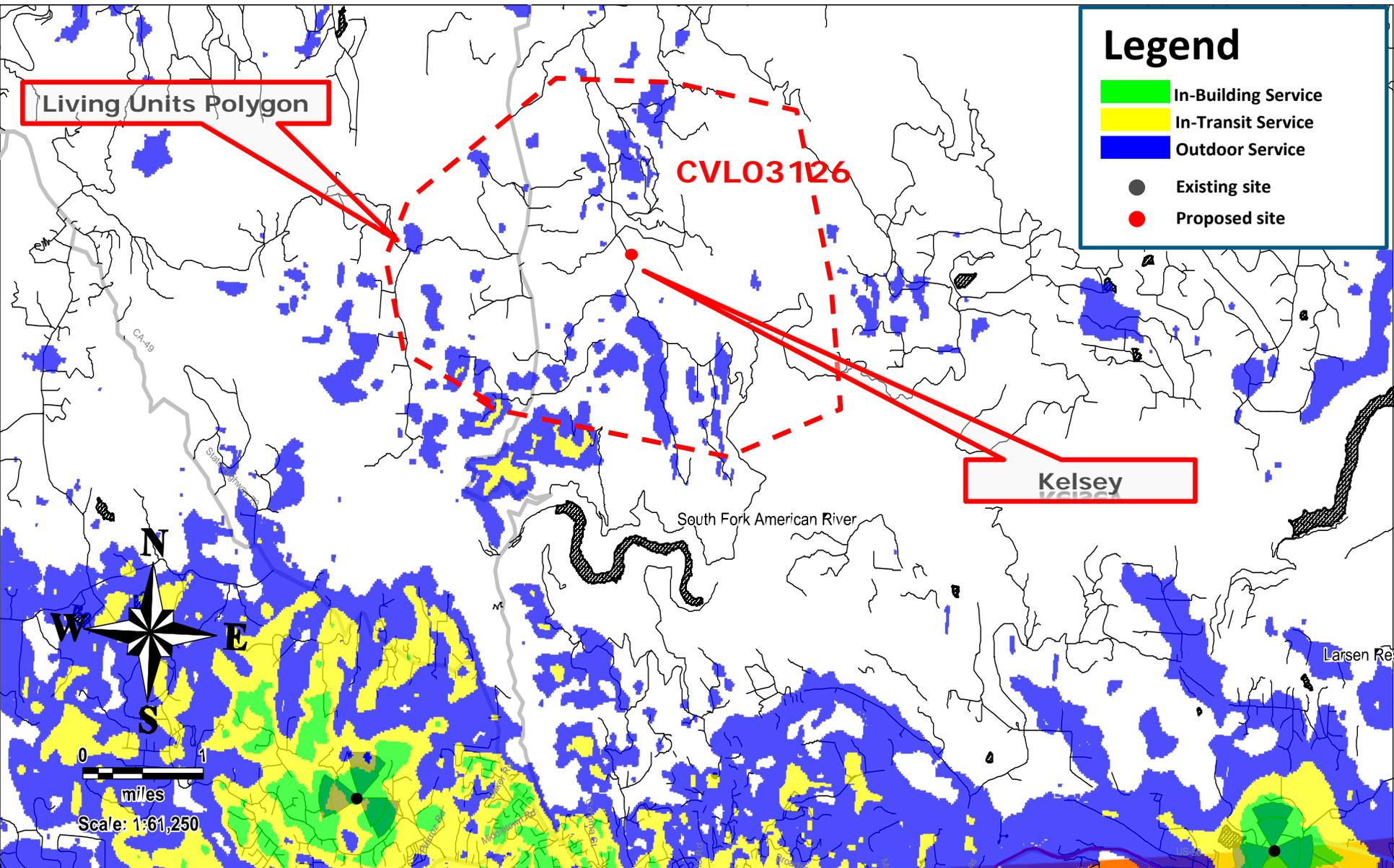
C1
 OF 1 SHEET

CVL03126 Zoning Propagation Map

May 15, 2017



Existing LTE 700 Coverage



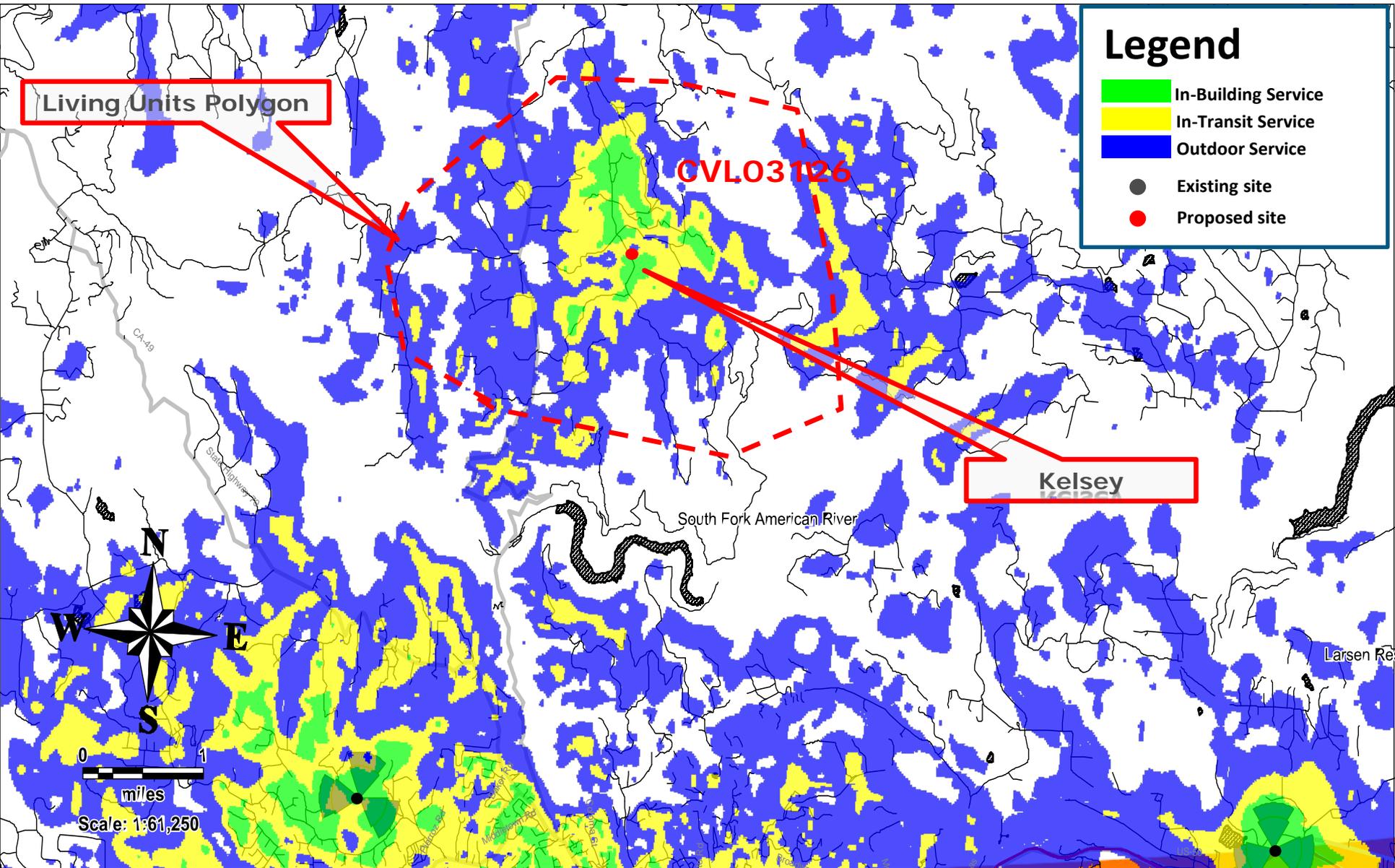
Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

May 15 2017



Proposed LTE 700 Coverage – (RC = 150 feet) Supports 334 Living Units



May 15 2017



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Project Background and objectives:

AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The build-up of hi-speed broadband internet throughout rural/underserved areas will not only drive economic growth in rural America, but will expand the online marketplace nationwide, creating jobs, educational and businesses opportunities across the country. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds.

AT&T has the necessary technology that allows them to build out their territory in El Dorado County with the much demanded hi-speed broadband internet to help improve the county's rural infrastructure. AT&T's basis for transmitting and receiving hi-speed broadband internet to residences is executed by providing one site with either a microwave fiber hop or a direct fiber line to the site and transferring the high speeds of fiber to each Living Unit (LU) via wireless signals. Each LU being provided with the service will have a small square antenna located in a vantage point on the property where it has a direct line of site to the tower. The square antenna will send and receive wireless broadband internet providing the LU with a minimum of 10/1 Mbps download and upload speeds, respectively.

AT&T's secondary objective is to provide and enhance AT&T's Wireless Telecommunications services (cellular services) to underserved areas. Cellular services go hand in hand with building the internet infrastructure throughout these underserved areas. People today rely on their mobile devices not only for educational and business purposes, but also for emergency services. Increasing AT&T's cellular coverage and capacity throughout El Dorado County's rural areas while providing wireless broadband internet will greatly assist with enhancing the county's economic growth and the area's infrastructure.

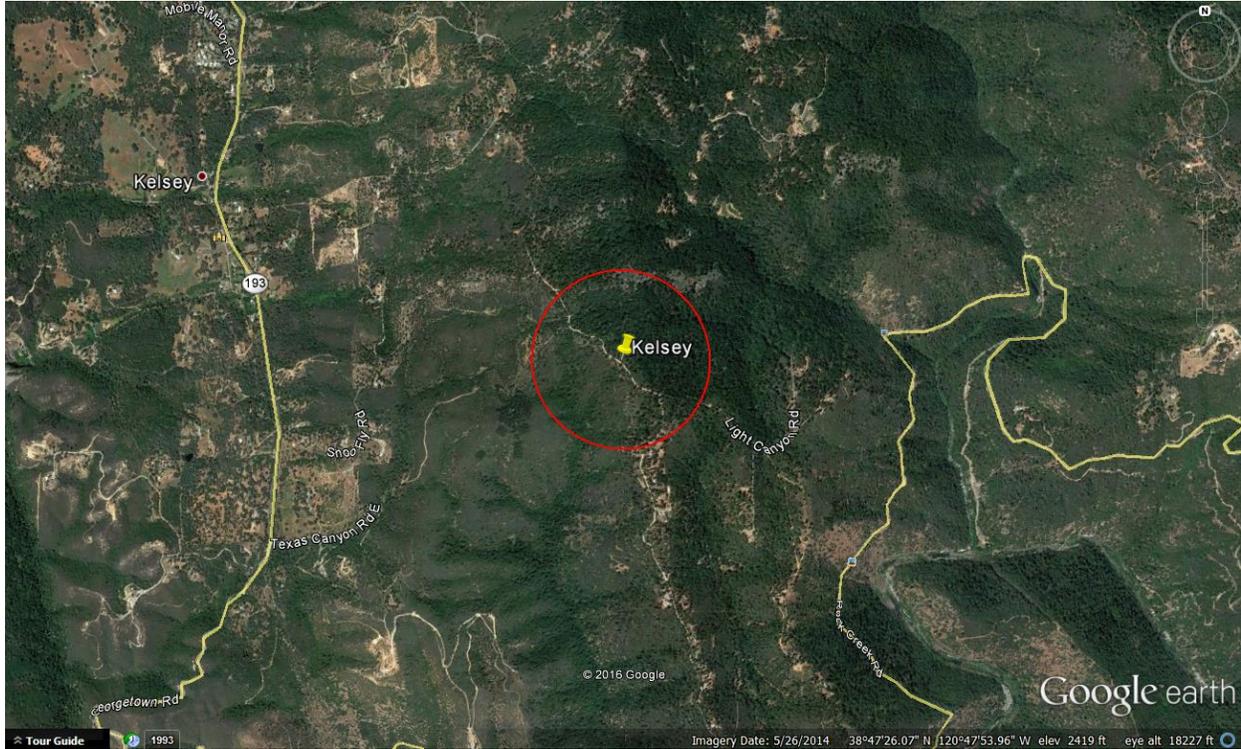
Given the need for direct line of site to residences, a taller than typical tower will be necessary in order to provide wireless broadband internet services to as many homes in the targeted areas as possible. During the tower design phase, the Radio Frequency (RF) engineer study many variables including surrounding tree heights, tree densities, population densities, and surrounding hill tops, in order to properly design a sufficient tower height with the goal of achieving the FCC's track census block mandates of reaching specific LU coverage objectives per area. Living Unit (LU) coverage objectives are provided by the RF engineer using density maps and are based on the area's approximate population. AT&T's goal is not only to reach the coverage objective, but to outperform the coverage objective to ensure that the maximum amount of homes are being provided this service while taking into consideration a small margin of error during the simulation process.



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Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 35' x 40', 1,400 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 6451 Shoo Fly Road, Placerville, within El Dorado County's jurisdiction in a 5 acre RE-10 zone. The site is approximately 1.5 miles west of South Fork American River and the area consists of oak trees, evergreen trees, and rolling hills with rocky terrain.

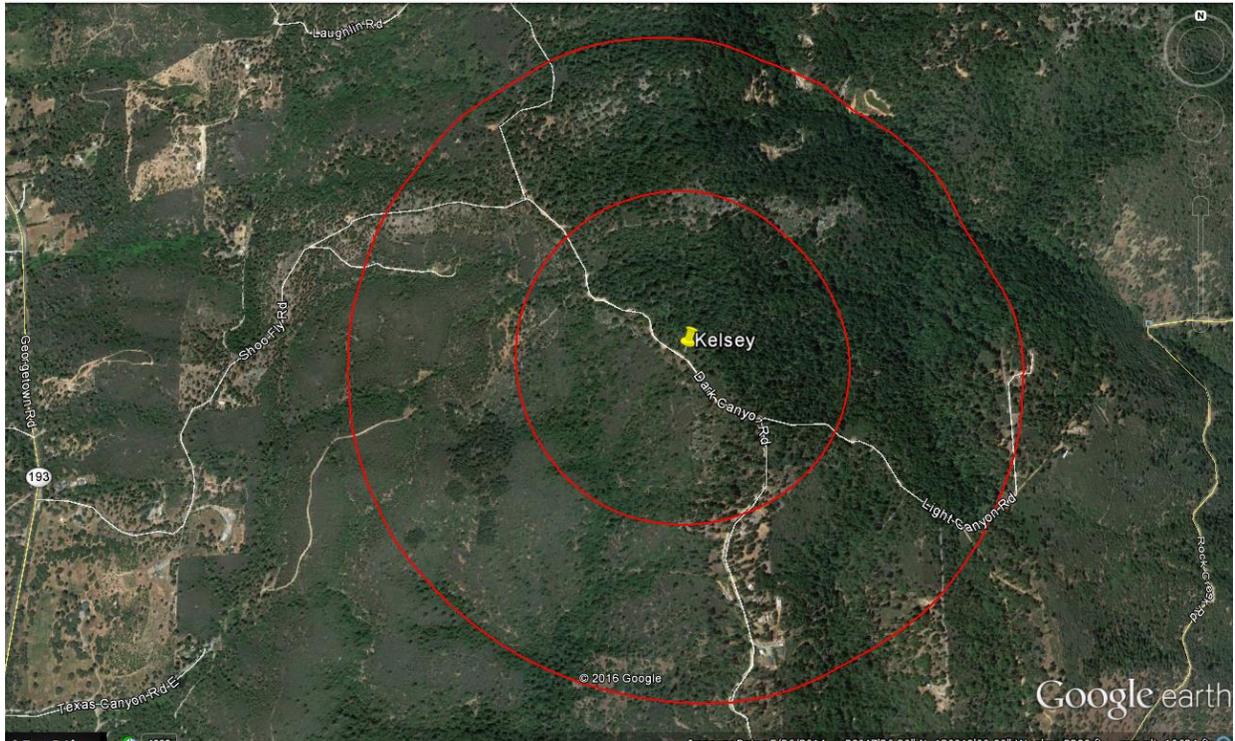
AT&T's objective for the Kelsey site is to provide wireless hi-speed broadband internet to a minimum of 334 LU's and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the Kelsey community, surrounding the search ring, which is a relatively dense underserved areas. The site location's elevation is approximately 2,350 feet while the surrounding community's elevation averages around 2,100 feet, giving the homes within the community great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting and beating their FCC objective for this search ring by covering approximately 363 homes; 29 more homes than their FCC obligation.



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Potential Co-locations:



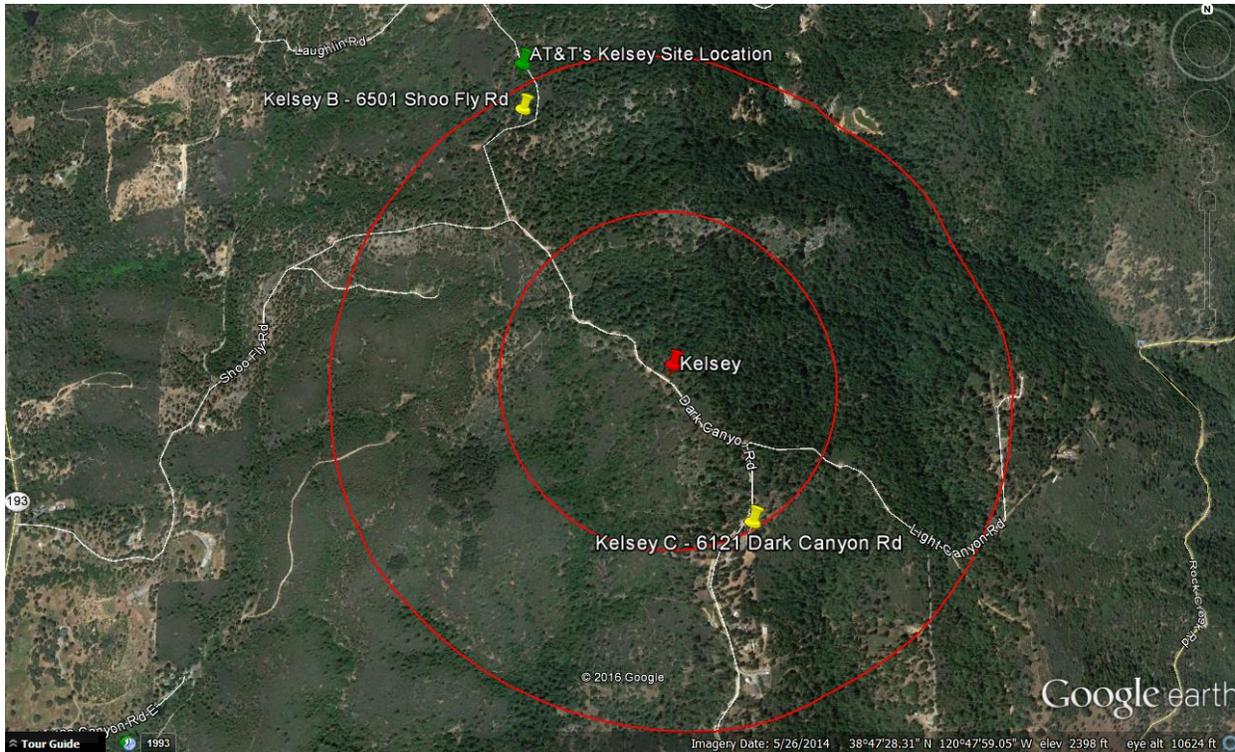
There are no potential Co-location opportunities in the near vicinity of the provided Search Ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.



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Alternative Site Analysis pursuant to 17.14.210 (B) (1):



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the two alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:



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Kelsey Alternative Candidate B:

6501 Shoo Fly Road, Placerville, CA 95667

Latitude/Longitude: 38.796936, -120.802637

Proposal – New Tower



Considerations:

Candidate B is located approximately 2,400 feet north-west of the center of AT&T's search ring. The proposed tower would be located on a 5 acre, RE-10 zoned property owned by Charles Anderson. The property is located on Shoo Fly Rd and the site was proposed on the north side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded fewer LU's than the subject site located at 6451 Shoo Fly Road. (Subject Parcel).



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Kelsey Alternative Candidate C:

6121 Dark Canyon Rd, Placerville, CA 95667

Latitude/Longitude: 38.787863, -120.796420

Proposal – New Tower



Considerations:

Candidate C is located approximately 1,345 feet south of the center of AT&T's search ring. The proposed tower would be located on a 24.32 acre, RL-10 zoned property owned by Daniel & Sharon McDonald. The property is located on the east side of Dark Canyon Rd and the site was proposed on the east side of the property. Candidate C was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded fewer LU's than the subject site located at 6451 Shoo Fly Road. (Subject Parcel).



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Actual View of the Proposed Location:

The proposed lease area is located on the west side of the subject property. The site will not interfere with the existing use of the property. Access will be directly off of Shoo Fly Rd. The site is elevated above the surrounding area and has great potential for line of site to the communities down below the subject parcel.



Existing



Proposed



Proposed AT&T
Installation

view from Shoo Fly Road looking south at site

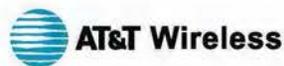
Existing



Proposed



view from Shoo Fly Road looking southeast at site



CVL03126 Kelsey
6451 Shoo Fly Road, Placerville, CA
Photosims Produced on 5-12-2017

Existing



Proposed



view from Laughlin Road looking east at site

Existing



Proposed



Proposed AT&T
Installation

view from Shoo Fly Road looking north at site



CVL03126 Kelsey
6451 Shoo Fly Road, Placerville, CA
Photosims Produced on 5-12-2017

