

Exhibit A



IRON HORSE WA4701

3851 STATE ROUTE 970
CLE ELEM, WA 98922

ZONING DRAWINGS



PROJECT SUMMARY

THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK:

1. PROPOSED CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY.
2. PROPOSED INSTALLATION OF SIX (6) PANEL ANTENNAS W/ RET EQUIPMENT AS REQUIRED, SIX (6) REMOTE RADIO UNITS (RRUS), W/ BUILT-IN A2 MODULES, ON A (N) 150'-0" MONOPOLE. TWO (2) SURGE PROTECTORS MOUNTED WITHIN PDU / RF CABINET, TWO (2) MOUNTED NEAR ANTENNAS AND ONE (1) GPS ANTENNA TO BE MOUNTED ON CABLE BRIDGE.
3. PROPOSED VERIZON WIRELESS OUTDOOR RF EQUIPMENT AND 20 KW GENERATOR TO BE INSTALLED ON A PREFABRICATED SKID PLATFORM WITHIN A 35'-0" X 55'-0" FENCED LEASE AREA.
4. PROPOSED INSTALLATION OF 200A ELECTRICAL AND FIBER SERVICE FOR VERIZON WIRELESS EQUIPMENT.

GOVERNING CODES

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IBC-2015, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

NEC-2014, NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE

INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

UTILITY COMPANIES

POWER: UCR

TELCO/FIBER: TBD

SITE INFORMATION

SITE NAME/NO: IRON HORSE WA4701
SITE ADDRESS: 3851 STATE ROUTE 970
CLE ELEM, WA 98922

LATITUDE: 47° 10' 42.0" N (47.178333° N)
LONGITUDE: 120° 51' 55.7" W (-120.865472° W)
SOURCE: 1A

PARCEL NUMBER: 015135
ZONING CLASSIFICATION: RURAL AND RESOURCE LANDS
JURISDICTION: KITITAS
TOP OF (N) STRUCTURE: 100' AGL

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: II-B

GROUND EQUIPMENT LEASE AREA: 35'-0"-x 55'-0" (1,925 SF)

PROJECT CONTACTS

APPLICANT
HORIZON TOWER
117 TOWN & COUNTRY DRIVE, SUITE A
DANVILLE, CA 94526

PROPERTY OWNER
STEELHEAD STORAGE LLC/WILLIAM HART
9805 NE 116TH ST., KIRKLAND, WA 98034-4245
PH: 206.999.5474 (WILLIAM HART)

APPLICANT
HORIZON TOWER
117 TOWN & COUNTRY DRIVE, SUITE A
DANVILLE, CA 94526

CONSTRUCTION MANAGEMENT
VERIZON
5430 NE 122ND AVENUE
PORTLAND, OR 97230
JOSEPH K AHSING
PH: 503.307.0035

ZONING AND PERMITTING CONSULTANT
CENTERLINE SOLUTIONS
8218 154TH AVE NE, SUITE 120
REDMOND, WA 98052
ANGELA RAYMOND
PH: 509.998.9015

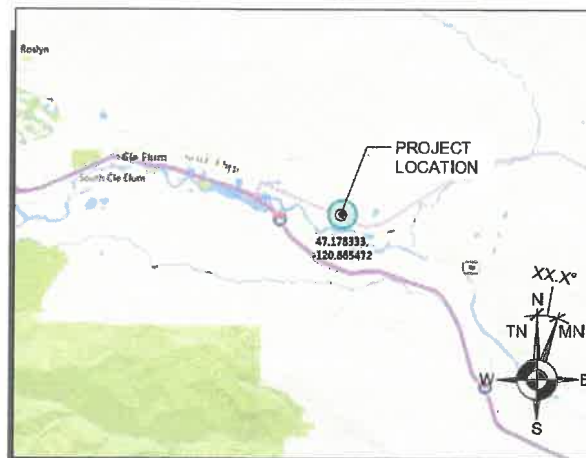
SITE ACQUISITION CONSULTANT
CENTERLINE SOLUTIONS
8218 154TH AVE NE, SUITE 120
REDMOND, WA 98052
TAMI DREW
PH: 425.828.1008

SURVEYOR
AMBIT CONSULTING
245 SAINT HELENS AVE, SUITE 3A
TACOMA, WA 98406
PH: 602.463.0472

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
SV-1	SURVEY
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A3.0	ELEVATIONS

PROJECT VICINITY MAP



DRIVING DIRECTIONS

FROM VERIZON BELLEVUE, WASHINGTON OFFICE:

1. DEPART 158TH SE TOWARD SE EASTGATE WAY (256 FT)
2. TURN RIGHT ONTO SE EASTGATE WAY (0.1 MI)
3. TAKE RAMP LEFT FOR I-90 W
4. MINOR CONGESTION (1.4 MI)
5. AT EXIT 10, TAKE RAMP RIGHT FOR I-405 NORTH TOWARD BELLEVUE / EVERETT (8.8 MI)
6. AT EXIT 20A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR NE 116TH ST (0.3 MI)
7. BEAR LEFT ONTO NE 116TH ST (1.4 MI)
8. ARRIVE AT NE 116TH ST

ESTIMATED DISTANCE: 12.1 MILES
ESTIMATED TIME: 20 MINUTES



Know what's below.
Call before you dig.

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON SERVICES IS STRICTLY PROHIBITED.

GP PROJECT NO.: HOR-17-0001-11

PRELIMINARY

NO.	DATE	D/C	DESCRIPTION
0	11-9-17	LL/CL	90% ZD REVIEW
1	11-14-17	VP/JN	CLIENT COMMENT
2	02-07-18	VP/JN	CLIENT COMMENT
3	02-15-18	JL/RS	CLIENT COMMENT

SUBMITTAL

NO.	DATE	D/C	DESCRIPTION

SITE NAME:
IRON HORSE
WA4701

SITE ADDRESS:
3851 STATE ROUTE 970
CLE ELEM, WA 98922

SHEET TITLE

TITLE
SHEET

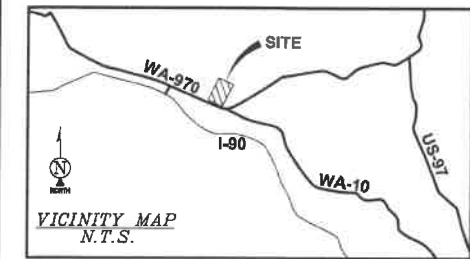
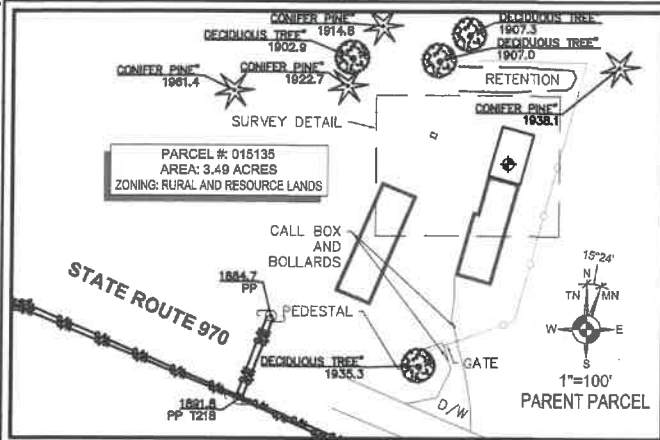
SHEET NO.

T1.0

SIGN OFF OF FINAL ZONING DRAWINGS

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED. ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF THE LEASE TERMS.

CONSULTANT	SIGNATURE	DATE
OWNER		
SITE ACQUISITION		
PERMITTING CONSULTANT		
RF ENGINEER		
CONSTRUCTION MANAGER		
OPS MANAGER		
PROJECT MANAGER		
REGULATORY REV.		
DEV. MANAGER		



POSITION OF GEODETIC COORDINATES
 LATITUDE 47° 10' 42.0" (47.178333) NORTH (NAD83-2011)
 LONGITUDE 120° 51' 55.7" (120.865472) WEST (NAD83-2011)
 GROUND ELEVATION = 1846.0' (NAVD88)

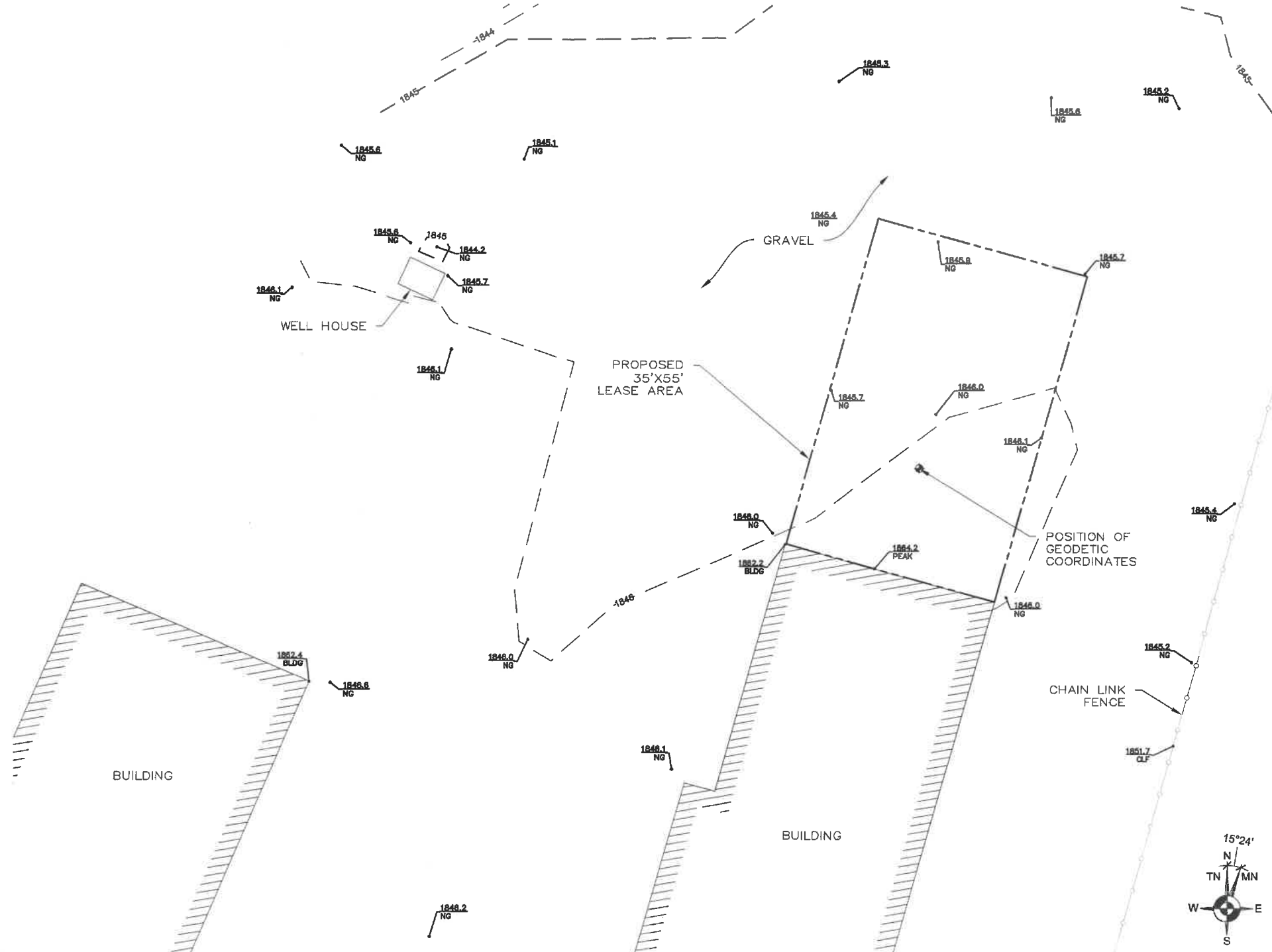
LEASE AREA LEGAL DESCRIPTION
 TBD

PARENT PARCEL LEGAL DESCRIPTION
 TO BE PROVIDED BY TITLE

LEGEND			
BLDG	TOP OF BUILDING		POWER POLE
CLF	CHAIN LINK FENCE		POSITION OF GEODETIC COORDINATES
D/W	ACCESS DRIVEWAY		SPOT ELEVATION
NG	NATURAL GRADE		
	DECIDUOUS TREES		
	CONIFEROUS TREES		
	CHAIN LINK FENCE		
	OVERHEAD LINES		
	SUBJECT PROPERTY LINE		
	ADJACENT PROPERTY LINE		
	LEASE AREA LIMITS		

SURVEYOR'S NOTES

- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN TITLE GUARANTEE, TITLE NO. XXXXXXXX, PREPARED BY XXXXXXXXXXXX TITLE COMPANY OF XXXXXXXX, DATED XXXX XX, XXXX. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 (2011) COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE SOUTH ZONE, DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
- THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE C, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #5300950261B, MAP REVISED MAY 5, 1981.
- PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.
- THE DATE OF SURVEY AND FIELD OBSERVATION USED FOR THIS SURVEY WERE TAKEN 06/16/2017
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A VERIZON WIRELESS LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- ALL BEARINGS AND DISTANCES ARE BASED ON THE WASHINGTON STATE PLANE COORDINATE SOUTH ZONE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99988285



245 SAINT HELENS AVE.
 SUITE 3A
 TACOMA, WASHINGTON 98402
 PH. (253) 572-9181
 www.ambitconsulting.us

ambit consulting

PRELIMINARY

CP PROJECT NO. xxx-xx-xxxx-xx

PRELIMINARY			
NO.	DATE	D/C	DESCRIPTION
0	06-27-17	CK/MF	PRELIMINARY

SUBMITTAL			
NO.	DATE	D/C	DESCRIPTION

SITE NAME:
 IRON HORSE

SITE ADDRESS:
 3851 STATE ROUTE 970
 CLE ELUM, WA 98922
 KITTITAS COUNTY

SHEET TITLE
 SITE SURVEY

SHEET NO.
 SV-1

DRAWING LEGEND

	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	COAX ROUTE		HYBRID CABLE ROUTE
	OVERHEAD TELCO ROUTE		OVERHEAD FIBER ROUTE
	OVERHEAD POWER ROUTE		UNDERGRND. TELCO ROUTE
	UNDERGRND. FIBER ROUTE		UNDERGRND. POWER ROUTE
	FIBER / POWER ROUTE		EXISTING FENCE
	ELEVATION MARKER		DETAIL REFERENCE
	SECTION MARKER		

NOTE:
SITE PLAN DERIVED FROM: SURVEY, EXISTING DRAWINGS, GIS, AERIAL IMAGES AND SITE PHOTOS.



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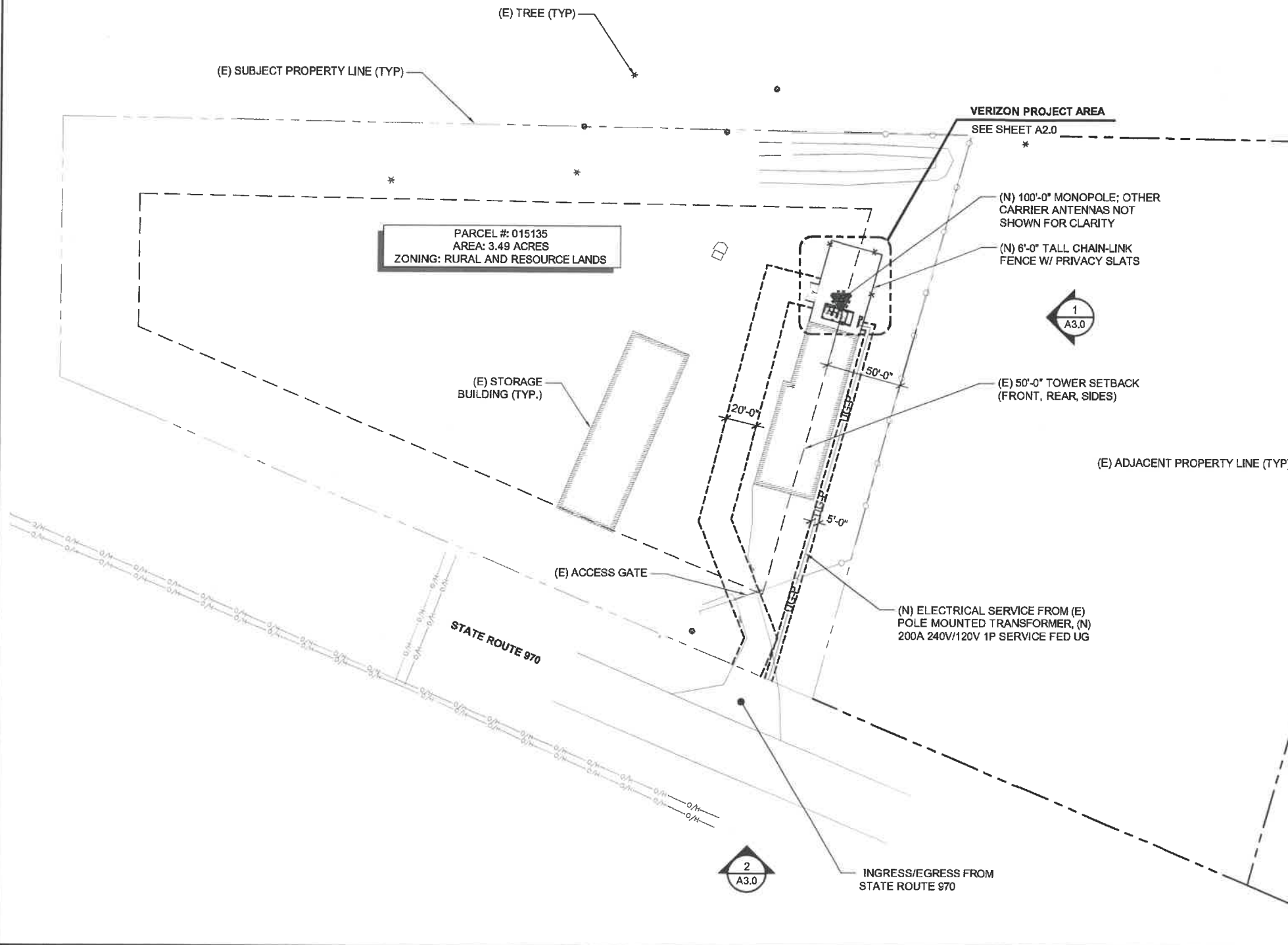
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WA4701**

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CLE ELEM, WA 98922

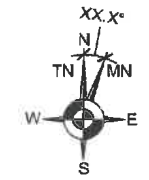
SHEET TITLE
OVERALL SITE PLAN

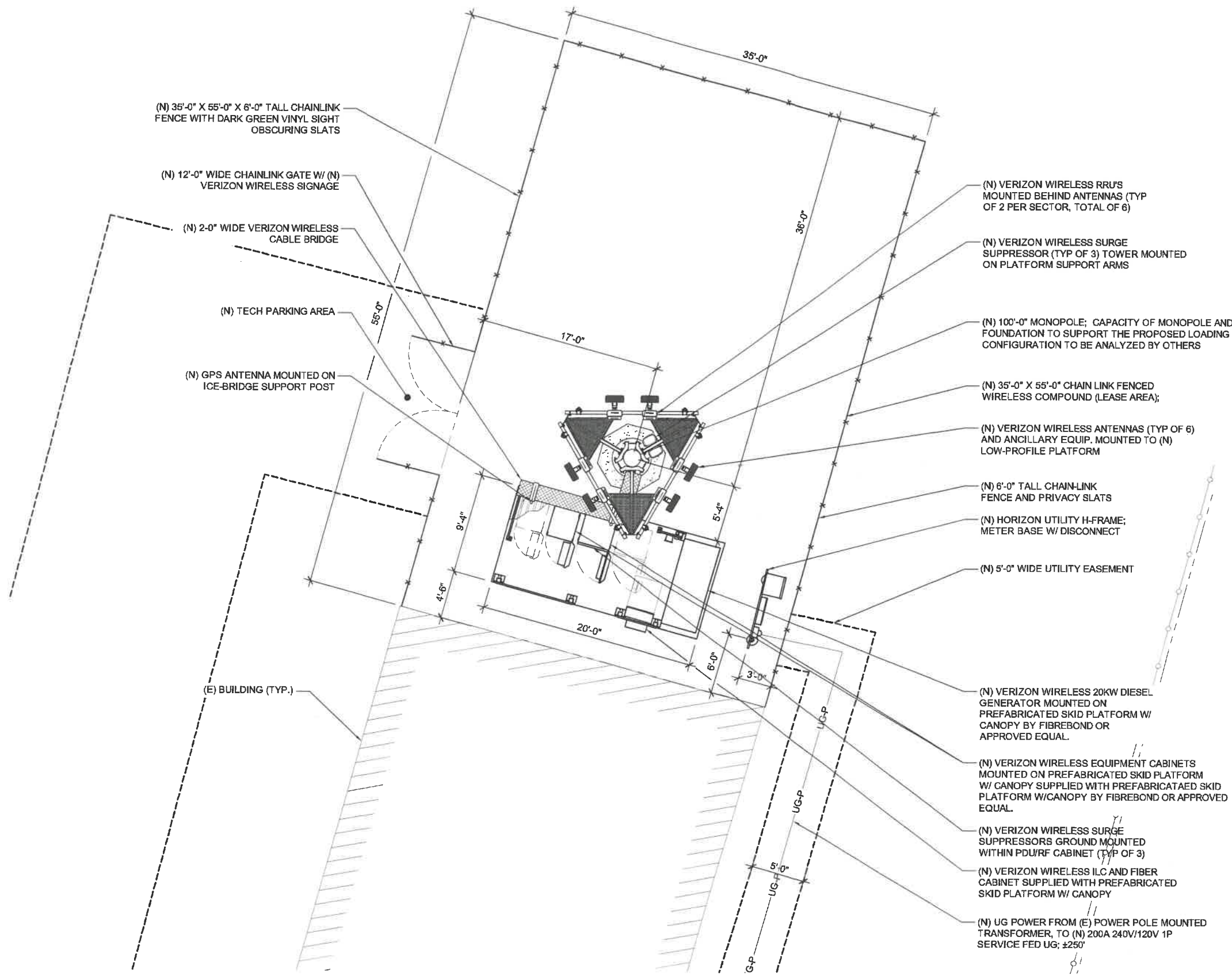
SHEET NO.
A1.0



1 OVERALL SITE PLAN

SCALE: 1" = 80'-0" (11X17)
SCALE: 1" = 40'-0" (22X34)





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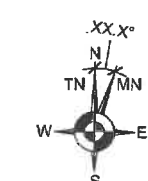
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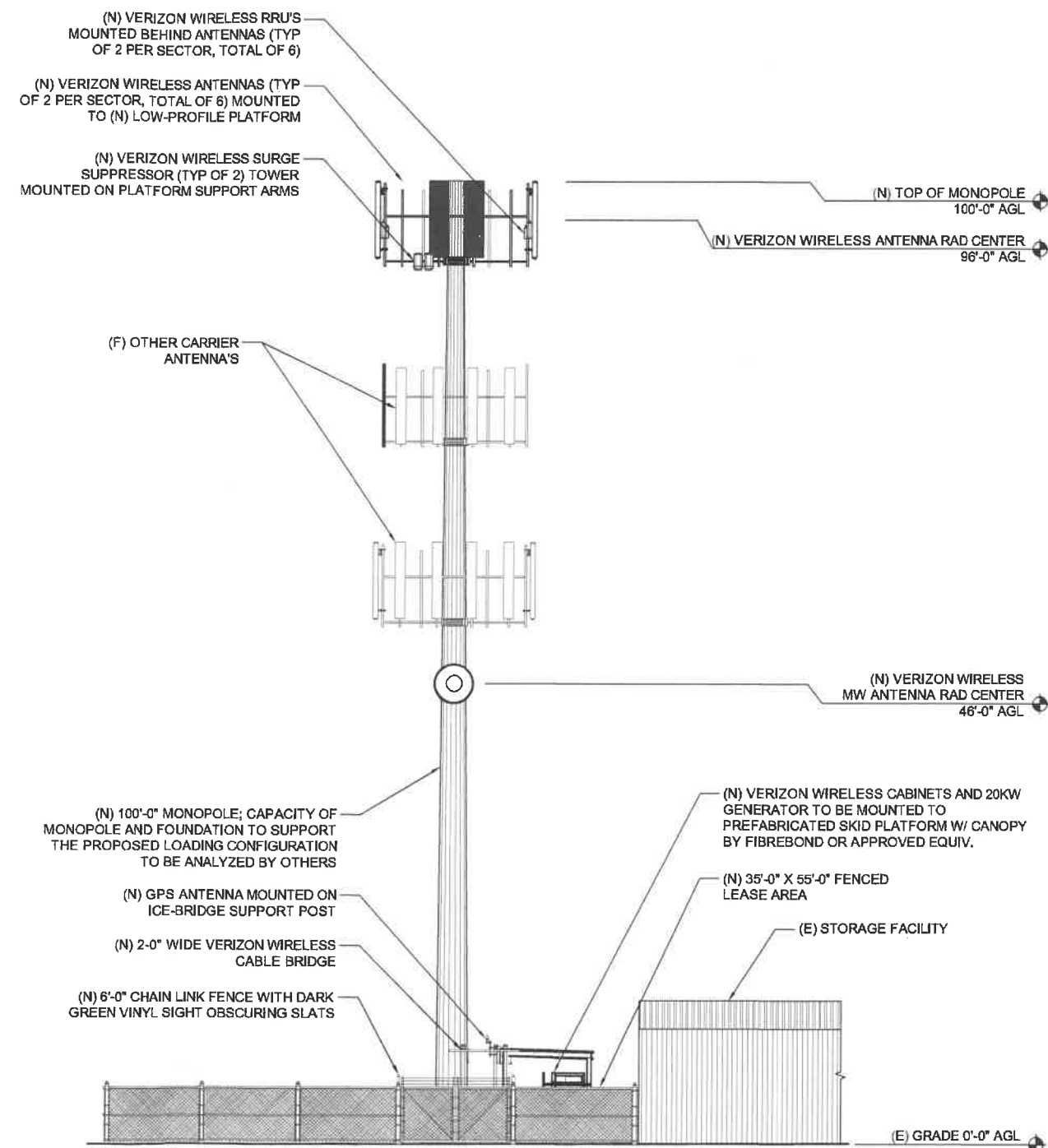
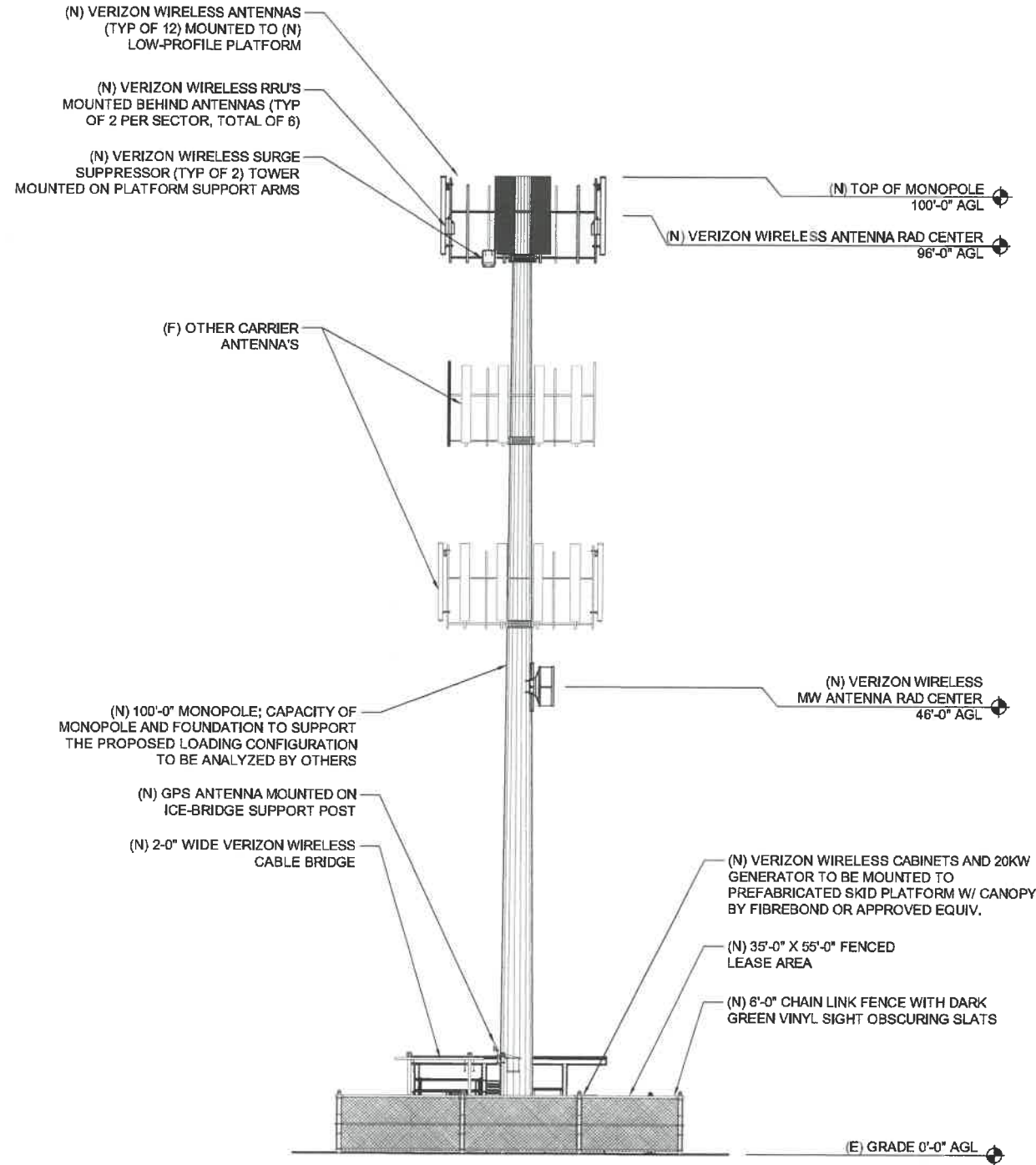
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SHEET TITLE
ENLARGED SITE
PLAN

SHEET NO.
A2.0



NOTE:
PM/GC TO VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.



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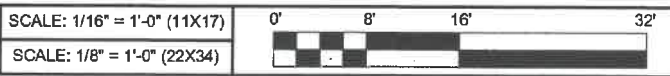
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IRON HORSE WA4701

SITE ADDRESS:
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CLE ELEM, WA 98922

SHEET TITLE
ELEVATIONS

SHEET NO.
A3.0

1 SOUTH ELEVATION



2 EAST ELEVATION

