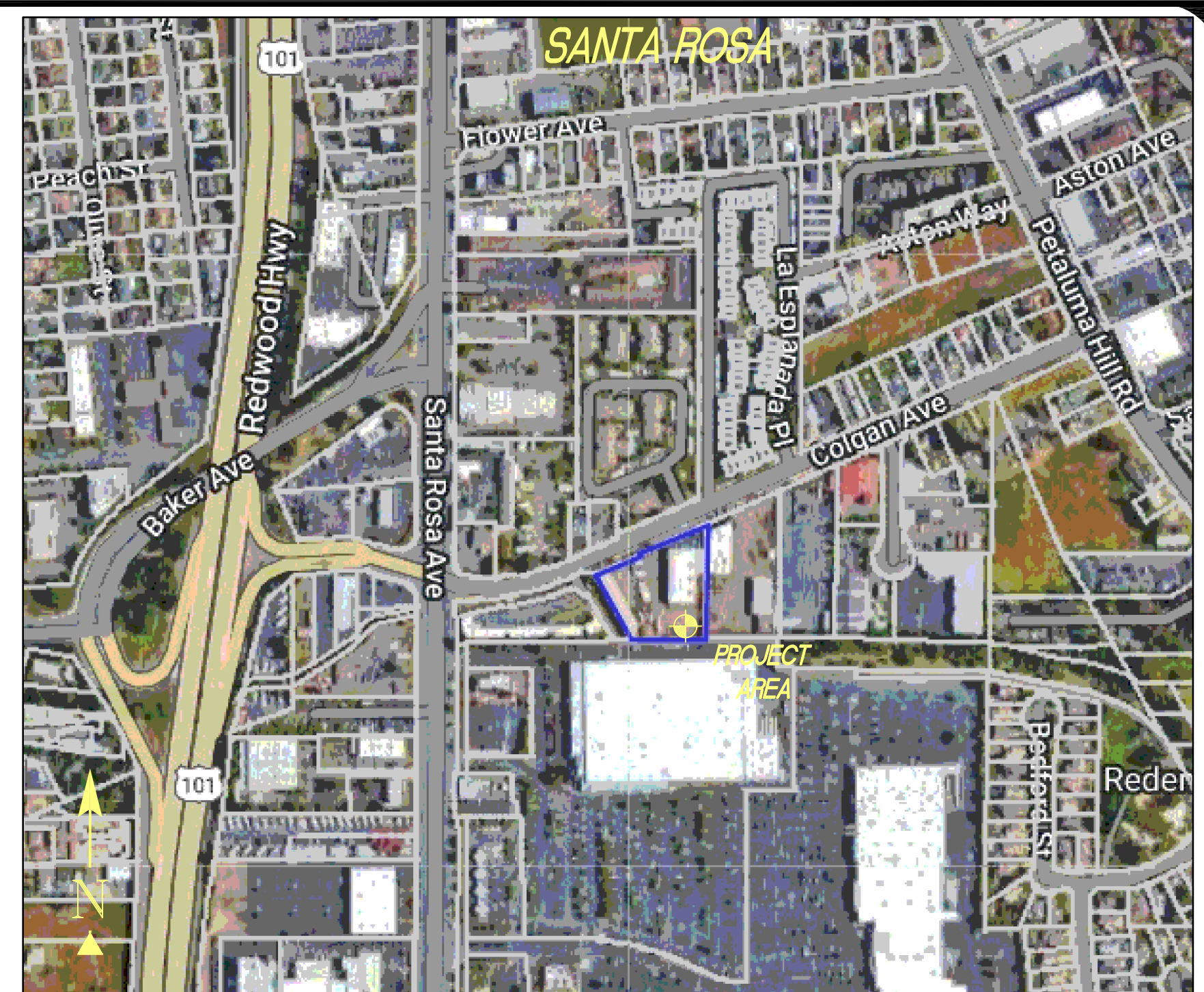
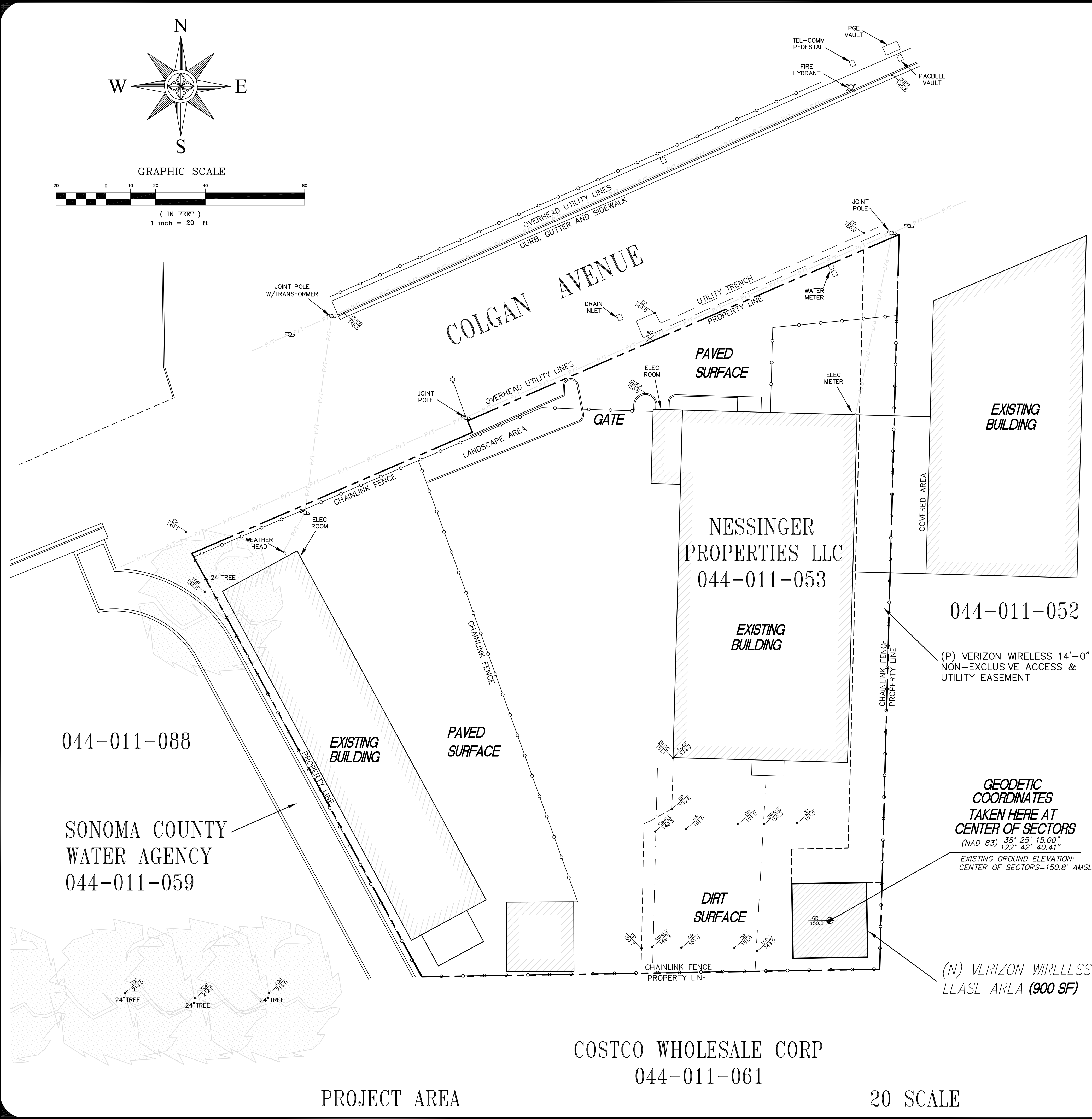




VICINITY MAP

PROPERTY INFORMATION

OWNER: NESSINGER PROPERTIES, LLC
ADDRESS: 6307 SHILO RIDGE ROAD
SANTA ROSA, CA 95403

SITE: YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

ASSESSOR'S PARCEL NUMBER: 044-011-053
EXISTING GROUND ELEVATION: CENTER OF SECTORS=150.8' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. 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.

SURVEY DATE

4/04/2023

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 U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 2, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6973124, DATED: MARCH 23, 2023.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECORDED: FORM PT OF 44-011-46.

FLOOD ELEVATION

THE PROJECT AREA IS IN ZONE AE, AS SHOWN ON FEMA FIRM MAP, SONOMA COUNTY, COMMUNITY PANEL NUMBER: 06097C07373G JULY 19, 2022. BASE FLOOD ELEVATION 150.3' A.M.S.L.

LEGEND

P.O.B.	POINT OF BEGINNING	W	WATER CONTROL VALVE
TFC	TOP FACE OF CURB	W	FIRE HYDRANT
R/W	RIGHT OF WAY	W	GUY CONDUCTOR
EP	EDGE OF PAVEMENT	W	FOUND AS NOTED
D/W	ACCESS DRIVEWAY	W	POWER POLE
P/S	PARKING SPACE	W	LIGHT POLE
SW	SIDEWALK	W	ELECTRICAL TRANSFORMER
PAR	TOP OF PARAPET	W	AIR CONDITIONING UNIT
ROOF	TOP OF ROOF	W	TELEPHONE PEDESTAL
OH	OVERHANG	W	TELEPHONE VAULT
GEODETIC COORDINATES		W	TELEPHONE MANHOLE
SPOT ELEVATION		W	GAS VALVE
DISH ANTENNA		W	GAS METER
		W	PROPERTY LINE

ISSUE STATUS

DATE	DESCRIPTION	REV.
4/04/2023	SITE PLAN	
4/13/2023	AE DESIGN	
5/12/2023	14' WDE EASEMENT	
6/16/2023	PER REDLINES	
8/24/2023	FEMA ZONE ELEV	

HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518

2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

TOPOGRAPHIC SURVEY

EXISTING CONDITIONS

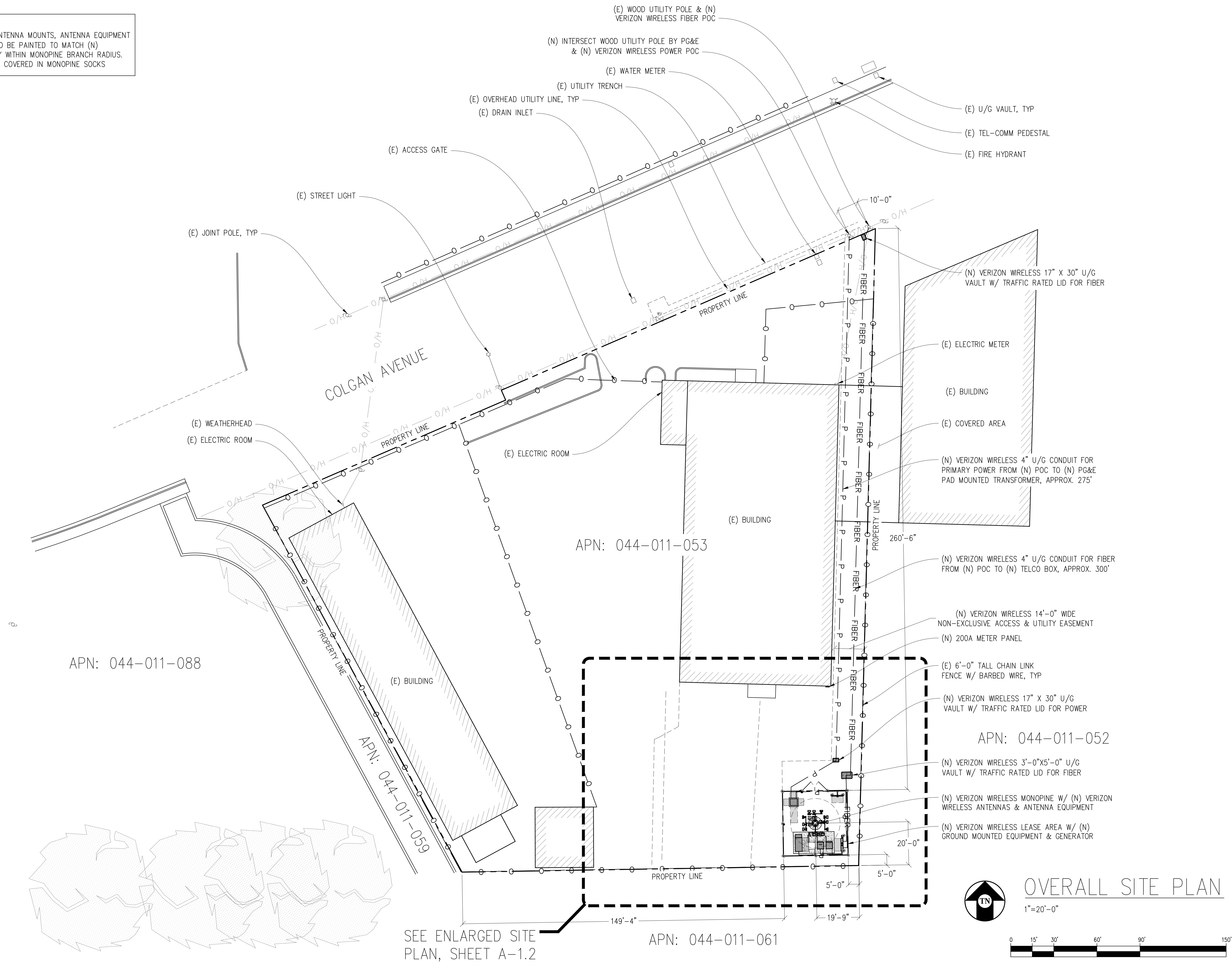
5000169536

YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95407

C-1

SHEET 1 of 1

NOTE:
1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS



Issued For:

YOLANDA
AVE

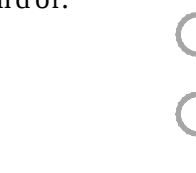
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:



ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID: 16388316

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	07/12/23	CLIENT REV	D.H.
4	07/07/23	CLIENT REV	D.H.
3	06/20/23	CLIENT REV	D.H.
2	05/12/23	CLIENT REV	D.H.
1	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX

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KEVIN R. SORENSEN
S4469

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ENGINEER:



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

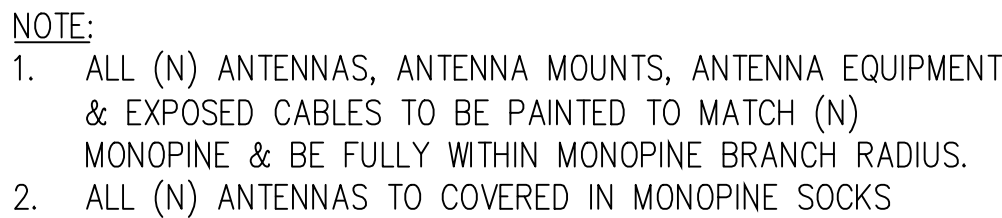
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SHEET TITLE:

OVERALL
SITE PLAN

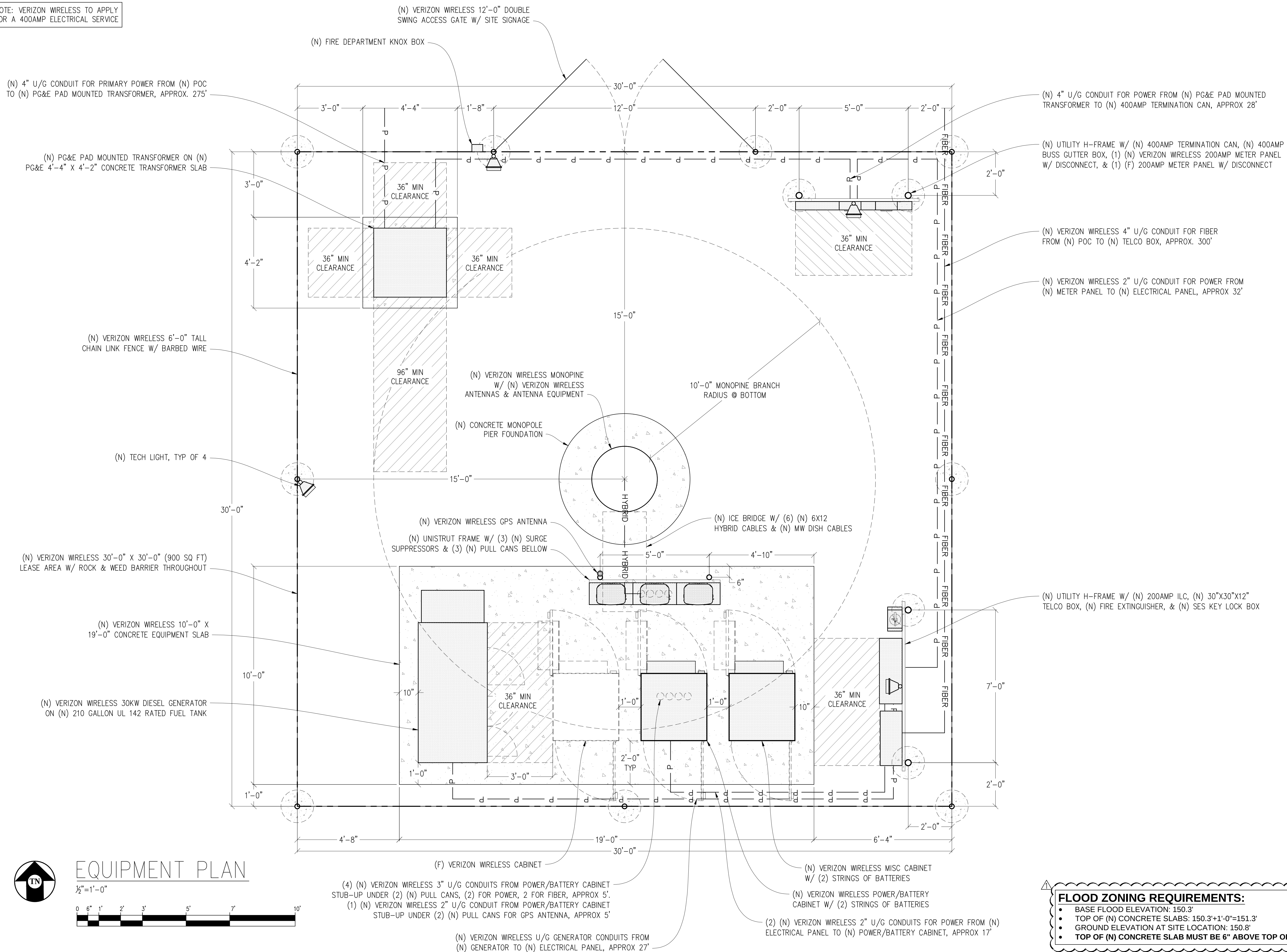
SHEET NUMBER:

A-1.1



A-1.2

NOTE: VERIZON WIRELESS TO APPLY
FOR A 400AMP ELECTRICAL SERVICE



Issued For:

YOLANDA
AVE

244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR



2785 MITCHELL DRIVE, BLDG 5
WALNUT CREEK, CA 94598

Vendor:



ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID:	16388316
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DRAWN BY: SEAD

CHECKED BY: J. GRA

APPROVED BY: _____

ISSUE STATUS

△	08/25/23	PLAN COM	D
5	07/12/23	CLIENT REV	D
4	07/07/23	CLIENT REV	D
3	06/20/23	CLIENT REV	D
2	05/12/23	CLIENT REV	D
1	05/01/23	ZD 100%	A
0	04/13/23	ZD 90%	X
REV	DATE	DESCRIPTION	

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E-Mail: kevin@etreamlineapp.com Fax: 916-660-1941

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SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

YOLANDA
AVE



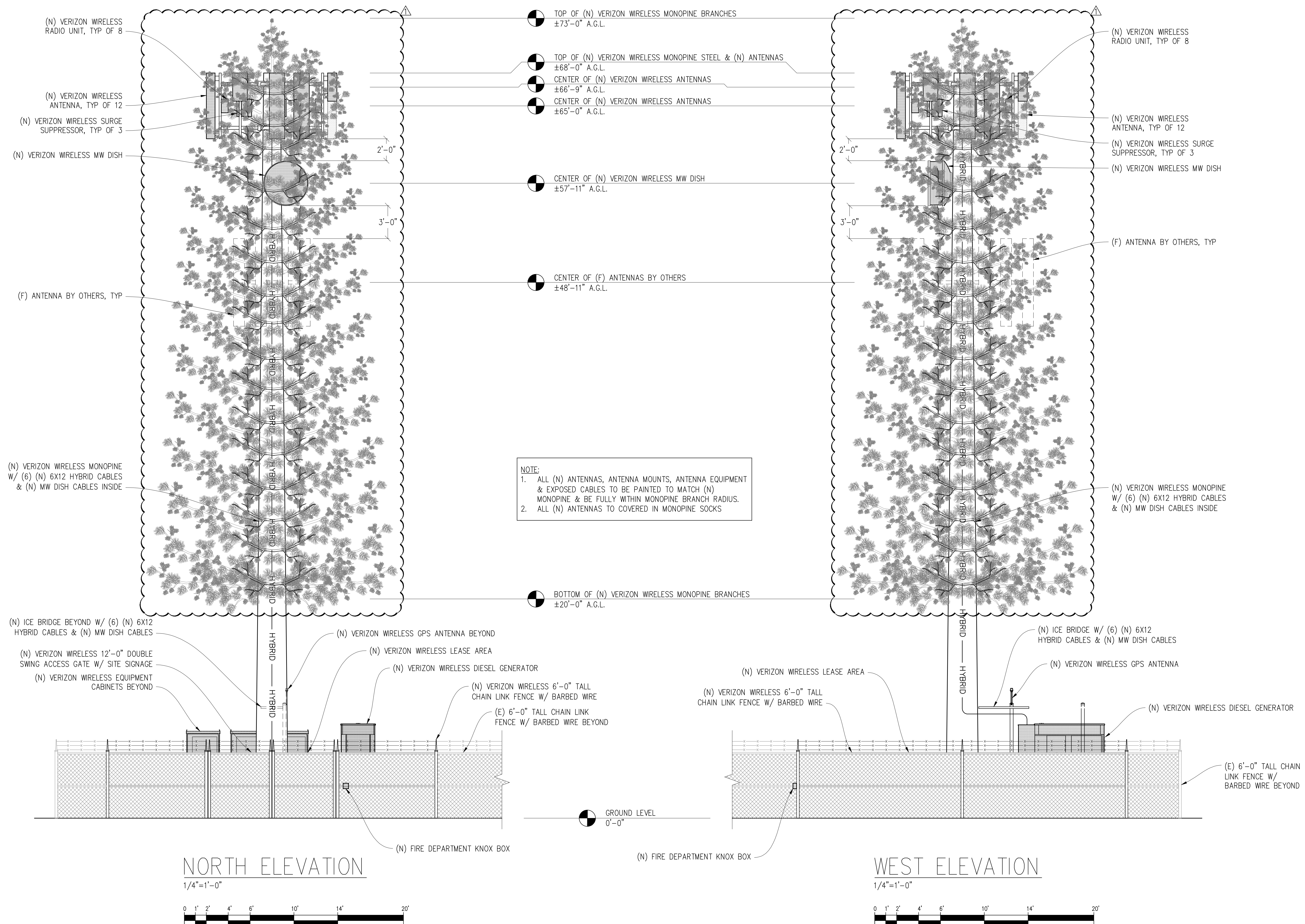
1

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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A-3.1





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PREPARED FOR

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:

ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID:	16388316
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DRAWN BY: SEAD

CHECKED BY:	J. GRAY
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APPROVED BY: -

ISSUE STATUS

	08/25/23	PLAN COM	D.H.
5	07/12/23	CLIENT REV	D.H.
4	07/07/23	CLIENT REV	D.H.
3	06/20/23	CLIENT REV	D.H.
2	05/12/23	CLIENT REV	D.H.
1	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX
REV	DATE	DESCRIPTION	CAD

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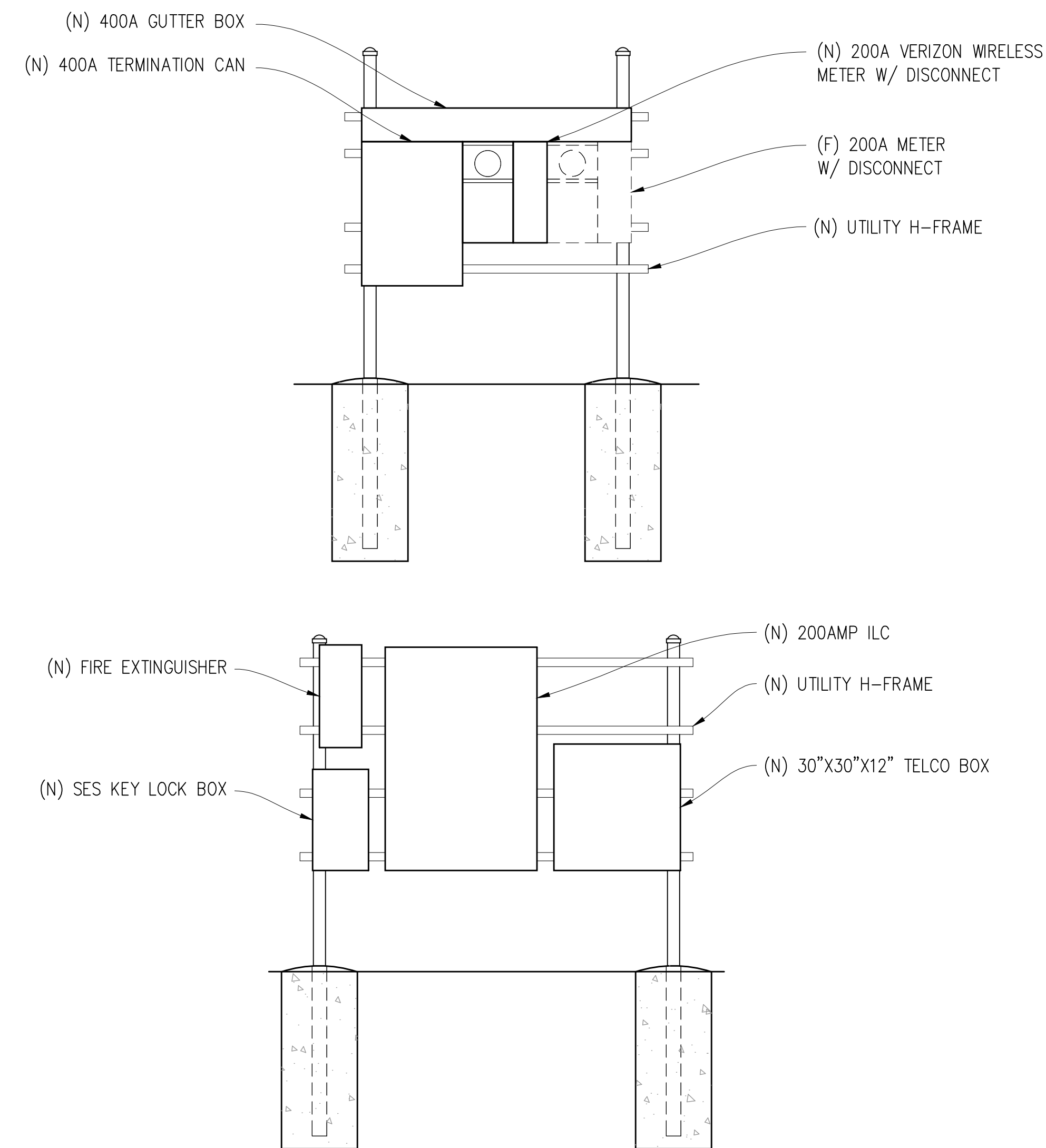
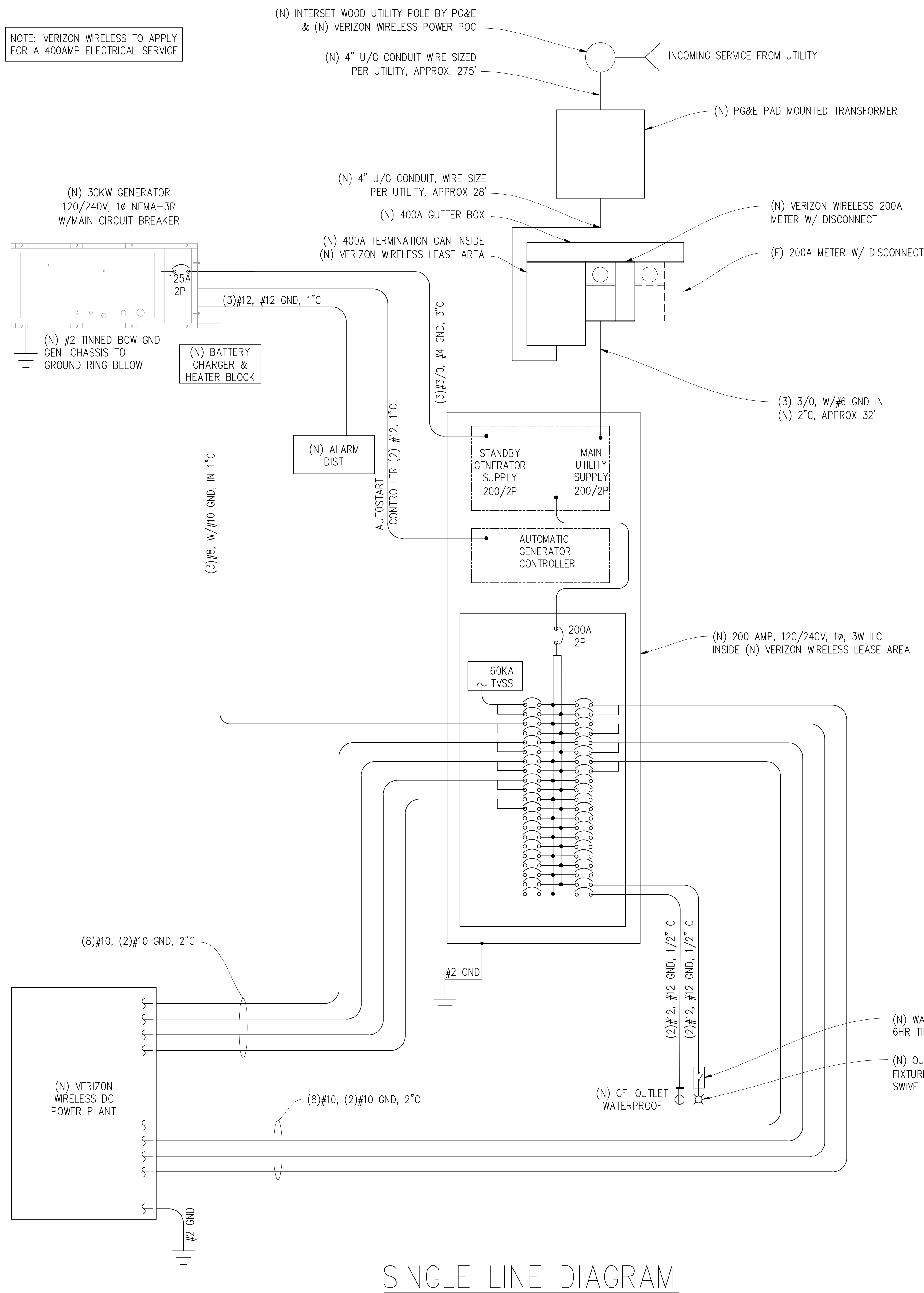
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SHEET TITLE:

SHEET NUMBER:

A-4.1





NAMEPLATE : PANEL A				SC LEVEL : 10,000				VOLTS: 120V/240V, 1ø			
LOCATION : OUTSIDE								BUS AMPS: 200A			
MOUNTING : H-FRAME								MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB		
LOAD VA	LOAD VA							LOAD VA	LOAD VA		
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) CABINET	1320			
	30	" "	" "	3	4	" "	" "		1320		
3840		(N) BATTERY CHARGER & HTR	40/2	5	6	30/2	" "	1320			
	3840	" "	" "	7	8	" "	" "		1320		
1320		(N) CABINET	30/2	9	10	30/2	" "	1320			
	1320	" "	" "	11	12	" "	" "		1320		
1320		" "	30/2	13	14	30/2	" "	1320			
	1320	" "	" "	15	16	" "	" "		1320		
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	1320	" "	" "	23	24	—	" "				
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		" "	—	27	28	—	" "				
		" "	—	29	30	—	" "				
		" "	—	31	32	—	" "				
		" "	—	33	34	—	" "				
		" "	—	35	36	—	" "				
		" "	—	37	38	—	" "				
		" "	—	39	40	20/1	LIGHT		300		
		" "	—	41	42	20/1	GFI RECEPTACLE	180			
9150	9150	PHASE TOTALS					PHASE TOTALS	5460	5580		
TOTAL VA =	29340	TOTAL AMPS =	122								

Issued For:

YOLANDA
AVE

244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:

ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID:	16388316
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DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: -

ISSUE STATUS

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SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1