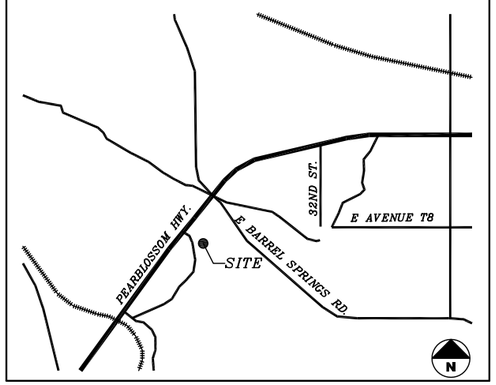
EXHIBIT "A"

Department of Regional Planning

IRONHORSE

OLD NADEAU RD. AND PEARBLOSSOM HWY.
PALMDALE, CA

VICINITY MAP



DRIVING DIRECTIONS

STARTING FROM VERIZON WIRELESS IRVINE OFFICE:

1. START OUT GOING SOUTHWEST ON SAND CANYON AVE TOWARD WATERWORKS WAY.
2. MAKE A U-TURN AT WATERWORKS WAY ONTO SAND CANYON AVE.
3. MERGE ONTO I-5 N VIA THE RAMP ON THE LEFT.
4. MERGE ONTO CA-14 N VIA EXIT 162 TOWARD PALMDALE/LANCASTER.
5. TAKE THE ANGELES FOREST HWY EXIT, EXIT 30, TOWARD PEARBLOSSOM HWY.
6. TAKE THE RAMP TOWARD PEARBLOSSOM HWY/LITTLEROCK/VICTORVILLE.
7. MERGE ONTO SIERRA HWY.
8. STAY STRAIGHT TO GO ONTO PEARBLOSSOM HWY.
9. OLD NADEAU RD & PEARBLOSSOM HWY.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT TEAM

ARCHITECT

FULSANG ARCHITECTURE INC.
3400 VIA OPORTO SUITE 204
NEWPORT BEACH, CA 92663
CONTACT: ERIC FULSANG
PHONE: (949) 838-4139

SURVEYOR

BERT HAZE & ASSOCIATES
3188 AIRWAY AVE #K1
COSTA MESA, CA 92626
CONTACT: BERT HAZE
PHONE: (714) 557-1567

PROJECT REPRESENTATIVE

MMI-TITAN INC.
1750 E. OCEAN BLVD., STE. 906
LONG BEACH, CA 90802
CONTACT: JUSTIN ROBINSON
PHONE: (714) 863-4366

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (1) MONOPOLE, (18) PANEL ANTENNAS, (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS, (1) GENERATOR WITHIN CMU WALL ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE

VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
24 HR EMERGENCY CONTACT
PHONE: (949) 286-7000

PROPERTY OWNER

PROPERTY OWNER:	ALAN VOONG
CONTACT PERSON:	ALAN VOONG
CONTACT NUMBER:	(661) 947-4111
PROPERTY OWNER ADDRESS:	2029 EAST AVENUE Q PALMDALE, CA 93550

PROPERTY INFORMATION

A.P.N.:	3053-023-007
LATITUDE	34° 32' 02.82" N
LONGITUDE	118° 05' 03.55" W
ELEVATION:	2,959 FEET A.M.S.L.
JURISDICTION:	COUNTY OF LOS ANGELES
CURRENT ZONING:	A-1-1
OCCUPANCY TYPE:	S-2(SHELTERS)
TYPE OF CONSTRUCTION:	V-B
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2007 CBC SECTION 1103B EXCEPTION 1

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1.0	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	81'	7/8"
BETA	220°	TBD	81'	7/8"
GAMMA	0°	TBD	81'	7/8"
MW	250°	TBD	71'	
GPS	N/A	TBD		1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

APPROVAL

LANDLORD: _____
PROJECT MANAGER: _____
CONSTRUCTION MANAGER: _____
RF ENGINEER: _____
SITE ACQUISITION: _____
ZONING MANAGER: _____
UTILITY COORDINATOR: _____
NETWORK OPERATIONS: _____

verizon wireless
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NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL
ISSUE DATE: 01/23/2012
PROJECT No. FA081103
DRAWN BY: EA CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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1	02/03/11	SURVEY UPDATE	EA
2	01/23/12	CLIENT COMMENTS	EA

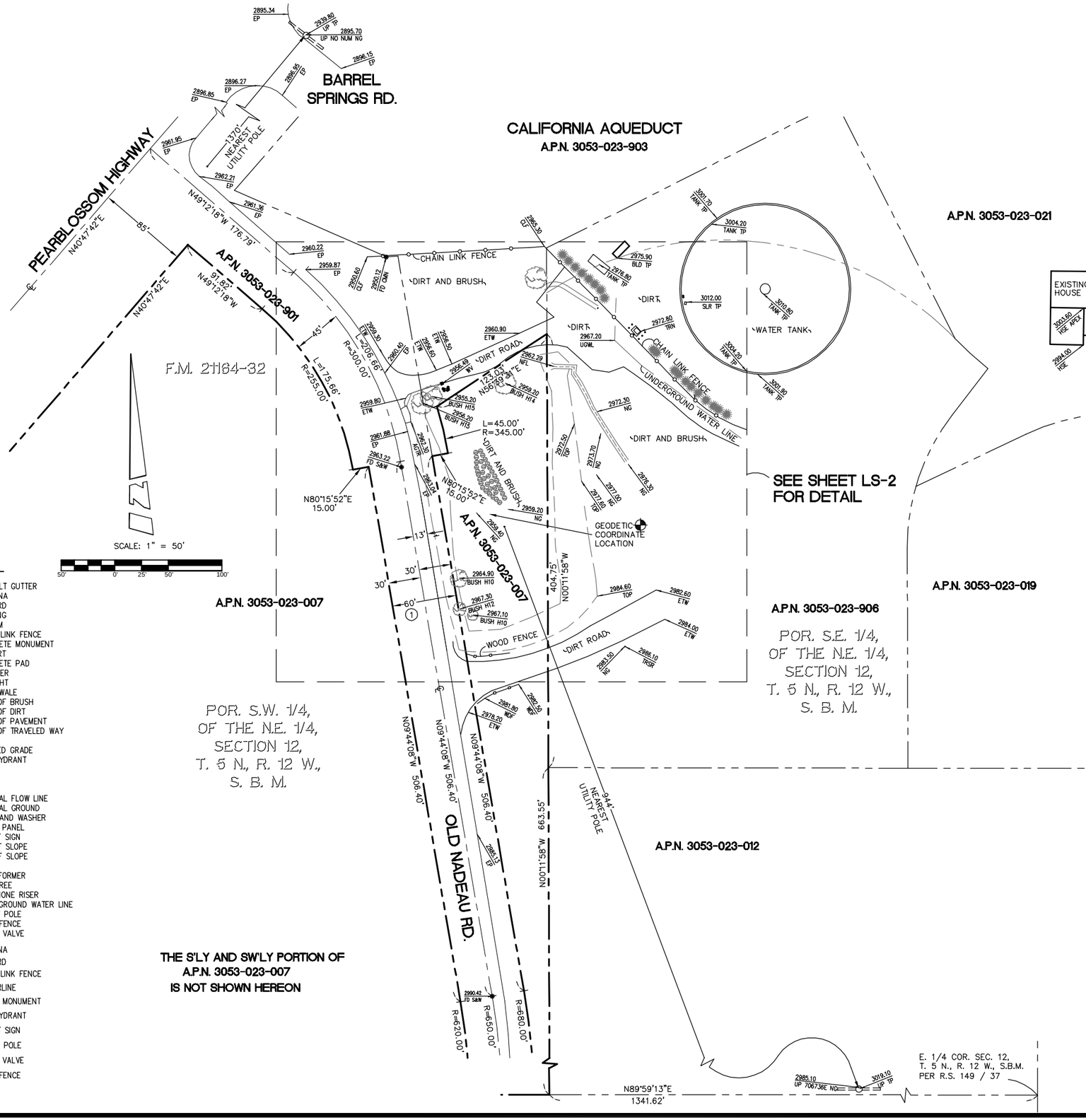
IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



THE S'LY AND SW'LY PORTION OF A.P.N. 3053-023-007 IS NOT SHOWN HEREON

LEGEND:

AGTR	ASPHALT GUTTER
ANT	ANTENNA
BD	BOLLARD
BLD	BUILDING
BTM	BOTTOM
CLF	CHAIN LINK FENCE
CMN	CONCRETE MONUMENT
CUL	CULVERT
CPD	CONCRETE PAD
D	DIAMETER
DL	DAYLIGHT
DSWL	DIRT SWALE
EOB	EDGE OF BRUSH
EOD	EDGE OF DIRT
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
FD	FOUND
FG	FINISHED GRADE
FH	FIRE HYDRANT
H	HEIGHT
HSE	HOUSE
IN	INCH
NFL	NATURAL FLOW LINE
NG	NATURAL GROUND
S&W	SPIKE AND WASHER
SLR	SOLAR PANEL
SS	STREET SIGN
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TP	TOP
TRN	TRANSFORMER
TRPN	PINE TREE
TRSR	TELEPHONE RISER
UGWL	UNDERGROUND WATER LINE
UP	UTILITY POLE
WDF	WOOD FENCE
WV	WATER VALVE
++++	ANTENNA
	BOLLARD
—o—	CHAIN LINK FENCE
℄	CENTERLINE
	FOUND MONUMENT
	FIRE HYDRANT
	STREET SIGN
	UTILITY POLE
WV	WATER VALVE
—□—	WOOD FENCE

COORDINATES:

LATITUDE 34°32'02.82" N
LONGITUDE 118°05'03.55" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF OLD NADEAU RD., BEING NORTH 09°44'08" WEST PER F.M. 21164-32, RECORDS OF LOS ANGELES COUNTY.

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 3053-023-007
FOR CLARITY, THE S'LY AND SW'LY PORTION OF SAID A.P.N. IS NOT SHOWN HEREON

AREA:

18.47± ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 2890"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 2890" AS SHOWN ON THE "PALMDALE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 2,892.5 FEET A.M.S.L. (NAVD88)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 12437766-10, DATED AS OF JANUARY 7, 2011.

(1) AN EASEMENT GRANTED TO CITY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY, RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS. A RESOLUTION OF THE BOARD OF SUPERVISORS ON OCTOBER 26, 1931, A PORTION OF OLD NADEAU ROAD AS CONVEYED TO THE COUNTY OF LOS ANGELES BY THE ABOVE DEED RECORDED IN BOOK 9472, PAGE 171, OFFICIAL RECORDS, WAS VACATED.

2 PROVISIONS, EASEMENTS, ASSESSMENTS AND RECITALS SET FORTH IN A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PALMDALE IRRIGATION DISTRICT CONCERNING INCLUSION OF SAID LAND WITHIN PALMDALE IRRIGATION DISTRICT, RECORDED FEBRUARY 14, 1963 AS INSTRUMENT NO. 5090 IN BOOK M-1200 PAGE 784, OFFICIAL RECORDS. ***(ESMTS. FOR WATER PIPELINES, BLANKET IN NATURE OVER SITE PROPERTY)***

◯ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF PEARBLOSSOM HIGHWAY AS DESCRIBED AS PARCELS NO. 25-1 AND NO. 25-9, IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN CASE NO. 707888, SUPERIOR COURT OF LOS ANGELES COUNTY, AND RECORDED JULY 23, 1959 AS DOCUMENT NO. 3495 IN BOOK D-546 PAGE 621 OF SAID OFFICIAL RECORDS, AND LYING SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY LINE OF THE CALIFORNIA AQUEDUCT AS DEED TO THE STATE OF CALIFORNIA, IN DEEDS RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 136 AND 137 AND IN DEED RECORDED FEBRUARY 19, 1970 AS INSTRUMENT NOS. 1905 AND 1906, ALL OF OFFICIAL RECORDS.

DATE OF SURVEY:

DECEMBER 24, 2010

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

SEE SHEET LS-2 FOR SITE DETAILS

veri zon wireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st FLOOR
IRVINE, CA 92618
PHONE (949) 286-7000

FULSANG ARCHITECTURE
3400 VIA OPORTO, SUITE 204
NEWPORT BEACH, CA 92663
PHONE: (949) 838-4139

SEAL

PROFESSIONAL LAND SURVEYOR
BERT HAZE
No. 7211
Exp. 3-31-12
STATE OF CALIFORNIA

PREPARED BY:
BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 801.068

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	01/04/11	ISSUED FOR REVIEW	JA
2	02/01/11	ADDED TITLE INFO.	JA

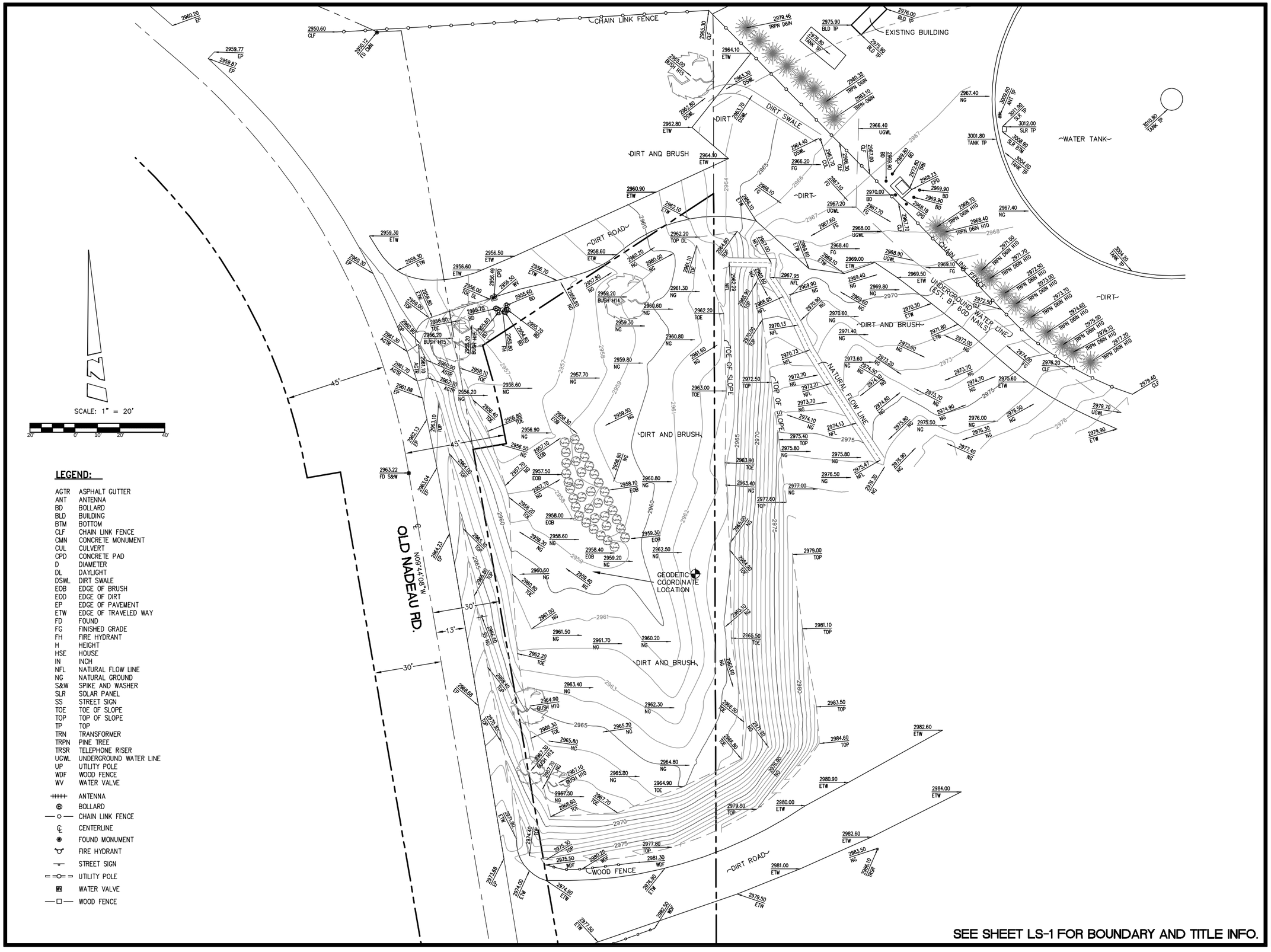
IRONHORSE
OLD NADEAU RD. &
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1



LEGEND:

AGTR	ASPHALT GUTTER
ANT	ANTENNA
BD	BOLLARD
BLD	BUILDING
BTM	BOTTOM
CLF	CHAIN LINK FENCE
CMN	CONCRETE MONUMENT
CUL	CULVERT
CPD	CONCRETE PAD
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UGWL	UNDERGROUND WATER LINE
UP	UTILITY POLE
WDF	WOOD FENCE
WV	WATER VALVE

- ANTENNA
- BOLLARD
- CHAIN LINK FENCE
- CENTERLINE
- FOUND MONUMENT
- FIRE HYDRANT
- STREET SIGN
- UTILITY POLE
- WATER VALVE
- WOOD FENCE

SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

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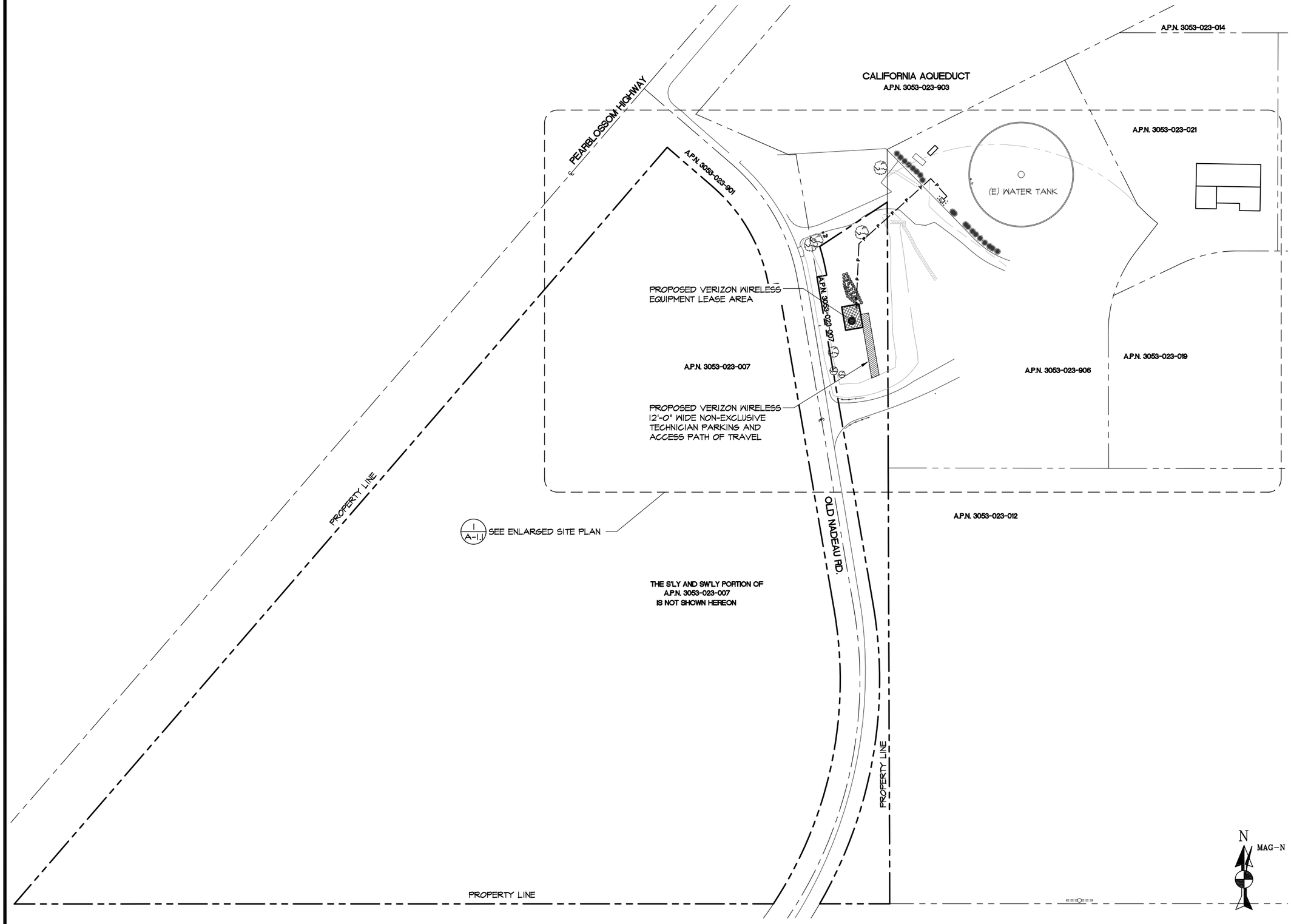
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-2



OVERALL SITE PLAN

SCALE @ 11x17: 1" = 140'-0"
SCALE @ 24x36: 1" = 70'-0"
0' 35' 70' 140'

1

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IRONHORSE
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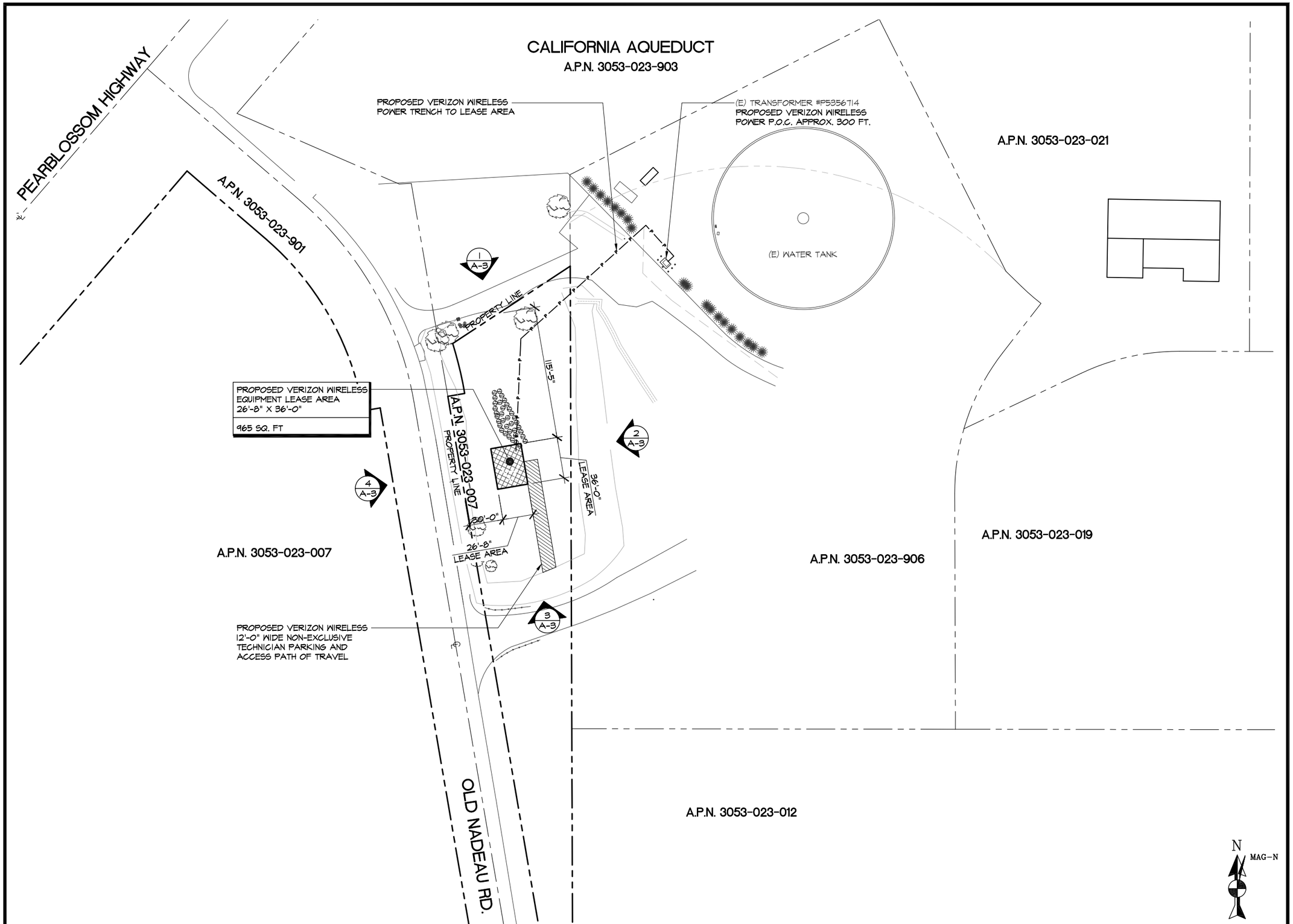
PALMDALE, CA

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1.0



ENLARGED SITE PLAN

SCALE @ 11x17: 1" = 80'-0"
SCALE @ 24x36: 1" = 40'-0"
0' 20' 40' 80'

1

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IRONHORSE
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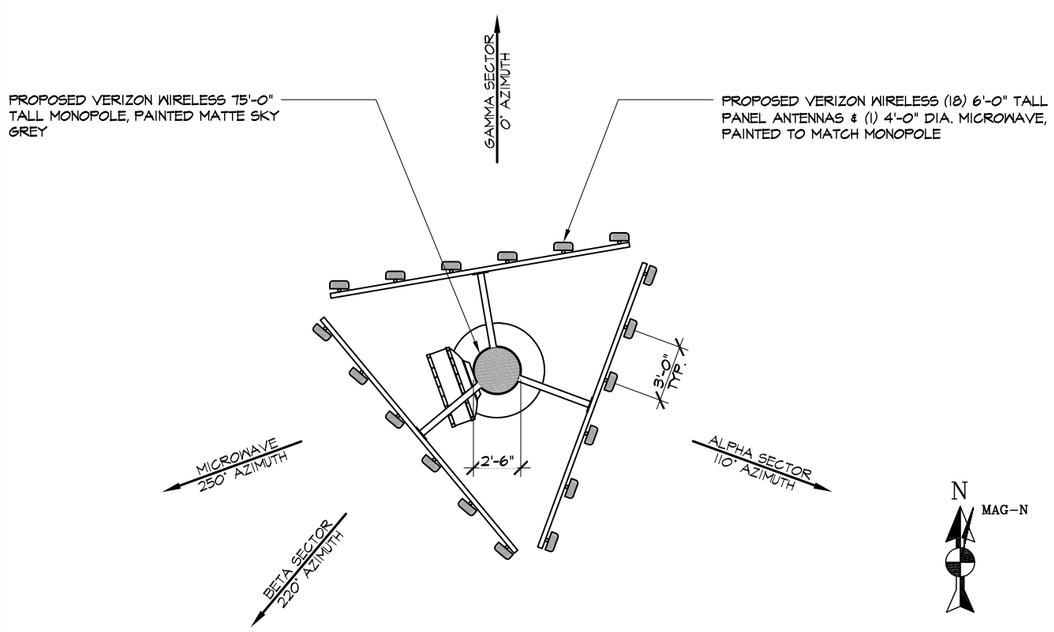
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE
ENLARGED SITE PLAN

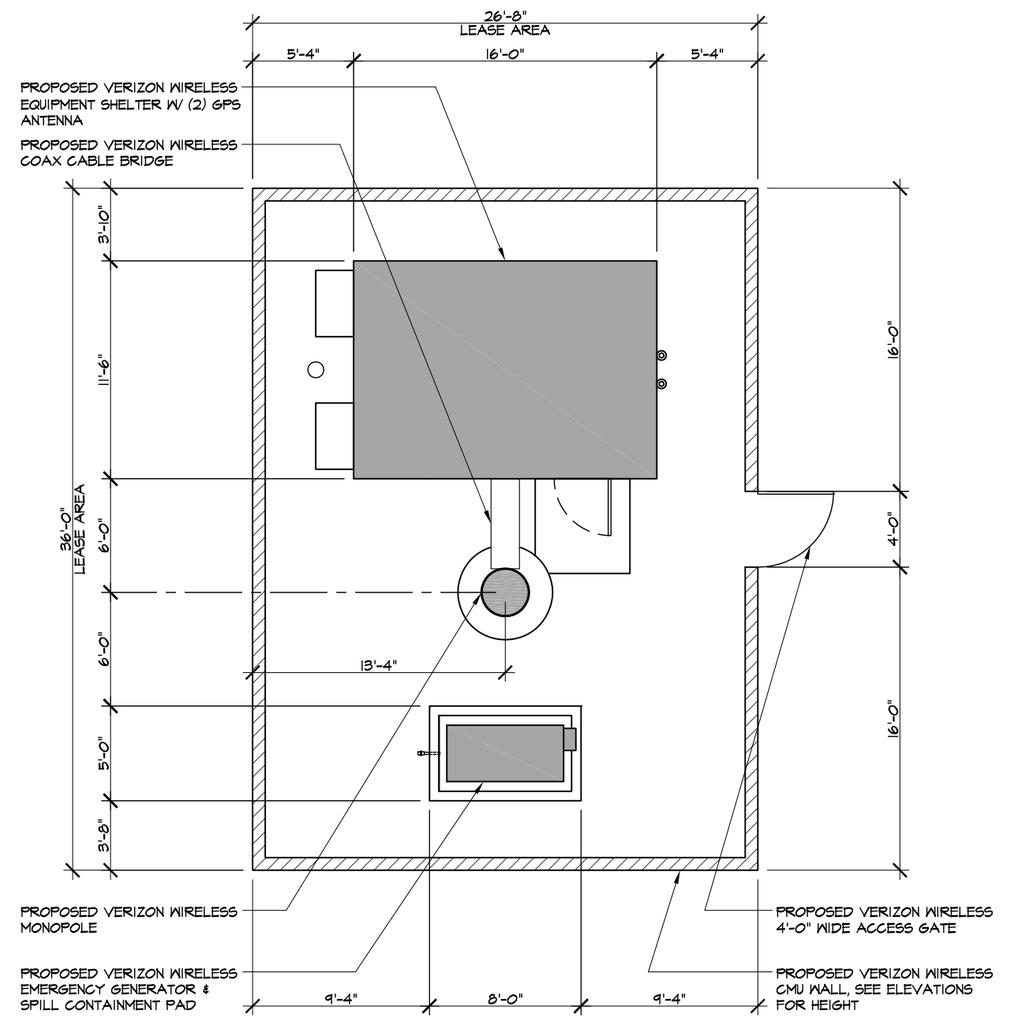
SHEET NUMBER
A-1.1



ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'

2



EQUIPMENT LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'

1

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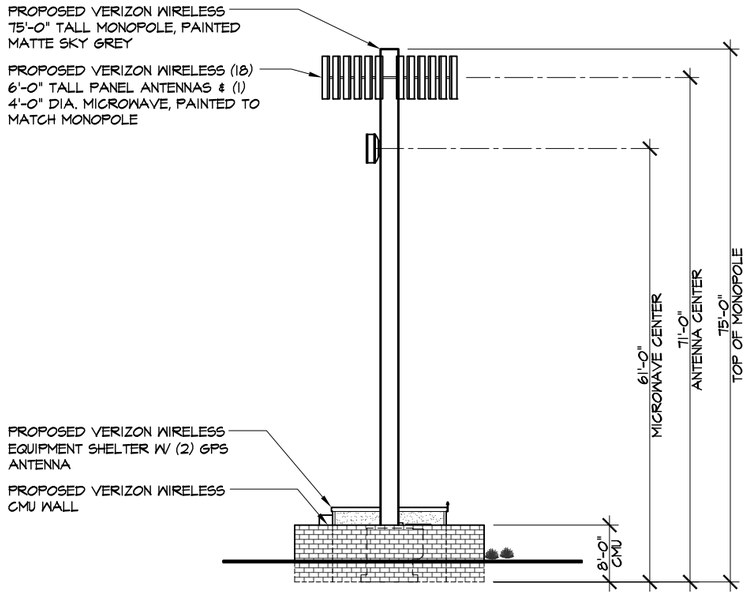
SHEET TITLE

EQUIPMENT LAYOUT & ANTENNA LAYOUT

SHEET NUMBER

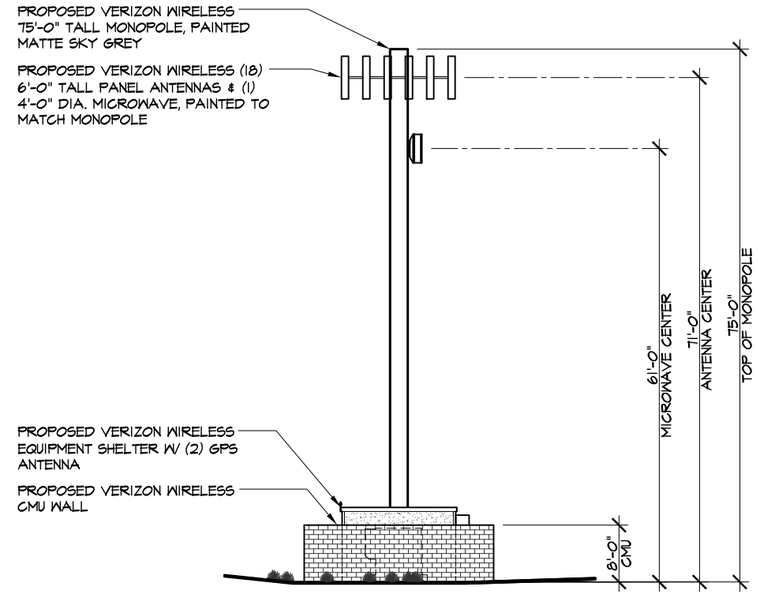
A-2



SOUTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"
0' 6' 12' 18' 24'

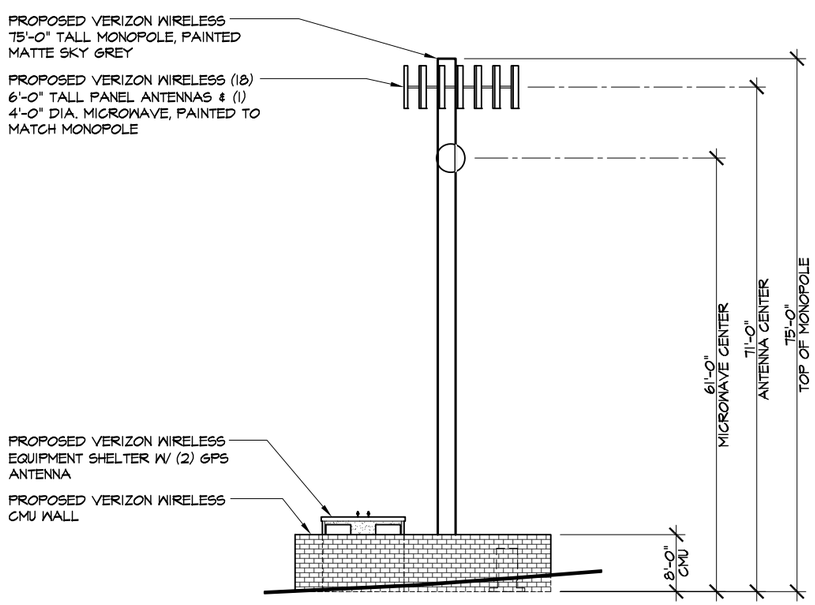
3



NORTH ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"
0' 6' 12' 18' 24'

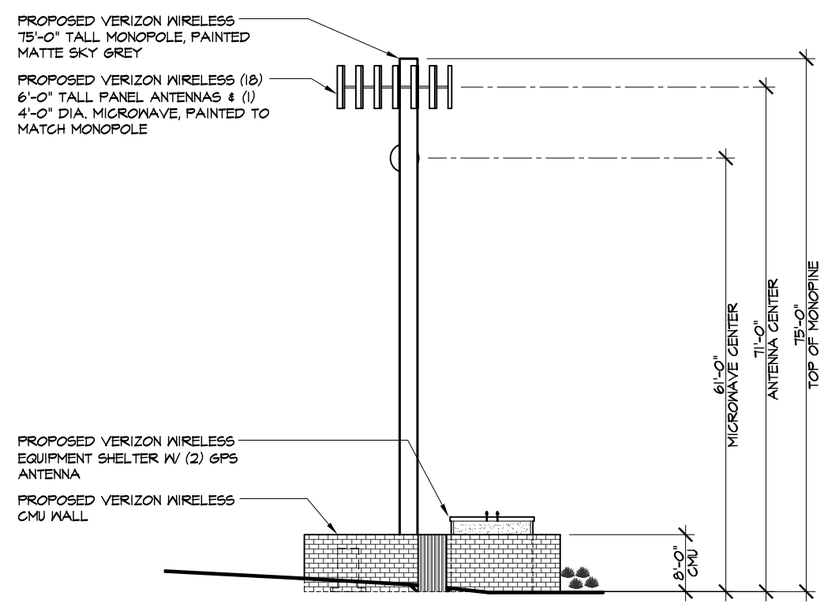
1



WEST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"
0' 6' 12' 18' 24'

4



EAST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"
0' 6' 12' 18' 24'

2

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IRONHORSE
OLD NADEAU RD. AND
PEARBLOSSOM HWY.
PALMDALE, CA

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3