ANTENNA SITE LEASE
ALLYNX ATT VOLCANO

THIS ANTENNA SITE LEASE (this **"Lease"**) is dated for reference purposes only this 12th day of November, 2026, by and between the Town of Prescott Valley, a municipal corporation of Arizona (**"Lessor"**), and Allynx Corporation, an Arizona corporation **("Tenant"**).

WITNESSETH THAT:

A. Lessor owns certain real property located at 8475 E Laredo Drive, Prescott Valley, Arizona 86315, as more particularly described in **Exhibit A** (**"Property"**); and

B. Tenant desires to obtain a lease over a portion of the Property (the **"Premises"**), described in Exhibit A and generally shown on the site plan attached hereto as **Exhibit B** (**"Site"**) for the purpose of subleasing (**"Sublease"**) the Site to New Cingular Wireless PCS, LLC, a Delaware limited liability company ("**Sublessee**") for the purpose particularly described in Paragraph 3 below ("**Facility")**.

NOW, THEREFORE, the parties hereto, having exchanged good, valuable and satisfactory consideration, agree as follows:

1. **Lease**. Lessor hereby leases to Tenant for the Term (as defined in Paragraph 2 below) the Site for the use described in Paragraph 3 below. This Lease includes the right to use the areas immediately adjoining the Site for the purpose of access and installing any necessary utilities for Lessor's use of the Site. In the event that Lessor and Tenant have not agreed on the precise location of the Site as of the date hereof, Lessor and Tenant agree that the precise location (including the access and utilities rights-of-way and easements) shall be located by a survey prepared by a surveyor, at Tenant's expense, and such survey shall then be attached hereto as a new Exhibit C and shall control in the event of any discrepancy with Exhibit B.

2. **Terms and Commencement.** The initial term of this Lease shall be sixty (60) months ("**Initial Term**") commencing upon the Commencement Date (as defined herein). The Initial Term shall commence on the earlier of the first day of the month after Sublessee commences construction of any portion of the Antenna Facilities, or (ii) on the first day of the month following the date that is eighteenth (18) months following the Effective Date), whichever occurs first ("**Commencement Date**"). In the event the date of commencing construction of the Antenna Facilities is determinative and such date falls between the 1st and 15th of the month, the Initial Term shall commence on the 1st of that month and if such date falls between the 16th and 31st of the month, then the Initial Term shall commence on the 1st day of the following month. Sublessee shall acknowledge in writing the Commencement Date in the event the Commencement Date is based upon the date Sublessee commences installation of the Antenna Facilities on the Premises. In the event the Commencement Date is the fixed date set forth above, there shall be no written acknowledgement required. The Term of this Sublease shall automatically renew for six (6) additional five (5) year terms (each a **"Renewal Term"**) unless Sublessee notifies Sublessor, in writing, of Sublessee's intention not to renew this Sublease, at least six (6) months prior to the expiration of the Initial Term or the current Renewal Term.

Each Renewal Term shall be on the same terms and conditions as set forth herein, except that Rent in each Renewal Term shall be one hundred fifteen percent (115%) of the Rent payable with respect to the immediately preceding five (5) year term. The Initial Term and each Renewal Term shall be collectively referred to as the "**Term**." If Sublessee shall remain in possession of the Premises at the expiration or earlier termination of this Lease, such possession shall be deemed a month-to-month tenancy ("**Holdover Tenancy**") on the same terms and conditions of this Lease. Either Party may terminate the Holdover Tenancy by giving thirty (30) days prior written notice to the other, in which case the Holdover Tenancy shall thereupon terminate on the last day of the month following the month in which the notice is given. Rent for each month of the Holdover Tenancy shall be one hundred twenty-five percent (125%) of Rent payable in the last month of the Term.

3. **Use**. The Premises are located adjacent to land subleased to Verizon Wireless (VAW) LLC ("**Verizon**") on which exists a tower structure ("**Tower**"). It is intended Sublessee will use the Premises in connection with the Tower. The Premises may be used by Sublessee for its construction, maintenance, repair and operation of a communications facility, the transmission and reception of communication signals and for construction, maintenance, repair or replacement of communications fixtures and related equipment, cables, accessories and improvements, which may include antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively "**Antenna Facilities**"). Nothing contained in this Lease or the Sublease shall restrict or prevent the Town from the full performance of all of its duties as a governmental entity. So long as Sublessee has obtained all applicable Governmental Approvals (as defined below) and is in compliance with same (including but not limited to the ordinances of the Town), Sublessee shall have the right, at its sole cost and expense, without the prior consent of the Town or Sublessor, to replace, repair, upgrade or otherwise modify the Antenna Facilities or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto. It is understood and agreed that Sublessee's ability to use the Premises is contingent upon its obtaining, after the Effective Date, all of the certificates, permits and other approvals that may be required by any Federal, State, County or Town authorities (collectively the **"Governmental Approvals"**), as well as satisfactory soil boring tests which will permit Sublessee's use of the Premises as set forth above. Lessor shall take no action which would adversely affect the status of the Premises with respect to the proposed use thereof by Sublessee. In the event that: (i) any application for Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to Sublessee is canceled, expires, lapses, or is otherwise withdrawn or terminated by a governmental authority; (iii) Sublessee determines that such Governmental Approvals may not be obtained in a timely manner; (iv) Sublessee determines that any soil boring tests are unsatisfactory; (v) Sublessee determines that the Premises is no longer technically compatible for its use; (vi) Sublessee, in its sole discretion, determines that it will be unable to use the Premises for its intended purposes; or (vii) Sublessee loses the ability to utilize the Tower, then Lessee shall have the right to terminate this Lease.

4. **Access.** Lessor shall grant Tenant and the Sublessee under the Sublease the non-exclusive right (the "**Access and Utilities Rights of Way**") for ingress and egress, in accordance with Section 7 below (and as described in Exhibit A), over or along a right-of-way

extending from the nearest public right-of-way to the Premises, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Site and through the Premises and Lessor's appurtenant Property to enable Tenant to construct, install, operate, maintain, repair, replace and remove any or all of the Facility or Equipment and the right for the installation and maintenance of utility wires, poles and cables, conduits and pipes over, under or along a separate five foot (5') wide right of way (the "**Utilities Rights of Way**").

5. **No Lien.** The Facility and Equipment, including, without limitation, the antennae, antenna arrays, communications equipment and support equipment located on the Site, shall at all times be the sole property of Subtenant. Tenant and Subtenant shall keep the Property and the Site free from mechanics' liens arising out of construction and Tenant and Subtenant shall comply with all applicable building codes, regulations and ordinances required for use of the Site.

6. **Rent.**

a. Tenant shall pay to Lessor, on the 10th day of every calendar month during the Term, rent as follows: (a) during the Initial Term, during the first 60 months of the Term, One Thousand One Hundred Sixty-Two and No Hundreds Dollars ($1,162.00) per month. During each Additional Term thereafter, rent shall be in the amount charged, per month, during the most recent Term increased by fifteen percent (15%). If Tenant shall sublease any portion of the Site to more than one subtenant or licensee, the rent for the applicable month shall be increased by fifty percent (50%) for each subtenant after the first subtenant.

b. The Sublease provides Sublessee shall, within sixty (60) days following execution of the Sublease, pay the sum of Fifteen Thousand Dollars ($15,000) ("Initial Payment") to Tenant to be paid by Tenant to Landlord. Promptly upon receipt of the Initial Payment, Tenant shall pay the Initial Payment to Landlord.

7. **Indemnity and Insurance.** Tenant shall, and each subtenant shall, indemnify and hold Lessor harmless from any claim, demand or cause of action which may arise from Tenant's/subtenant's negligent act or omission or willful misconduct in the construction, use, operation or maintenance of the Facility and Equipment, and their use of the Site, except for any occurrence attributable, in whole or in part, to Lessor and/or its assigns, other Tenants, their agents, employees, customers, invitees or contractors.

Tenant shall (directly or through its subtenants), throughout the Term, carry adequate insurance to protect the parties hereto against any and all claims, demands, actions, judgments, costs, expenses and liabilities which may arise out of or result, directly or indirectly, from Tenant's use of the Site, except to the extent such liability shall arise out of or result from the negligence of Lessor and/or its assigns, other Tenants, agents, employees, customers, invitees or contractors. Such insurance policy shall be a combined single limit policy in an amount of not

less than $2,000,000 per occurrence and may be in the form of general coverage or floating policies covering this and other Sites.

8. **Lessor's Non-Interference.** Except for radio frequency transmitter equipment or barriers or physical conditions which exist as of the date first-above written, Lessor agrees for itself and Lessor's successors and assigns not to construct or permit or otherwise allow to be constructed on the Property, any barrier or physical condition that would impede or interfere with the Permitted Use of the Site under this Lease. In addition, Lessor shall not cause or permit any interference with the construction, installation, maintenance or operation of the Facility, or any interference with the proper and optimum placement and operation of all Equipment and apparatus on the Site. In the event any such interference shall occur, Lessor shall, at no cost or expense to Tenant, immediately take or cause to be taken all such actions as are necessary to correct and eliminate such interference.

9. **Quiet Enjoyment.** Lessor warrants and agrees that Tenant, upon paying the rent and performing the covenants herein provided, shall peaceably and quietly have and enjoy the Site. If Lessor, at any time during the Term of this Lease, sells, transfers or otherwise conveys all or any part of the Site to any transferee other than Tenant, such transfer shall be under and subject to this Lease and all of Tenant's rights hereunder.

10. **Utilities and Taxes.** Tenant shall pay all utility service charges to the extent required for its use of the Site. Lessor and Tenant shall reasonably cooperate to provide for a separate metering of such utilities. Any expense associated with providing for such separate metering shall be borne solely by Tenant. Lessor shall pay for all real property taxes and assessments against the Site, except that Tenant shall pay to Lessor any increase in such taxes or assessments based solely on the assessed value of any improvements constructed by Tenant on the Site for operation of the Facility. Tenant shall pay all personal property taxes assessed against the Facility and Equipment.

11. **Removal of Property.** Tenant shall, within thirty (30) days following the expiration or earlier termination of the Term, remove the Facility and Equipment and restore the Site to its condition at the commencement of the, reasonable wear and tear and damage by casualty excepted.

12. **Subleasing.** Lessor acknowledges and agrees that Tenant will sublease all or any portion of the Site, Facility or Equipment to one or more wireless service providers licensed by the Federal Communications Commission for a Permitted Use consistent with this Lease. Lessor's sole compensation shall be the increase in rent set forth in this Lease. As used in this Lease, the term Tenant shall include all sublessees. All subleases shall contain a provision substantially stating the Sublease is under and is subordinate to the Antenna Site Lease for the Site between Sublessor and The Town of Prescott Valley as Lessor. Sublessee agrees to execute such reasonable subordination Leases and estoppel certificates as Lessor may require from time to time. Lessor, for its part, agrees to enter into a reasonable non-disturbance Lease with any sublessees.

13. **Title Matters.** Lessor represents and warrants to Tenant that it has full authority to enter into this Lease and that Lessor has fee title to the Property or a leasehold interest in the Property and the Site is not and shall not be subject to any leases, documents, liens, encumbrances or restrictions, nor are there any violations of law, ordinances or regulations, of which Lessor is aware, which might prevent or negatively impact upon Tenant's proposed use and occupancy of the Site.

14. **Maintenance and Repairs.** The Sublease shall require Sublesse, during the Term, at Sublessee's sole cost and expense, maintain in good condition and repair those improvements made to the Site.

15. **Assignment.** Tenant may not assign this Lease and the Sublease shall require the Sublessee may not assign the Sublease, without the prior consent of Lessor Tenant nor Subleasee, except that, without the consent of Lessor, assign this Lease: (a) to any corporation or entity which is owned by or closely affiliated or to any subsidiary or parent; (b) to a corporation or other entity with which it may merge or consolidate; (c) to a purchaser of all or substantially all of the outstanding ownership of its units or assets; (d) to any transferee of its Federal Communications Commission for Personal Communications Services; or (e) in connection with any Secured Financing as more particularly provided in Paragraph 18 below.

16. **Eminent Domain.** If during the Term the whole or any part of the Site is taken by eminent domain or condemnation or sold under threat of exercise of said power (all of which are herein called **"Condemnation"**), Tenant may terminate this Lease upon written notice to Lessor within thirty (30) days after Tenant receives written notice of such Condemnation from Lessor. Further, regardless of whether this Lease is terminated as provided in this Paragraph, Tenant shall, in the event of a Condemnation, be entitled to receive just compensation from the condemning authority or transferee for loss of all or any portion of the Site, this Lease and/or Facility, Use or Equipment, including, without limitation, the value of any personal property and trade fixtures taken, the cost of relocating the Facility or any portion thereof and any loss of business.

17. **Default.** Tenant shall be in default if it fails to pay Rent within ten (10) days after written notice from Lessor. Either party shall be in default upon their failure to observe or perform any of their respective obligations for thirty (30) days after receipt of written notice (or any such lesser period as may be expressly provided in this Lease) unless the default is of such nature that it cannot be cured within thirty (30) days and the party in default commences a cure within thirty (30) days or such lesser time as expressly provided and works diligently to cure. In the event of such default, the non-defaulting party may thereafter pursue any and all remedies available at law or in equity, including without limitation, the right, but not the obligation, to cure such default and submit a written statement of costs incurred for curing the default to the defaulting party. The defaulting party shall have thirty (30) days following receipt of such a written statement to reimburse the non-defaulting party for costs incurred.

18. **Mutual Agreements.** Lessor and Tenant agree that: (a) time is of the essence of each and every provision of this Lease; (b) except as otherwise expressly provided in this Lease, whenever the consent or approval of either party hereto is required, that party shall not

unreasonably withhold or delay such consent or approval; (c) this Lease shall be construed and enforced in accordance with the laws of the State of Arizona; (d) each and all of the rights and obligations of the parties under this Lease shall be binding upon and shall inure to the benefit of the parities hereto and their respective heirs, successors and assigns; (e) the invalidity of any portion of this shall not affect the remainder of this Lease; (f) in the event that any action shall be instituted by either of the parties hereto or by any Secured Party as described herein below for the enforcement of any rights or remedies in or under this Lease, the prevailing party shall be entitled to recover from the other party all costs incurred by said prevailing party in such action, including, but not limited to, reasonable attorneys' fees; and (g) in the event that any Exhibits referred to in this Lease have not been prepared as of the date hereof, they may be attached after the execution of this Lease.

19. **Additional Agreements.** From and after the date of this Lease, each of the parties hereto shall promptly execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, all such instruments or documents, and shall take all actions pursuant to the provisions of this Lease, as may reasonably be requested by any party hereto to carry out the intent or purpose of the provisions of this Lease. This Lease shall include, but not be limited to, Lessor's execution of Leases or grants of easements to any public authority or public utility; subordinations, which include non-disturbance clauses; joining in applications for government permits or approvals which are necessary or appropriate for the Permitted Use of the Site and operation of the Facility and Equipment as provided in this Lease. This Lease shall be construed according to the fair meaning of the language; may be signed in counterparts; and facsimile signatures shall be sufficient unless originals are required by third parties.

20. **Security Interest and Assignment.** Lessor agrees that, at all times during the Term, Tenant shall have the absolute and unconditional right from time to time to grant to any person or entity (a **"Secured Party"**) a security interest in some or all of the Facility or Equipment and/or any of Tenant's furniture, fixtures, equipment and/or other property and/or to assign or pledge this Lease to any person or entity for purposes of financing the Facility or Equipment or for the operation of its business (**"Secured Financing"**). Lessor hereby waives any and all rights or interest which Lessor may have or acquire to or in the Facility, Equipment and/or any of Tenant's furniture, fixtures, equipment and/or other property (**"Personal Property"**) utilized or to be utilized in connection therewith and hereby agrees that same will not constitute realty regardless of the law of fixtures and/or the manner in which same are affixed to or placed on the Site or otherwise. Accordingly, Lessor shall not grant, create or purport to grant or create any security interest whatsoever in the Facility and/or Tenant's Personal Property utilized or to be utilized in connection therewith. Upon the expiration or earlier termination of this Lease, Lessor will give to any Secured Party, of which it has received notice, the right, within sixty (60) days after such event, to enter upon the Site for the purpose of removing any property in which it holds a security interest. Lessor hereby expressly agrees to promptly execute, acknowledge and deliver to Tenant, from time to time, upon request by Tenant, all such instruments and documents as are reasonably requested by Tenant, in order to carry out the intent and purpose of this Paragraph.

21. **Notices.** Any notice or demand shall be in writing, be deemed given if personally delivered, mailed certified mail, return receipt, or sent by overnight courier to the address and to

the attention of the parties' respective designees as stated below. Any change in address or change in the identity of the person to whose attention notices or demands are to be directed shall be communicated as herein provided.

Tenant:	Allynx Corporation Attn: Richard Q. Nye 7025 N 47th St. Paradise Valley, AZ 85253 Phone: (602) 757-1113 Email: nye@allynxcorp.com	Lessor:	Town of Prescott Valley Attn: Town Manager 7501 E Skoog Blvd Prescott Valley, AZ 86314 Phone: (520) 759-3100 Fax: (520) 759-3125

22. **Termination.** The Parties agree the purpose of this Lease is to facilitate the Sublease and default or termination of the Sublease shall cause the co-terminus termination of this Lease or suspension of payment of Rent under this Lease to the extent of Sublessor's default under the Sublease.

23. **Entire Agreement.** This Lease along with all exhibits and attachments or other documents attached hereto or named herein constitutes the entire and exclusive agreement between Lessor and Tenant relative to the Site. All prior or contemporaneous oral agreements, understandings and discussions relative to the leasing of the Site are merged in or revoked by this Lease. This Lease and such exhibits, attachments and other documents may be altered, amended or revoked only by instrument in writing signed by Lessor and Tenant. Each writing, diagram or plat referred to in this Lease as being attached to this Lease as an exhibit or otherwise designated in this Lease as an exhibit to this Lease, is made a part of this Lease.

24. **Hazardous Substances.** With prior written notice to Lessor, the Tenant shall have the right, but not the duty, to enter upon the Property and conduct, at Tenant's sole cost and expense and for its sole benefit, a Phase I environmental assessment to determine the presence of hazardous substances within, on, or under the Property. "Hazardous substance" shall mean any material, chemical or waste identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessor represents, to its best knowledge (without having conducted any independent investigation), that there are not pre-existing conditions involving hazardous substances on or within the Site, and Lessor and Tenant each warrant to the other that they will not generate, store or dispose of any hazardous substance within, on, or under the Property, except in accordance with all local, state and federal regulations governing the proper use, storage and disposal of such substances. Each shall indemnify and defend the other from any losses, claims, damages, penalties and liabilities arising from any breach of this provision, without regard to whether Tenant has exercised its right to conduct an environmental assessment of the Property. This obligation to indemnify and defend shall survive the expiration or earlier termination of this Lease.

25. **Authority to Execute.** Lessor and Tenant represent and warrant that each person executing this Lease on behalf of Lessor or Tenant is duly authorized to execute and deliver this Lease on behalf of such party.

26. **Exhibits**. Certain attachments may be appended to this Lease and denominated Exhibits. Such attachments, if any, shall constitute a part of the Lease.

27. **Conflict-of-Interest.** This Lease may be canceled without penalty pursuant to ARS §38-511 in the event of a conflict-of-interest as described therein by any person significantly involved in negotiating this Lease on behalf of the Lessor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, each party hereto has executed this Antenna Site Lease, as of the day and year first written above.

LESSOR: Town of Prescott Valley, a municipal corporation of Arizona

By: _____
Kell Palguta, Mayor

Attest: _____
Fatima Fernandez, Town Clerk

Approved as to form: _____
Ivan Legler, Town Attorney

TENANT: Allynx Corporation, an Arizona corporation

By: _____
Richard Q. Nye., President

EXHIBIT A

Legal Description of the Property

APN: 103-33-29
A PORTION OF LOT 6461, PRESCOTT VALLEY UNIT SIXTEEN, ACCORDING TO BOOK 14 OF MAPS, PAGE 44, YAVAPAI COUNTY RECORDS, AND BEING SITUATED WITHIN SECTION 1, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF SAID SECTION 1 FROM WHICH A FOUND G.L.O. BRASS CAP AT THE NORTHEAST CORNER BEARS SOUTH 89 38' 10" EAST, 5280.15 FEET;

THENCE SOUTH 89° 38' 10" EAST, ALONG THE NORTH LINE OF SECTION 1, 2064.51 FEET;

THENCE SOUTH 17° 12' 33" EAST, ALONG THE CENTERLINE OF SHERRIL DRIVE, 688.10 FEET;

THENCE NORTH 87° 01' 06" EAST, ALONG THE CENTERLINE OF LAREDO DRIVE, 210.00 FEET;

THENCE SOUTH 02° 58' 54" EAST, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6461;

THENCE NORTH 87° 01' 06" EAST, ALONG THE NORTH LINE OF LOT 6461, 68.80 FEET;

THENCE SOUTH 01° 32' 01" EAST, 71.16 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" EAST, 10.29 FEET;

THENCE SOUTH 00° 00' 00" EAST, 15.00 FEET;

THENCE NORTH 90° 00' 00" WEST, 20.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 15.00 FEET;

THENCE NORTH 90° 00' 00" EAST, 9.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 300 SQUARE FEET.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 6461, PRESCOTT VALLEY UNIT SIXTEEN, ACCORDING TO BOOK 14 OF MAPS, PAGE 44, YAVAPAI COUNTY RECORDS, AND BEING SITUATED WITHIN SECTION 1, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF SAID SECTION 1 FROM WHICH A FOUND G.L.O. BRASS CAP AT THE NORTHEAST CORNER BEARS SOUTH 89 38' 10" EAST, 5280.15 FEET;

THENCE SOUTH 89° 38' 10" EAST, ALONG THE NORTH LINE OF SECTION 1,

2064.51 FEET; THENCE SOUTH 17° 12' 33" EAST, ALONG THE CENTERLINE OF

SHERRIL DRIVE, 688.10 FEET; THENCE NORTH 87° 01' 06" EAST, ALONG THE

CENTERLINE OF LAREDO DRIVE, 210.00 FEET; THENCE SOUTH 02° 58' 54"

EAST, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6461;

THENCE NORTH 87° 01' 06" EAST, ALONG THE NORTH LINE OF LOT 6461, 68.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01° 32' 01" EAST, 71.16 FEET TO THE POINT OF

TERMINUS. CONTAINS 854 SQUARE FEET.

EXHIBIT B

Docusign Envelope ID: AE7FA864-0230-0CA3-0281-14FA830CA58E

LESSOR'S LEGAL DESCRIPTION

LOT 6461, PRESCOTT VALLEY UNIT SIXTEEN, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA IN BOOK 14 OF MAPS, PAGE 44.

EXCEPTING THEREFROM ALL THE GAS, OIL, MINERALS AND PETROLEUM AS RESERVED IN VARIOUS INSTRUMENTS OF RECORD.

NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AS DEFINED BY THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS AND IS NOT INTENDED TO VERIFY OWNERSHIP. ALL MEASUREMENTS SHOWN HEREON ARE RECORD, CALCULATED OR MEASURED.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

BASIS OF BEARING

THE NORTH LINE OF LOT 6465 THROUGH LOT 6478 AS MEASURED BETWEEN FOUND MONUMENTS BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

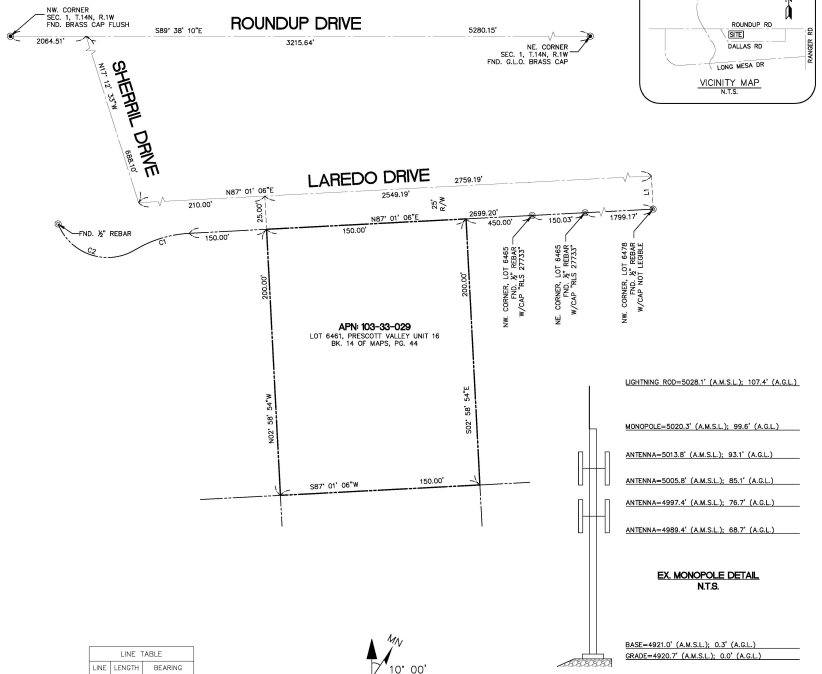
BEARING=N87° 01' 05"E

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 04/16/2025.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04025C1714H, DATED AUGUST 24, 2021. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	S2° 58' 54"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.87'	87.50'	28°04'18"
C2	69.43'	40.00'	99°27'04"



BOUNDARY DETAIL
SCALE: 1" = 30'

EX. MONOPOLE DETAIL
N.T.S.

CENTER OF GEODETIC COORDINATES

EXISTING 99.6' MONOPOLE LOCATION
LATITUDE: 34° 37' 36.542" (34.6268172°) NORTH (NAD83)
LONGITUDE: 112° 18' 57.443" (112.3159575°) WEST (NAD83)
ELEVATION @ GRADE = 4920.7' (NAVD88)

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SITE NAME:
AZL02594

SITE ADDRESS:
8475 E. LAREDO DRIVE
PRESCOTT VALLEY, AZ 86314

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	04/18/25	SUBMITTAL 1

TERRAMARK
LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

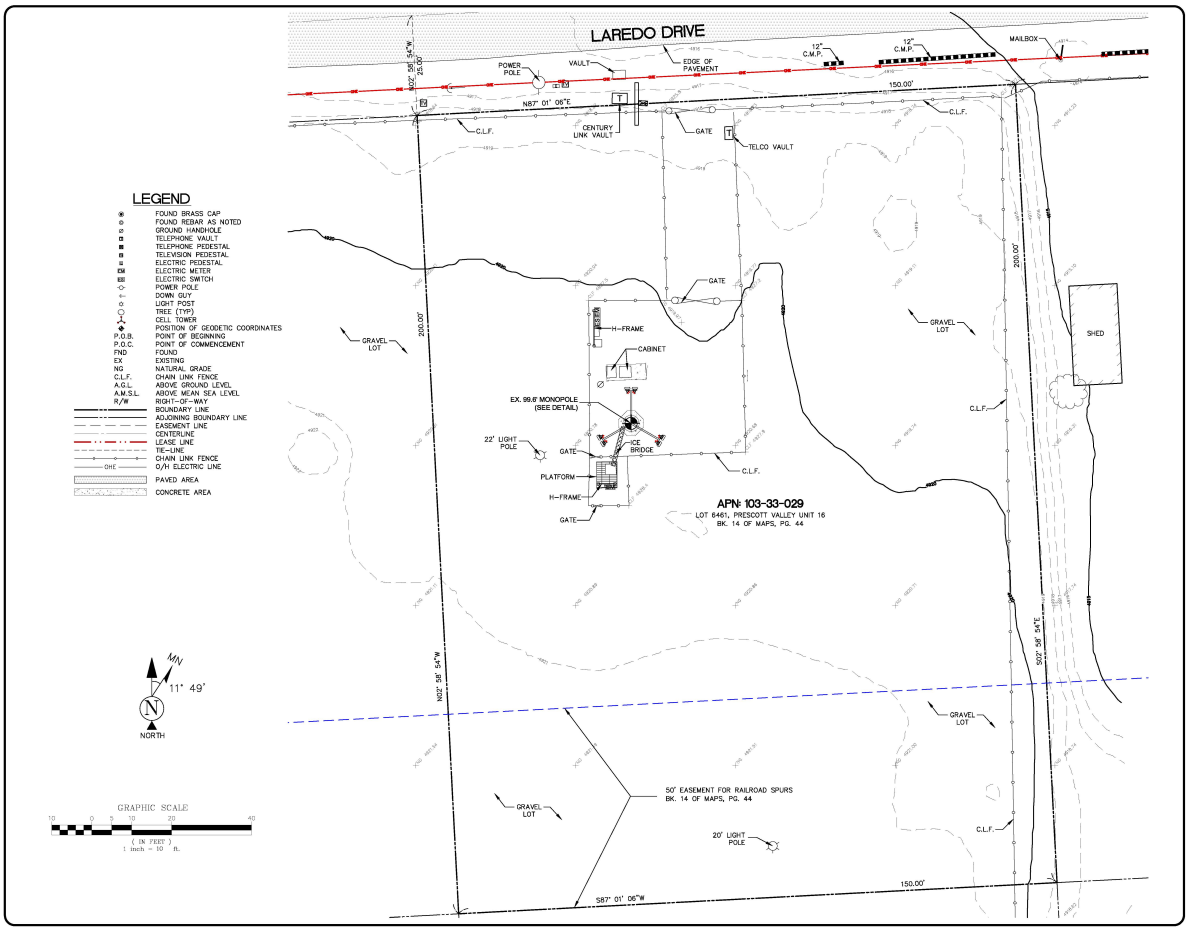
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203056	MG	MG

SHEET NO.:	SHEET NAME:
1 OF 2	LS-1

DocuSign Envelope ID: AE7FA964-0230-4CA3-8291-14FA93D3458C



smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SITE NAME:
AZL02594

SITE ADDRESS:
8475 E. LAREDO DRIVE
PRESCOTT VALLEY, AZ 86314

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	04/18/25	SUBMITTAL 1

TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
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P. 480-440-1748
F. 623-777-1782
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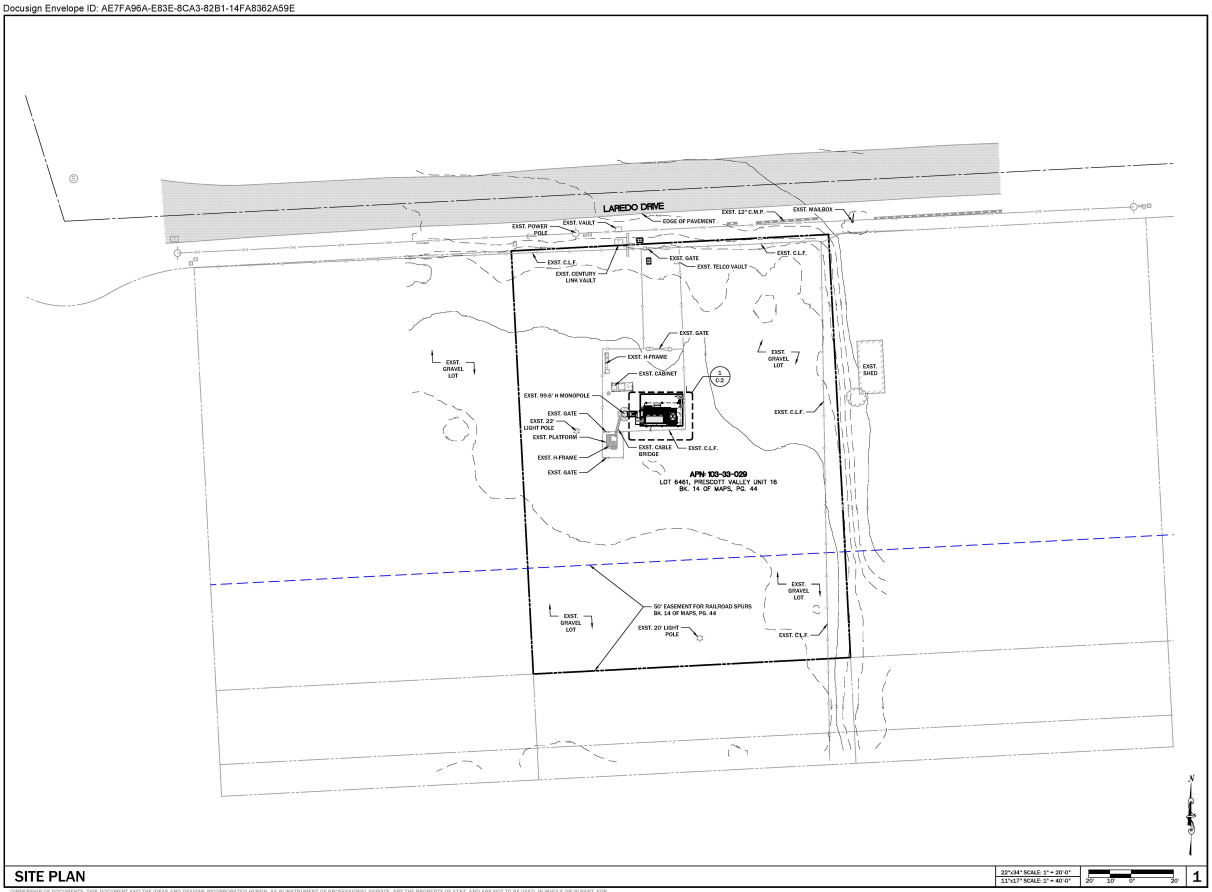
MICHAEL GRAY
REGISTERED LAND SURVEYOR
50903
ARIZONA U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203056	MG	MG

SHEET NO.:	SHEET NAME:
2 OF 2	LS-2

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SITE PLAN

22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

20' 10' 0' 20'

1

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10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
10/31/25
Date Signed
ARIZONA U.S.A.

EXPIRES: 12/31/2027

REV.	DATE	REVISION DESCRIPTION
0	10-31-25	ISSUE FOR PERMIT

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PROJECT INFORMATION:

AZL02594
VB AZ-5473 VOLCANO
8475 E LAREDO DR
PRESCOTT VALLEY, AZ 85344
YAVAPAI COUNTY

FA: 15200595 USID: 502203

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE: SITE PLAN

C-1

REV.: 0

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LESSOR'S LEGAL DESCRIPTION

LOT 6461, PRESCOTT VALLEY UNIT SIXTEEN, ACCORDING TO THE PLAT OF RECORD ON FILE IN THE OFFICE OF THE COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA IN BOOK 14 OF MAPS, PAGE 44.

EXCEPTING THEREFROM ALL THE GAS, OIL, MINERALS AND PETROLEUM AS RESERVED IN VARIOUS INSTRUMENTS OF RECORD.

NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AS DEFINED BY THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS AND IS NOT INTENDED TO VERIFY OWNERSHIP. ALL MEASUREMENTS SHOWN HEREON ARE RECORD, CALCULATED OR MEASURED.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

BASIS OF BEARING

THE NORTH LINE OF LOT 6465 THROUGH LOT 6478 AS MEASURED BETWEEN FOUND MONUMENTS BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

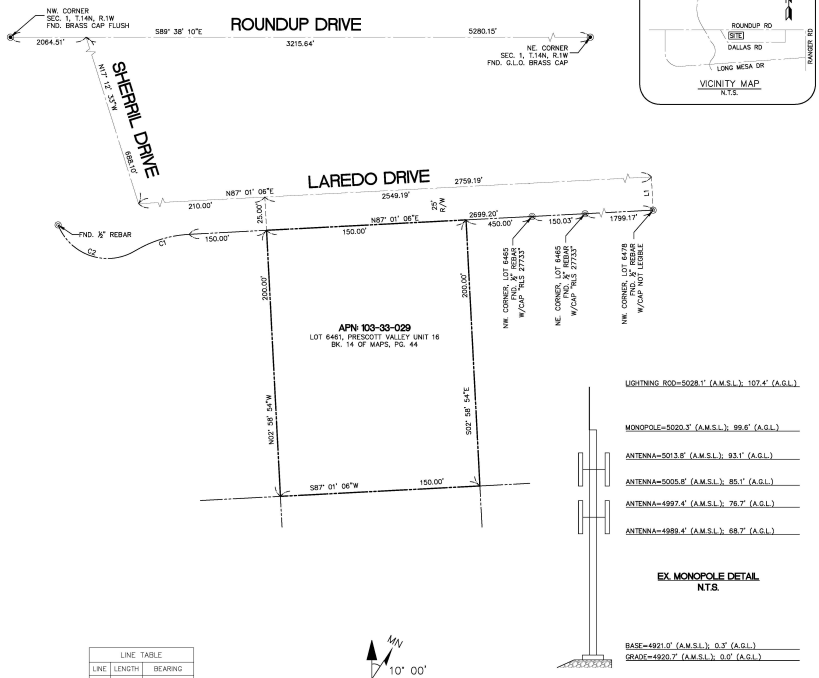
BEARING=N87° 01' 06"E

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 04/16/2025.

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04025C1714H, DATED AUGUST 24, 2021. ZONE "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.



VICINITY MAP
N.T.S.

EX. MONOPOLE DETAIL
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	S2° 58' 54"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.87'	87.50'	28°04'18"
C2	69.43'	40.00'	99°27'04"



BOUNDARY DETAIL
SCALE: 1" = 30'

CENTER OF GEODETIC COORDINATES

EXISTING 99.6' MONOPOLE LOCATION
LATITUDE: 34° 37' 36.542" (34.626817°) NORTH (NAD83)
LONGITUDE: 112° 18' 57.443" (112.315957°) WEST (NAD83)
ELEVATION @ GRADE = 4920.7' (NAVD88)

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10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

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AZL02594

SITE ADDRESS:
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PRESCOTT VALLEY, AZ 86314

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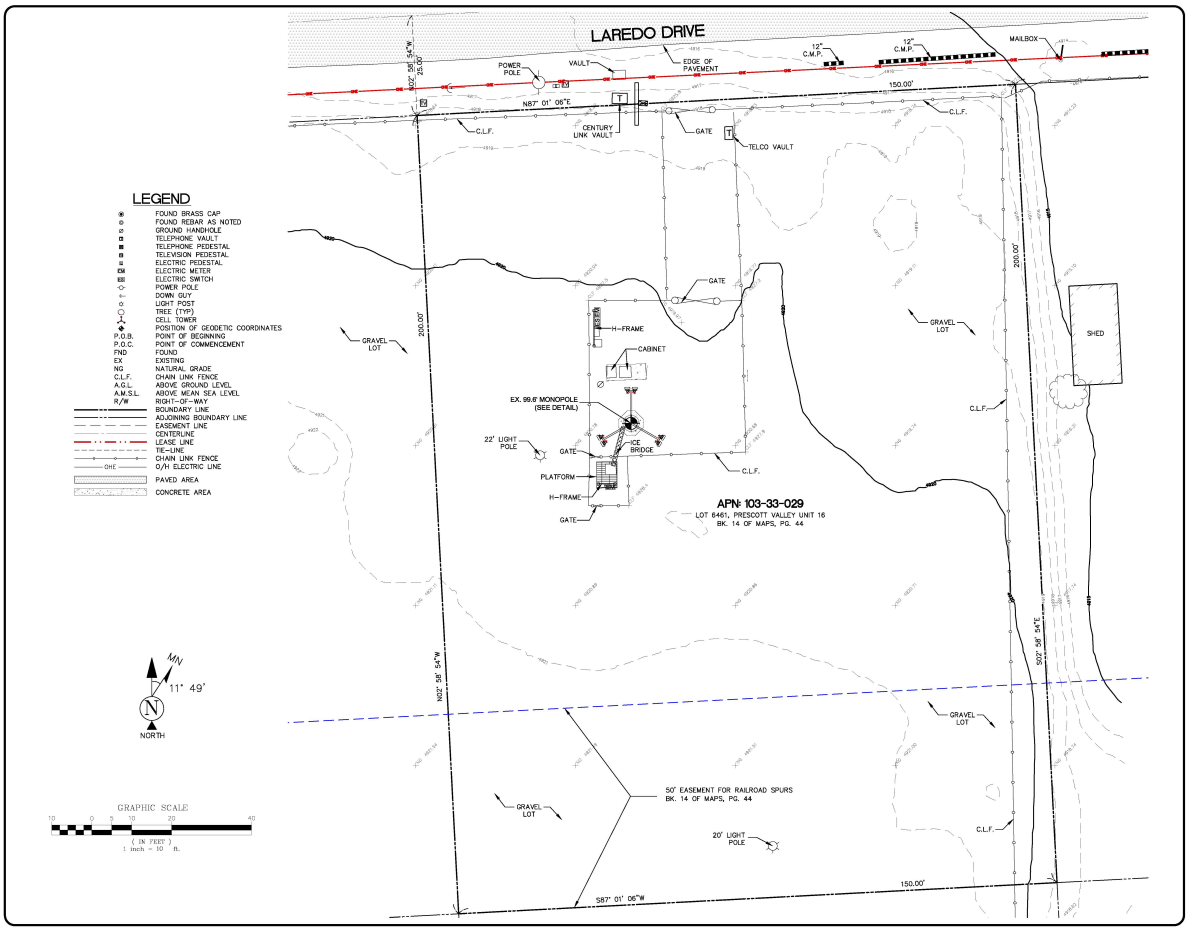
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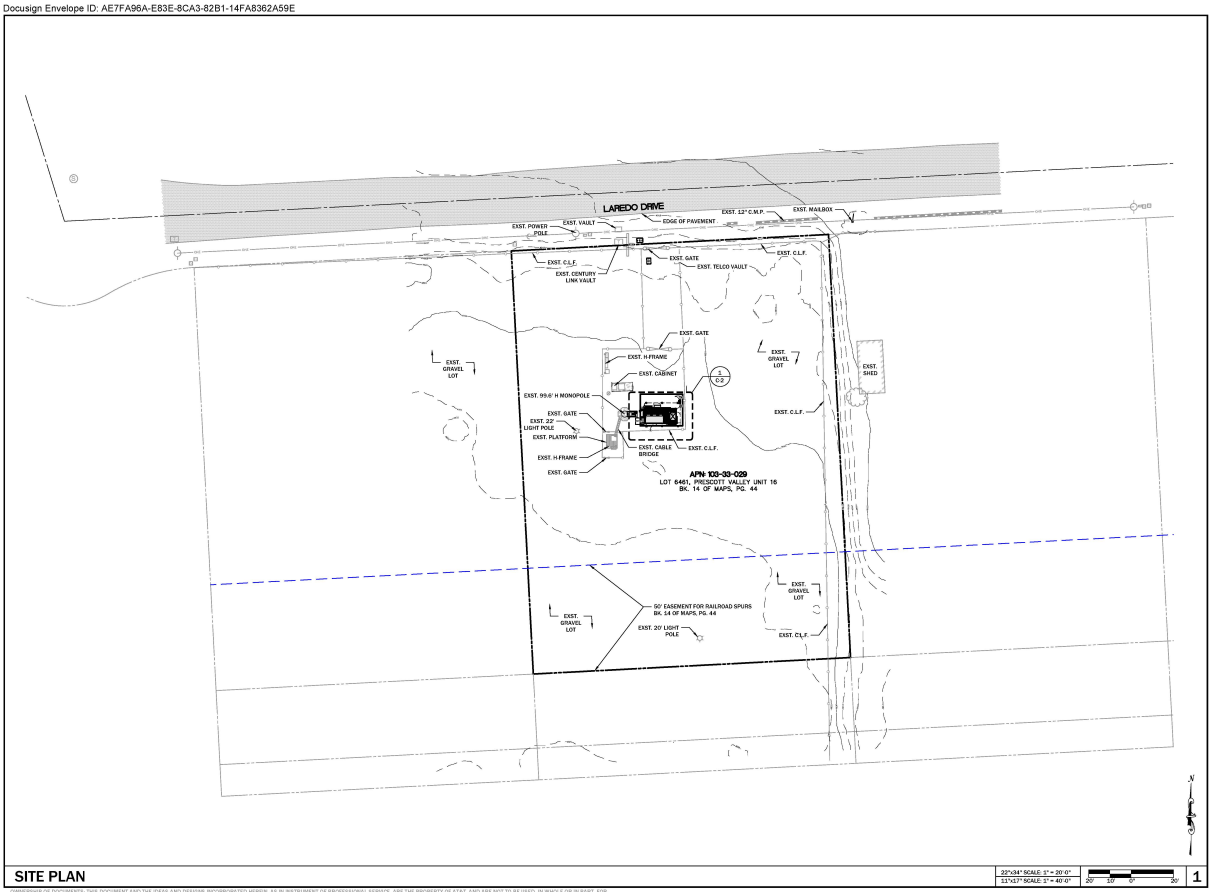
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