



Via [OneNV.us](https://www.onenv.us)

June 8, 2026

Washoe County
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89512
Attn: Treavor Lloyd

RE: Application for Special Use Permit– Fox Mountain, NV 10140A Fox Mountain Road, Gerlach, NV 89412

Please find attached a Special Use Permit submittal application for a new Commnet Wireless, LLC telecommunications facility located at the above referenced location. The submittal contains the following documents.

This application is for the June 8, 2026, submittal.

1. Filing Fee submitted via [OneNV.us](https://www.onenv.us)
2. Commnet-CIS letter of Authorization
3. Development Application – Special Use Permit
4. Project Support Statement
5. Bureau of Land Management Owner's Affidavit
6. Zoning Drawings -Site Plans
7. Photo simulations
8. Coverage Maps
9. Radio Frequency Statement
10. Treasurer Statement
11. Site Photos
12. Recorded Easement Agreement with private landowner for site access
13. E-911 Address

*Neighborhood Meeting waived by Washoe County, NV

If you have any questions or need additional materials, I can be reached at (314) 640-5182.

Sincerely,

Julie Krekeler
General Manager

Attachments



June 3, 2006

Washoe County
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89512
Attn: Treavor Lloyd

RE: LETTER OF AUTHORIZATION - Application for Special Use Permit– Fox Mountain, NV 10140A Fox Mountain Road, Gerlach, NV 89412

Dear Mr. Lloyd:

Please be advised that Commnet Wireless, LLC, authorizes CIS Communications to act as an agent on our behalf in all matters related to Commnet's application submittal for a Special Use Permit for the above referenced. Julie Krekeler, General Manager for CIS Communications, will be the primary contact for this project and her contact information is listed below:

Julie Krekeler
CIS Communications
749 Old Ballas Road
St. Louis, MO 63141
(314) 569-2275

Commnet understands and agrees that we shall remain responsible for all permit conditions, permit provisions, fees, deposits, additional charges and collections resulting from permit application processing, permit issuance and inspection of work.

Please feel free to contact me at (501) 351-4004 or at with any questions or concerns.

Best regards,

DocuSigned by:
Alexis Leidigh
E812FD341469451...

Alexis Leidigh
Associate Director Regulatory & Environmental Compliance
Commnet Wireless
500 Cummings Center, Suite 2450
Beverly, MA 01915

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

COMMNET WIRELESS PROJECT SUPPORT STATEMENT

Project Name: Fox Mountain

Project Address: 10140 A Fox Mountain Road Gerlach, NV 89412

Project APN: 066-080-33

Introduction

Commnet Wireless LLC (“Commnet”) is dedicated to expanding reliable, affordable, carrier-grade telecommunications services throughout rural America. By deploying communications infrastructure in underserved and remote areas, Commnet enhances public safety, supports economic development, and improves quality of life for residents, businesses, travelers, and emergency responders.

The proposed Fox Mountain Wireless Communications Facility is intended to address existing gaps in wireless coverage within the Fox Mountain area and along key transportation corridors in northern Washoe County. Specifically, the facility will improve cellular service along approximately 35 miles of State Route 447 northwest of Gerlach, Nevada, approximately 9 miles of State Route 34 north of the site, and various local roads and reservoir areas within the region.

In addition to providing improved commercial wireless service for AT&T and Verizon Wireless customers, the facility will support the FirstNet Nationwide Public Safety Broadband Network, ensuring reliable communications capabilities for first responders, including law enforcement, fire protection agencies, emergency medical services, and other public safety personnel operating within the service area.

Location

Commnet proposes the construction of a new wireless communications facility consisting of a 100-foot monopole telecommunications tower and associated ground equipment at Fox Mountain, Nevada. The subject property is zoned General Rural (GR) and is owned by the United States of America, with land management responsibilities administered by the Bureau of Land Management (BLM).

Surrounding properties are likewise federally owned and managed. The nearest residential area is located near the community of Gerlach, Nevada, approximately 28 miles from the proposed facility. Due to the site’s remote location and surrounding federal lands, the proposed facility will have minimal impact on neighboring properties and land uses.

Project Description/Design

The proposed facility will consist of a 100-foot monopole telecommunications tower supporting the following equipment:

Twelve (12) panel antennas; Twelve (12) remote radio units (RRUs); Two (2) surge suppressors; Two (2) hybrid fiber/power cables; One (1) fiber optic cable; Three (3) DC power cables; Two (2) microwave dishes with associated outdoor units (ODUs); and Eight (8) coaxial transmission lines.

Ground equipment will include two (2) 8-foot by 10-foot steel equipment platforms, outdoor communications cabinets, a backup generator mounted on a concrete pad, three (3) propane storage tanks, and three (3) solar array systems. These improvements will be located within an approximately 1,555-square-foot irregularly shaped lease area protected by safety bollards.

Underground gas lines will connect the propane tanks to the backup generator and associated equipment as required. The facility will be unmanned and will operate continuously, providing wireless communications services twenty-four (24) hours per day, seven (7) days per week.

All equipment and installations will comply with applicable federal, state, and local safety standards and regulations.

Public and Safety Benefits of Improved Wireless Service

Reliable wireless communications infrastructure is essential for public safety, emergency response, commerce, and daily communications. As wireless devices increasingly serve as the primary means of communication for residents, businesses, and travelers, the need for expanded coverage in rural areas continues to grow.

The proposed facility will significantly improve wireless coverage and network reliability throughout the project area, providing enhanced connectivity for residents, visitors, recreational users, and motorists traveling along State Routes 447 and 34.

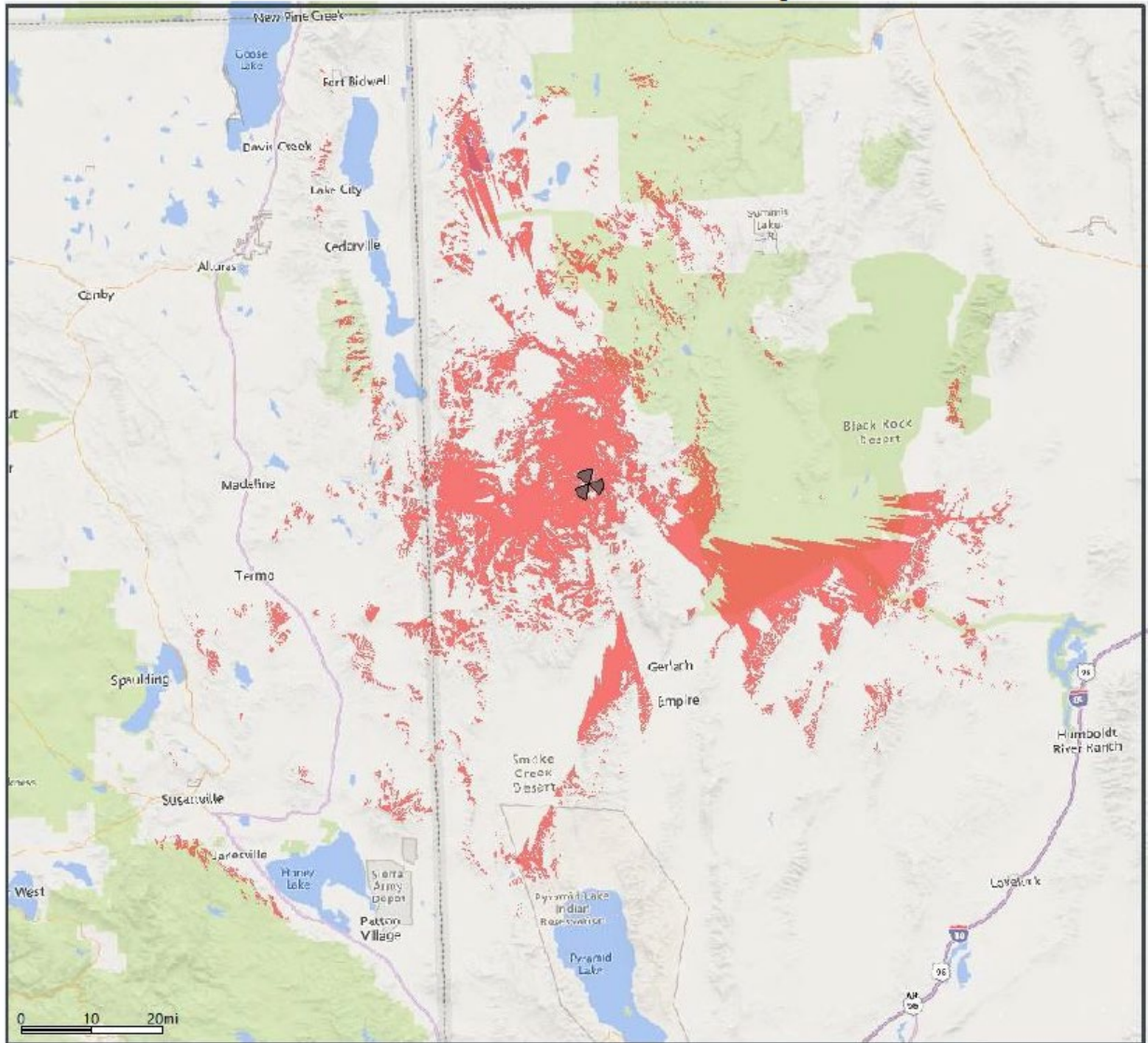
Importantly, the facility will support the FirstNet Nationwide Public Safety Broadband Network, which provides dedicated communications resources for first responders. Enhanced FirstNet coverage will improve emergency response capabilities by enabling public safety personnel to communicate effectively on a secure and reliable broadband network during routine operations, emergencies, and natural disasters.

The project will therefore provide substantial public benefits by improving emergency communications, enhancing traveler safety, increasing network reliability, and supporting the continued economic vitality of the region.

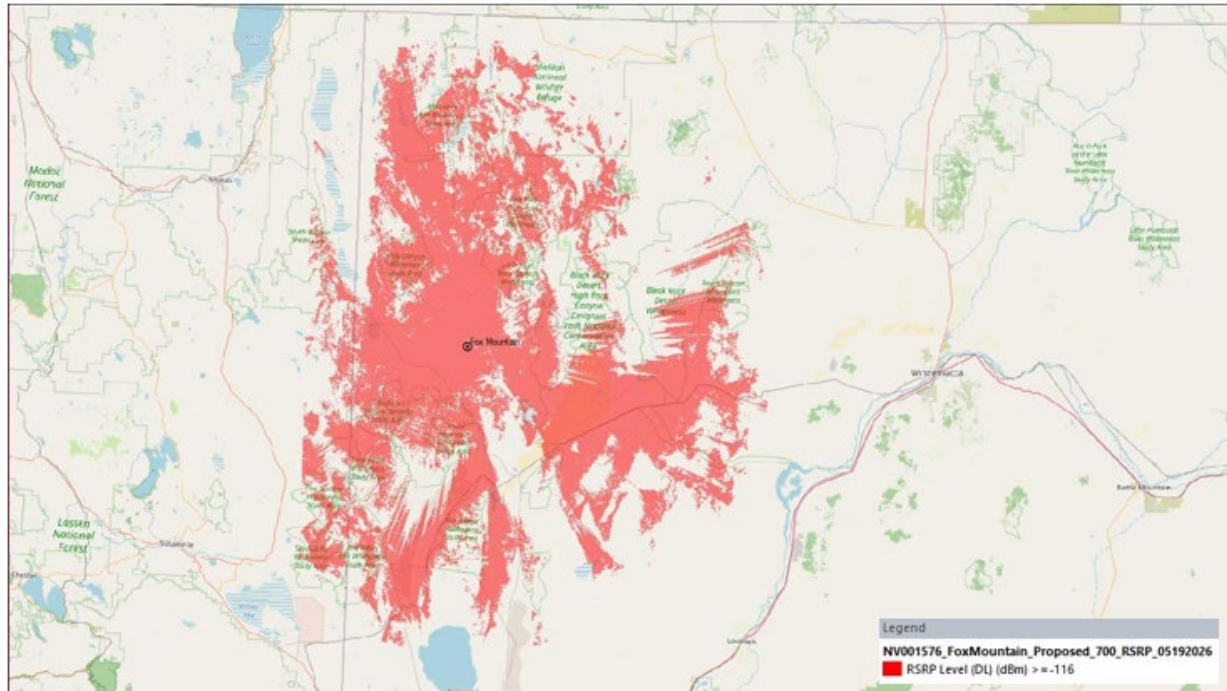
Coverage with Proposed Facility

The proposed facility has been strategically located and engineered to provide the greatest practical coverage benefit within the project area while minimizing environmental and visual impacts. Coverage modeling demonstrates that the facility will substantially improve wireless service throughout the Fox Mountain area and along surrounding transportation corridors.

AT&T Coverage Map



Verizon Wireless Coverage Map



Aesthetic Impacts

Commnet proposes the installation of a 100-foot monopole telecommunications tower designed to be compatible with the existing communications infrastructure located at Fox Mountain. The proposed tower height is necessary to achieve the required coverage objectives while accounting for the area’s challenging topography and terrain.

The facility will be situated adjacent to existing communications infrastructure and aligned with the established site layout. Due to the remote location, existing development pattern, and limited visibility from public roadways, the proposed facility will not adversely affect the visual character of the surrounding area.

Given its location within an existing communications site and among other telecommunications facilities, the project will have minimal visual impact while providing substantial public safety and communications benefits

Alternative Site Analysis

As part of the site selection process, Commnet's primary objective is to utilize existing telecommunications infrastructure whenever feasible. Consistent with industry best practices and federal collocation policies, Commnet first evaluated opportunities to collocate on existing towers and structures within the search area that could accommodate the required antenna elevations, equipment loading, ground space, access, and operational requirements necessary to meet the project's coverage objectives.

An analysis of existing communications facilities within the Fox Mountain area identified three (3) existing tower sites as potential collocation candidates. Each facility was evaluated for structural capacity, available space, operational feasibility, and ability to achieve the required wireless coverage objectives. Following this evaluation, Commnet determined that none of the existing facilities could reasonably accommodate the proposed installation.

As a result, Commnet concluded that construction of a new wireless communications facility is necessary to provide the desired coverage improvements and public safety benefits. The proposed facility location was selected through coordination with the Bureau of Land Management (BLM) and is situated within an established communications site, minimizing impacts to surrounding lands and resources.



The following summarizes the evaluation of each existing facility and the reasons it was determined to be unsuitable for collocation:

1. Washoe County Communications Tower (Option 1)

Commnet evaluated the existing Washoe County communications tower located north of the proposed facility as a potential collocation candidate. Discussions with Washoe County determined that collocation was not feasible due to several factors, including restrictions associated with the County's land authorization with the Bureau of Land Management, limited electrical capacity available at the site, and insufficient structural capacity to accommodate additional telecommunications equipment. Furthermore, the County indicated that existing and anticipated future operational needs require retention of the tower's remaining structural capacity.

2. Los Angeles Department of Water and Power Tower (Option 2)

Commnet investigated the possibility of collocating on the existing tower owned and operated by the Los Angeles Department of Water and Power (LADWP). Multiple attempts were made to contact the responsible real estate and facility management representatives to discuss collocation opportunities. Despite repeated outreach efforts, no response was received, preventing further evaluation or negotiation of a potential collocation arrangement. Consequently, this facility cannot be considered a viable alternative.

3. Bureau of Land Management Repeater Tower (Option 3)

Commnet also evaluated the existing Bureau of Land Management repeater tower located near the proposed site. The facility was determined to be unsuitable for collocation due to its limited height and insufficient structural capacity to support the proposed telecommunications equipment. As a result, the tower could not meet the project's operational and coverage requirements.

Based on the evaluation of available collocation opportunities, Commnet determined that no existing structure within the search area could reasonably accommodate the proposed equipment or achieve the required coverage objectives. Accordingly, construction of a new wireless communications facility represents the least intrusive and most practical alternative for providing improved wireless service, enhancing public safety communications, and supporting FirstNet emergency response operations throughout the Fox Mountain area.

Commitment to Future Collocation

The proposed tower has been structurally designed to accommodate future communications providers in addition to Commnet's planned equipment installation. Commnet supports the collocation of compatible communications facilities whenever feasible and will make space available for future users subject to structural, technical, and regulatory requirements.

Lighting and Signage

Unless specifically required by the Federal Aviation Administration (FAA), no exterior lighting is proposed for the facility.

All required Federal Communications Commission (FCC), safety, and regulatory signage will be installed on the equipment cabinet door.

The facility will comply with Washoe County's dark-sky objectives by eliminating unnecessary exterior lighting. Exterior lighting will be provided outside the equipment cabinet and will be used only during periodic maintenance visits.

Noise and Lighting Variance Request

Commnet respectfully requests a waiver from the provisions of Washoe County Code Section 110.414.00 related to noise and lighting requirements.

The facility will receive power by solar arrays, batteries, and a generator and propane tanks as back-up power supply, which is consistent with the other facilities at Fox Mountain. The site will contain FirstNet public safety communications equipment, which qualifies as emergency communications infrastructure. Pursuant to Section 110.414.20(b), emergency equipment is exempt from these requirements.

Because the facility is unmanned and no exterior lighting is proposed, the intent of the County's noise and lighting standards is effectively achieved.

Access, Utilities, and /Parking

Access to the facility is by way of Old Camp Canyon Road /Fox Mountain Road which is located off County Road 447, approximately 31 miles northwest of Gerlach. No road improvements are planned as Commnet will utilize the existing gravel road.

The facility will be powered by solar arrays, batteries, and a generator and propane tanks as back-up power supply.

Parking Variance Request

Commnet respectfully requests a waiver from the requirements of Washoe County Code Section 110.410.00 related to parking.

Due to communications facility remote rural location, strict compliance with standard parking design requirements would be unnecessary and impractical. The facility is not open to the public and will typically be visited by a qualified technician only once or twice per month for routine maintenance where there is adequate parking. Therefore, the requested parking waiver is appropriate and consistent with the operational characteristics of the proposed use.

Maintenance and equipment back-up power

The proposed wireless communications facility is in a remote rural location. Because FirstNet responder emergency equipment will be located at this facility, it is imperative that the facility is operable in the event of a power outage or a natural disaster. The facility will utilize a multi-layered backup power system consisting of batteries, solar power infrastructure, and a standby propane-fueled generator. Under normal operating conditions, the site will be powered by its primary power system. In the event of a power outage, the battery system will immediately provide uninterrupted power to the communications equipment. Should the outage extend beyond the battery system's capacity, the backup generator will automatically activate to maintain continuous operation of the facility. A cell technician will visit the site approximately once or twice a month to perform regular equipment maintenance.

Fencing

Commnet is not proposing fencing for the proposed facility. The site is located within a remote, established communications area where existing facilities are not enclosed by fencing, and the addition of fencing would not provide a significant security or safety benefit.

In lieu of perimeter fencing, the proposed monopole tower will incorporate industry-standard security measures designed to prevent unauthorized access. The tower will be constructed in accordance with applicable Occupational Safety and Health Administration (OSHA) requirements and telecommunications industry standards, including anti-climbing features and other access-control measures.

Landscaping Variance

Commnet respectfully requests a waiver from the requirements of Washoe County Code Section 110.412.00 related to landscaping.

The proposed facility is located within a remote, federally managed area approximately nine miles from the nearest public roadway and surrounded by extensive public lands. The site is not visible to the general public except from limited vantage points within the immediate vicinity of the existing communications compound. Additionally, the surrounding mountain-top environment contains existing native vegetation and natural tree cover that provides visual buffering and screening of communications facilities in the area.

Because the facility is unmanned and located in an arid environment with limited access to water resources, installation and long-term maintenance of landscaping would be impractical and inconsistent with responsible water conservation practices. Landscaping would require ongoing irrigation and maintenance visits that are not otherwise necessary for operation of the facility. Furthermore, given the size of the parent parcel (approximately 23,299 acres), it would be unreasonable for Commnet to meet the County's landscape coverage and buffering requirements.

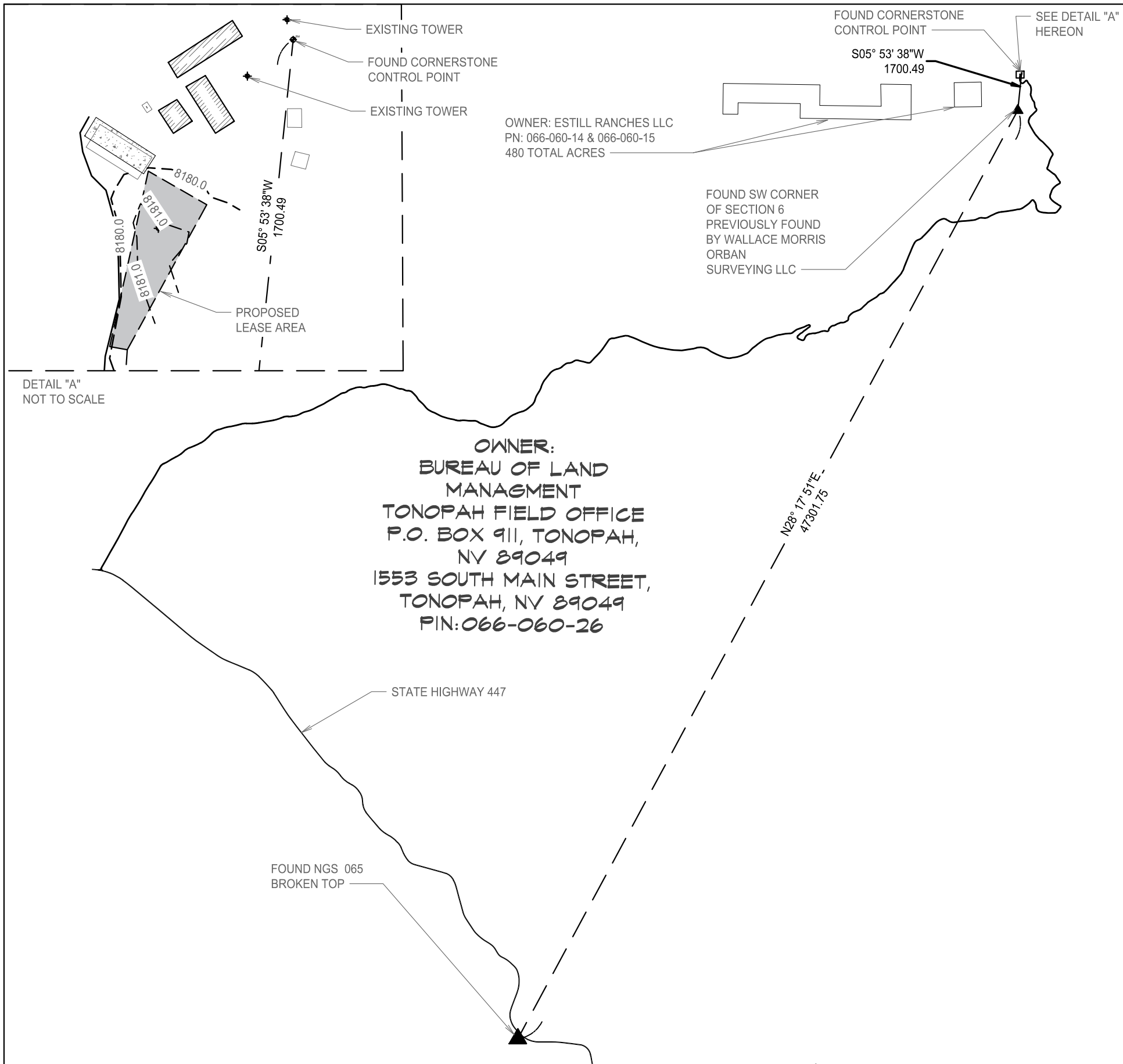
Grading

Not applicable. Commnet is not proposing any grading for this project.

Significant Hydrological Resources

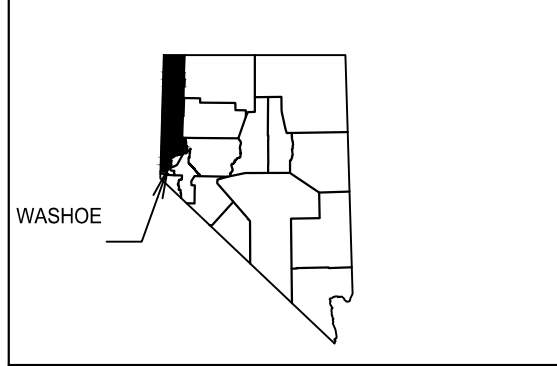
The project site is located within the High Desert Planning Area. Pursuant to Washoe County Code Section 110.418.05(e), the provisions of the Significant Hydrological Resources article do not apply to development within the High Desert Planning Area.

Accordingly, the project is exempt from the requirements of this section.



SURVEYOR NOTES

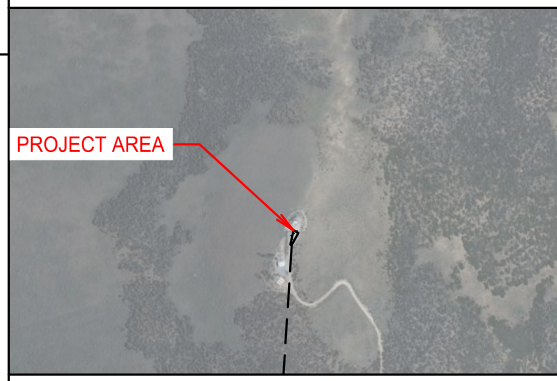
NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
 THIS PROPERTY IS SUBJECT TO ANY RECORD EASEMENTS AND/OR RIGHT OF WAY SHOWN HEREON OR NOT.
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 NO UTILITIES UNDERGROUND OR ABOVE GROUND WERE LOCATED EXCEPT AS SHOWN HEREON.
 THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT.



STATE MAP LOCATION

PARENT PARCEL

LAND OWNED BY THE BUREAU OF LAND MANAGEMENT. PARCEL NO. 066-060-026, CONTAINING 40,426.98 ACRES OR 1,760,999,248.8 SQUARE FEET.



SITE MAP

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 LOCAL 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK

BM1 - LOCATED NORTHEAST OF LEASE AREA AT CORNERSTONE CONTROL. ELEV.=8179.49' AMSL

FLOOD INFORMATION

THE TOWER AREA SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO. 32031C1150G, DATED 03/16/2009. THE TOWER AREA IS LOCATED IN ZONE X

GEOGRAPHIC COORDINATES

LATITUDE: 41° 01' 31.23" OR 41.025342° (NAD83)
 LONGITUDE: 119° 33' 30.02" OR -119.558339° (NAD83)
 SITE ELEVATION: 8181 FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEVADA STATE PLANES, NEVADA WEST ZONE, U.S. FEET, DETERMINED BY GPS OBSERVATIONS AND THE RTX NETWORK, COMPLETED ON 6/24/2025

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE OF THE GEODETIC COORDINATES FALL WITHIN TWENTY (20) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

SURVEYOR'S CERTIFICATION

DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

Timothy L. Fish DATE: 08/06/25

TIMOTHY LEIGH FISH NEVADA PROFESSIONAL LAND SURVEYOR LICENSE NO. 25137
 THIS IS NOT A CERTIFIED BOUNDARY SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE REGULATIONS. THIS SURVEY IS INTENDED FOR THE PARTIES AND PURPOSES SHOWN, AND MAP IS NOT FOR RECORDATION.



DATE: 08/06/25

REV NUMBER	SHEET TITLE	SITE NAME: FOX MOUNTAIN SITE NUMBER: NV000113 10140 A FOX MOUNTAIN ROAD - GERLACH, NV - WASHOE	
0	SITE SURVEY	DATE: 08/06/25	PROJECT NUMBER: 25-03-15
SHEET NUMBER		DRAWN BY: WAVELENGTH	FINAL SURVEY-08/06/25
1 OF 2		APPROVED: WCB	

1-800-642-2444

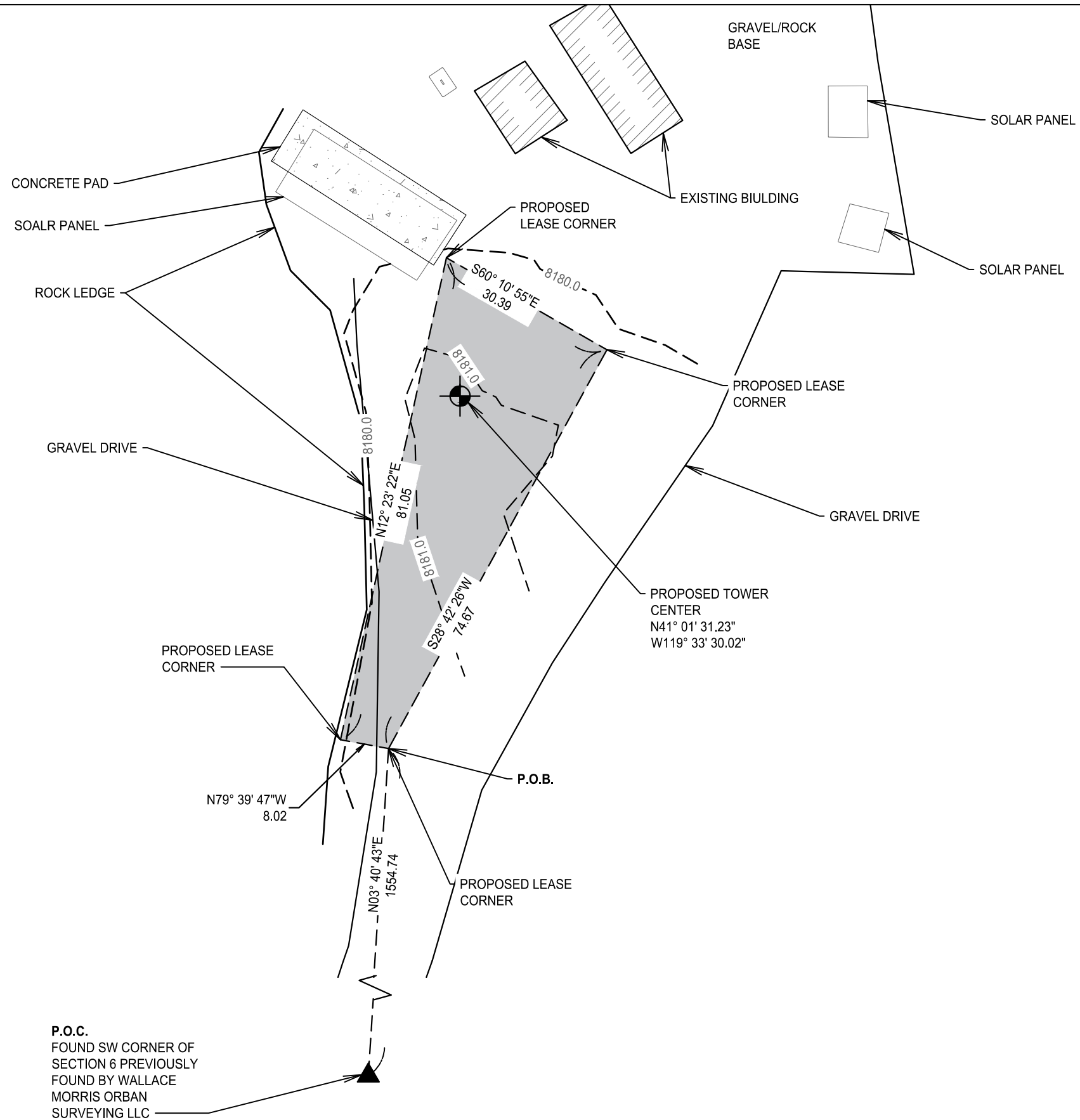
1"=5000'

SCALE IN FEET

NORTH DIRECTION

M2C Geomatics and Design, PLLC
 4800 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1555
 www.m2cgd.com

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST



GENERAL LEGEND:

- ▲ FOUND MONUMENT
- ⊙ TOWER CENTER
- ⊙^{BM} BENCHMARK
- SECTION LINE
- - - - - LEASE AREA
- EXISTING BUILDING
- CONCRETE

PROPOSED LEASE AREA

COMMENCING AT THE SW CORNER OF SECTION 6, TOWNSHIP 36S, RANGE 22 E; THENCE N 03° 40' 43" E A DISTANCE OF 1554.74 FEET TO THE POINT OF BEGINNING; THENCE N 79° 39' 47" W A DISTANCE OF 8.02 FEET; THENCE N 12° 23' 22" E A DISTANCE OF 81.05 FEET; THENCE S 60° 10' 55" E A DISTANCE OF 30.39 FEET; THENCE S 28° 42' 26" W A DISTANCE OF 74.67 FEET TO THE POINT OF BEGINNING.

THIS LEASE HAS AN EXISTING ACCESS ROAD APPROXIMATELY 11.74 MILES OR 62,008.41 FEET LONG.

P.O.C.
 FOUND SW CORNER OF SECTION 6 PREVIOUSLY FOUND BY WALLACE MORRIS ORBAN SURVEYING LLC



REV NUMBER	SHEET TITLE	SITE NAME: FOX MOUNTAIN	 1-800-642-2444	SHEET SCALE	NORTH DIRECTION		 M2C Geomatics and Design, PLLC 4800 THE WOODS ROAD KITTY HAWK, NC 27949 252-261-1555 www.m2cgd.com <small>SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST</small>	
0	SITE PLAN	SITE NUMBER: NV000113		1"=20'				
SHEET NUMBER		DATE: 08/06/25		PROJECT NUMBER: 25-03-15				
2 OF 2		DRAWN BY: WAVELENGTH		FINAL SURVEY-08/06/25				
		APPROVED: WCB						

LOCATION MAP

PROJECT INFORMATION

RAW LAND BUILD

FOX MOUNTAIN, NV

10140A FOX MOUNTAIN RD
GERLACH, NV 89412

PROJECT OWNER



PROJECT INFORMATION

RAW LAND BUILD

FOX MOUNTAIN, NV

10140A FOX MOUNTAIN RD
GERLACH, NV 89412

PROJECT OWNER



Commnet
Connecting Rural America

Looking North East Toward
Proposed Monopole (Before)



PROJECT INFORMATION

RAW LAND BUILD

FOX MOUNTAIN, NV

10140A FOX MOUNTAIN RD
GERLACH, NV 89412

PROJECT OWNER

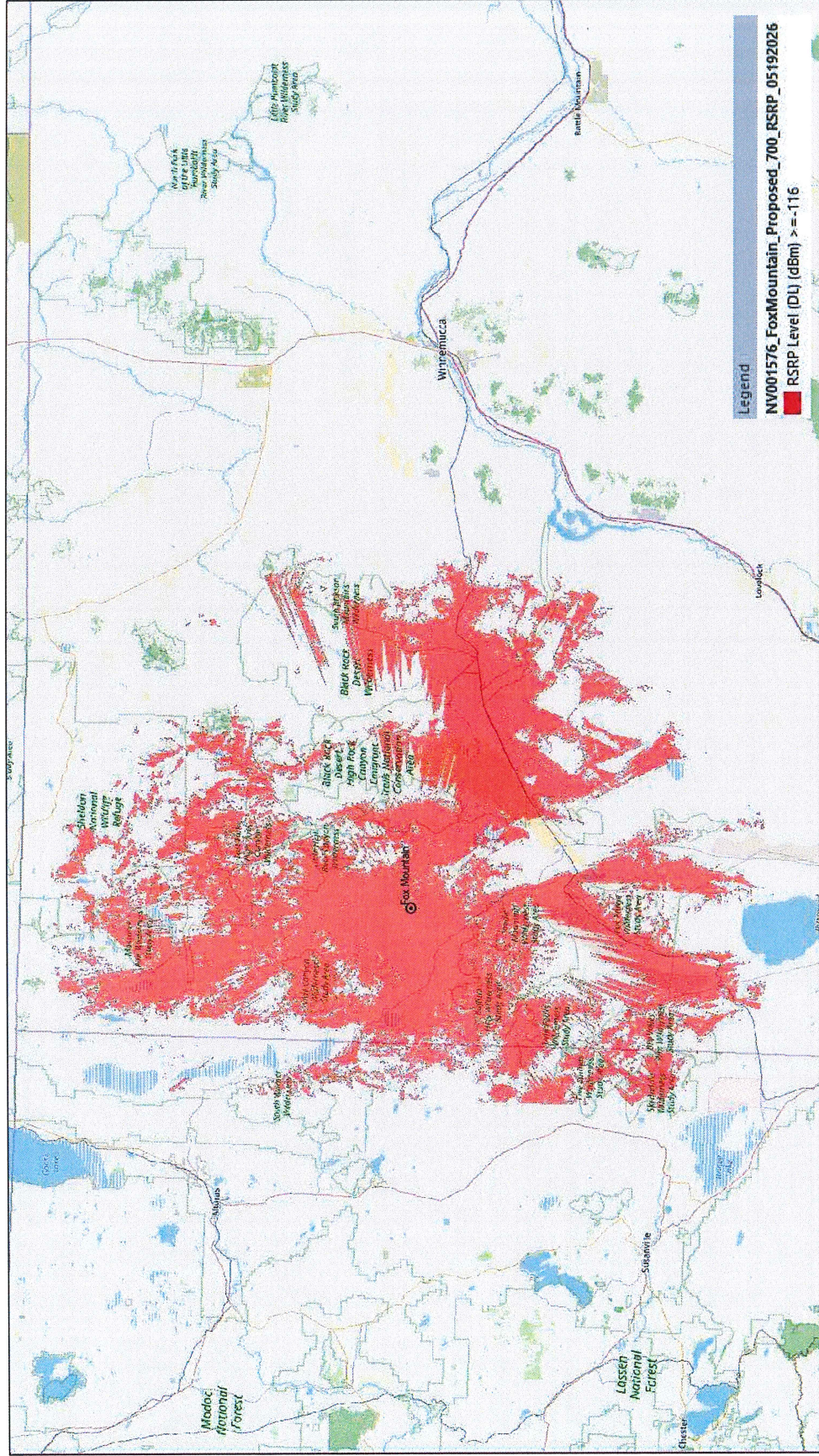


Commnet
Connecting Rural America

**Looking North East Toward
Proposed Monopole (After)**



Fox Mountain – Verizon Predicted Coverage of Proposed 700 Carrier – May 15, 2026



WillCo Telecom Consulting

2000 Mallory Lane Ste 130-346

Franklin, TN 37067



May 22, 2026

From: E. Wayne Neal, Principal Engineer

Re: RF Emissions Analysis of Proposed Facility – Fox Mountain, NV

Commnet Wireless, LLC is proposing to install a wireless telecommunications facility at Gerlach, NV, in Washoe County at the following coordinates: 41° 1' 31.23" N, 119° 33' 30.02" W.

The proposed installation was evaluated for RF Emissions compliance. The computations, analysis, and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65. At the time of installation, this facility will be transmitting at less than 5% of the applicable RF Emissions limits for the General Public in generally accessible areas, thus the facility will be in compliance with applicable FCC regulations.

Re-evaluation of the site for compliance will happen if other carriers locate at the facility, if the current Wireless providers add additional frequencies, or if other equipment is added or changed.

I certify that the analysis is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally accepted engineering practices.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wayne Neal', with a long horizontal flourish extending to the right.

Wayne Neal
Principal
Willco Telecom Consulting

Fox Mountain, NV Photos

Fox Mountain Tower Center Looking North



Fox Mountain Tower Center Looking West



Fox Mountain Tower Center Looking East



Fox Mountain Tower Center Looking South





This instrument was prepared by
and after recording return to:
Commnet of Nevada, LLC
1562 Park Street
Castle Rock, CO 80109
Attn: Cindy Phillips
Ref: Fox Mountain, NV

MEMORANDUM OF EASEMENT AGREEMENT

THIS MEMORANDUM OF EASEMENT AGREEMENT ("Memorandum") is made this 29
day of August, 2018 ("Effective Date"), by and between Estill Ranches, LLC, with
an address of 1875 Plumas Street, Suite 3, Reno, NV 89509 ("Grantor") and Commnet of Nevada, LLC,
with an address of 1562 Park St., Castle Rock, CO 80109 ("Grantee").

Grantor and Grantee have entered into an Easement Agreement (the "Easement Agreement") which sets forth, among other things, the terms of an easement granted by Grantor to Grantee on, over, to, through, and across an existing road which is located on property owned and controlled by Grantor (the "Property") which Property is described on Exhibit A attached hereto and incorporated herein by this reference.

The term of the Easement, unless sooner terminated under provisions of the Easement Agreement, shall be perpetual, with the provisions regarding the Easement set forth in detail in the Easement Agreement.

This Memorandum of Easement is not intended to amend, modify, supplement, or supersede any of the provisions of the Easement Agreement and, to the extent there may be any conflict or inconsistency between the Easement Agreement. The provisions of and covenants contained in this Memorandum shall run with the land and shall bind and inure to the benefit of the Grantor and Grantee and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum.

GRANTOR:
Estill Ranches, LLC,
a Nevada limited liability company

GRANTEE:
Commnet of Nevada, LLC,
a Delaware limited liability company

By: [Signature]

By: [Signature]

Print Name: John Estill

Print Name: Mark Hansen

Title: Estill Ranches LLC
manager

Title: V. P. Network Support

[ACKNOWLEDGEMENTS ARE ON THE FOLLOWING PAGE]

GRANTOR ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Washoe

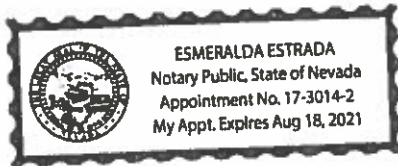
The foregoing instrument was acknowledged before me this 29th day of August, 20 18,

by John Sstill as the Manager
of Estill Ranches, LLC.

WITNESS my hand and official seal.

ES
Notary Public

My Commission Expires: Aug 18, 2021



GRANTEE ACKNOWLEDGMENT

STATE OF Colorado

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 16th day of October, 20 18,

by [Signature] as the V.P. N/SS
of Commnet of Nevada, LLC.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 3/20/2022

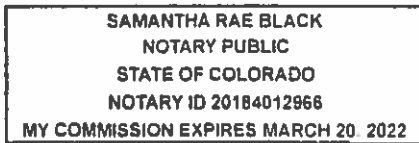


EXHIBIT A

Property Description

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Washoe, described as follows:

TOWNSHIP 36 NORTH, RANGE 21 EAST, M.D.B.M.

Section 19: South Half of the Northeast Quarter; Southeast Quarter of the Northwest Quarter

Section 20: North Half of the South Half

Section 21: Southwest Quarter of the Northwest Quarter

APN: 066-060-16, 17 and 18



Washoe County

TECHNOLOGY SERVICES DEPARTMENT

Regional Services / Geographic Information System

COMPANY:

SEE LIST BELOW

FROM:

DIXIE RUDEBUSCH (328-2342)

E-MAIL

drudebusch@washoecounty.us

DATE:

JANUARY 11, 2019

RE:

TOTAL NO. OF PAGES INCLUDING COVER:

ADDRESSING

2

This notification is sent to all listed email addresses:

RENO- only City of Reno addresses

911 GIS

W.C. ASSESSOR:

W.C. TREASURER

BUILDING & SAFETY:

CSD - FINANCIAL AND ADMIN

ANIMAL SERVICES

VOTER REGISTRATION:

W.C. GIS:

W.C. SCHOOL DISTRICT

NV Energy

Southwest Gas Corporation

AT&T

CSD – OPERATIONS (Utilities)

RENO DISPOSAL SERVICES/WASTE MANAGEMENT

TECHNOLOGY SERVICES/MSAG

US Postal Service:

Reno Sewer

W.C. Sheriff (Tiberon database)

TMWA Customer Service Group

TMFPD

Sun Valley GID :

Incline Village Roads:

IVGID Engineering:

North Lake Tahoe Fire Protection District

addressing@reno.govjohnsonrj@reno.govJMunoz@washoecounty.ustax@washoecounty.usKPaholke@washoecounty.us BSoffiotto@washoecounty.usSRacy@washoecounty.usSCardinal@washoecounty.usSBerry@washoecounty.us TSchultz@washoecounty.usSWarr@washoecounty.us DSpikula@washoecounty.usBKaneyuki@washoecounty.us DRudebusch@washoecounty.usBrett.Rodela@WashoeSchools.net RBaxley@washoeschools.netMBenuzz@nvenergy.com TLOpez1@NVEnergy.comNNDEngineering@swgas.comslicbox@att.comwaterbilling@washoecounty.uscanvdataentry@wm.comJGrundy@washoecounty.us*Local and Regional post office personnel*renosewer@reno.govRSoderblom@washoecounty.us JBarainca@washoecounty.usCSR-Group@tmwa.com pparenti@tmwa.comlbeaver@tmfpd.us mobrien@tmfpd.usedowling@svgid.com dgarcia@svid.comRThomsen@washoecounty.us CPitts@washoecounty.usRonnie.Rector@IVGID.org Brad.Johnson@IVGID.orgMRegan@NLTFPD.net

Additional UTILITY ADDRESS

REQUESTOR:	CIS Communications / Commnet Wireless, LLC
Current Parcel Owner:	United States of America TTEE
APN	066-080-33
ADDRESS(es):	10140 A FOX MOUNTAIN RD <i>new installation</i> 10130 A FOX MOUNTAIN RD <i>existing Washoe County 800 mhz utility</i>
911 Community / ZIP	GERLACH / 89412
Notes:	North Washoe County Site plan provided
REASON:	Construction of Fox Mountain area communications tower and unmanned shelter.