

Stanley Blvd. Cell Tower

Description of lease area  
excluded from  
Reclamation Plan boundary

(see also Plan Sheet R-1)

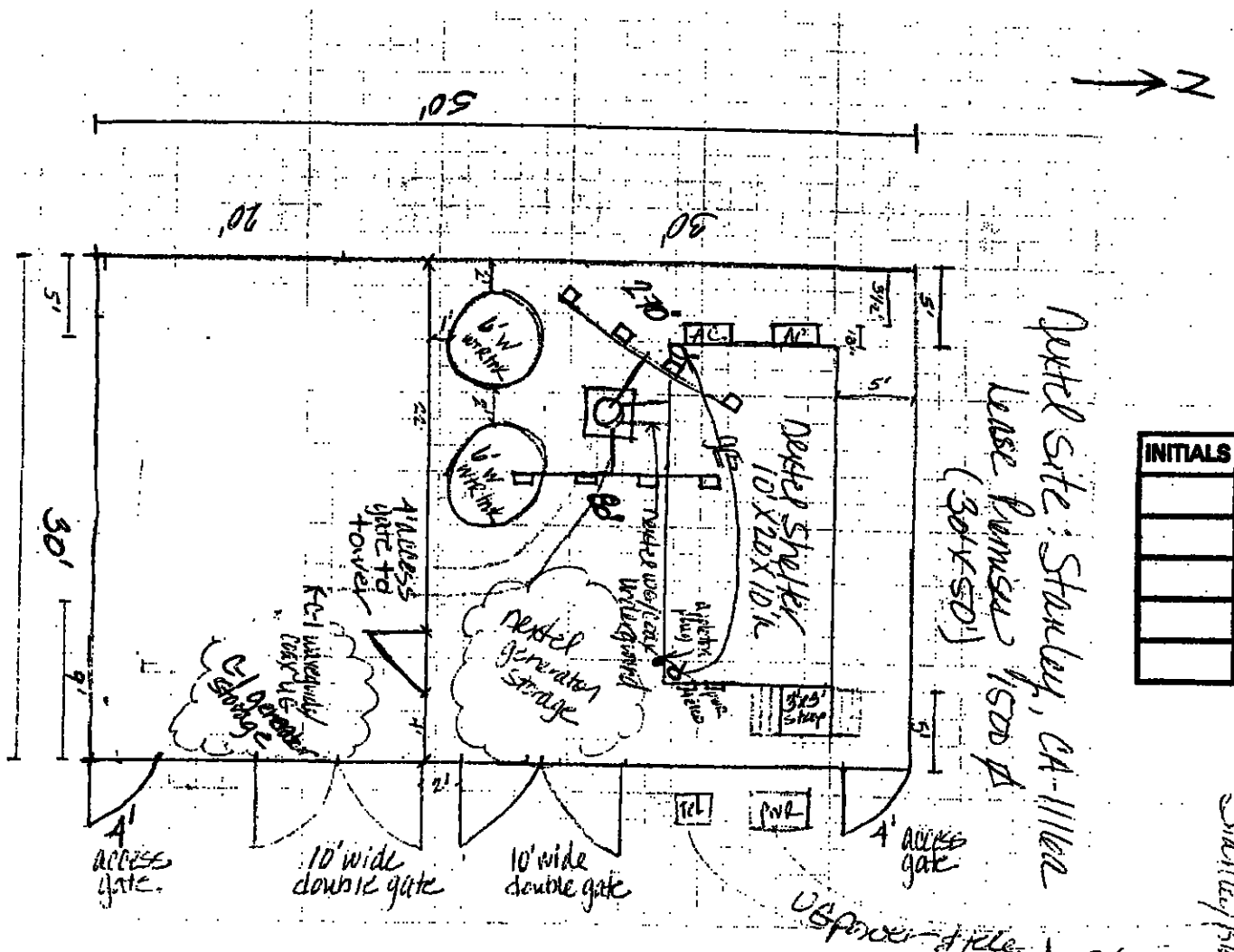
EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement ("Agreement") dated FEBRUARY 25, 2000, 2000, by and between NEXTEL OF CALIFORNIA, INC., a Delaware corporation, d/b/a Nextel Communications as Lessee and RMC PACIFIC MATERIALS, INC., a Delaware corporation, by and through LONESTAR CALIFORNIA, a Delaware corporation, its wholly-owned subsidiary as Lessor.

The Premises are described and/or depicted as follows:

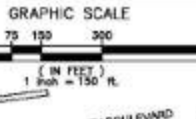
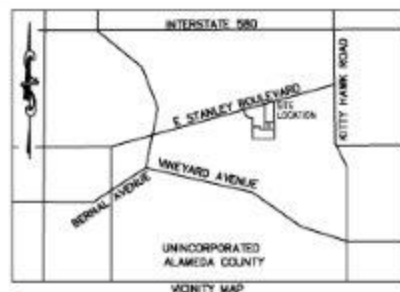
Description of Project Area:



NOTE = 2-1/2" = 23" = 7' 7 1/2"  
= Landscaping

Notes:

1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.
5. The location of any utility easement is illustrative only. Actual location shall be determined by the servicing utility company in compliance with all local laws and regulations.



# AS-BUILT SURVEY

BERNAL PORTION OF RANCHO EL VALLE DE SAN JOSE  
ALAMEDA COUNTY, CALIFORNIA  
FOR: TCO ASSETS LAND LLC

## PARENT PARCEL LEGAL DESCRIPTION: (AS PROVIDED)

**PARCEL ONE**

COMMENCE IN THE EASTERLY LINE OF PLOT 8 OF BERNAL, PORTION OF RANCHO EL VALLE DE SAN JOSE, AS SAID PLOT IS DELINEATED UPON THAT CERTAIN MAP ACCOMPANYING THE RECORDS REPORT IN THE STATE IN PARTITION OF THE RANCHO EL VALLE DE SAN JOSE, ENTITLED "AUGUSTINE BERNAL, VS. JUAN PABLO BERNAL, ET AL, THIRD DISTRICT COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ALAMEDA," DISTANT THEREON NORTH OF 12 27' EAST, 828.45 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PLOT 8 TO A 6" IRON PIPE IN THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY REMER STEVEN AND CATHARINA STEVEN, HIS WIFE, TO RHODES-JAMESON COMPANY, A CORPORATION, BY DEED RECORDED AT BOOK 1313 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 434; THENCE ALONG THE LINE OF SAID PARCEL CONVEYED TO RHODES-JAMESON COMPANY, NORTH 89° 34' 51" WEST, 884.11 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTAINS ALONG SAID NORTHERLY LINE, NORTH 89° 34' 51" WEST, 884.11 FEET TO A 2" IRON PIPE IN A FENCE CORNER MARKING THE WESTERLY TERMINUS OF SAID NORTHERLY LINE; THENCE LEAVING SAID WESTERLY TERMINUS OF SAID NORTHERLY LINE AND RUNNING ALONG AN EXISTING OLD FENCE LINE, NORTH 27° 41' WEST, 252.39 FEET TO A 2" X 2" REDWOOD HULL; THENCE NORTH 89° 35' 28" WEST, 252.39 FEET TO A 2" X 2" REDWOOD HULL; THENCE NORTH 89° 35' 28" WEST, 837.30 FEET TO A 2" IRON PIPE; THENCE ALONG A 262.14 FOOT RADIAL CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 27' 28" FOR AN ARC DISTANCE OF 786.06 FEET TO A 2" IRON PIPE; THENCE NORTH 0° 01' 00" EAST, 884.83 FEET TO A 2" IRON PIPE; THENCE ALONG A 503.14 FOOT RADIAL CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 07' 00" FOR AN ARC DISTANCE OF 978.11 FEET TO A 2" IRON PIPE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL IN THE SOUTHWESTERLY CORNER OF STANLEY BOULEVARD, (86' R.O.W./ASPHALT PAVING), THENCE ALONG SAID SOUTHERLY LINE OF SAID BOULEVARD, NORTH 82° 14' 00" EAST, 1784.08 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID BOULEVARD AND RUNNING PARALLEL, WITH SAID EASTERLY LINE OF SAID PLOT 8 (HEREINAFTER MENTIONED), SOUTH OF 12 27' EAST, 340.36 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE REAL PROPERTY CONVEYED BY CHEMICAL BANK, AS TRUSTEE TO THE COUNTY OF ALAMEDA BY DEED DATED MAY 24, 1972 AND RECORDED ON NOVEMBER 13, 1973, IN BOOK 3563, PAGE 1, SERIAL NO. 73-181948 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

ALSO EXCEPTING THEREFROM THE REAL PROPERTY CONVEYED BY CHEMICAL BANK, AS TRUSTEE, TO LONE STAR INDUSTRIES, INC., BY DEED DATED JUNE 4, 1976 AND RECORDED ON SEPTEMBER 27, 1976, REEL 45339, PAGE 2073, SERIAL NO. 73-187953 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

**PARCEL TWO**

COMMENCE IN THE EASTERLY LINE OF PLOT NUMBER 8 OF BERNAL, PORTION OF RANCHO EL VALLE DE SAN JOSE, AS SAID PLOT IS DELINEATED UPON THAT CERTAIN MAP ACCOMPANYING THE RECORDS REPORT IN THE STATE IN PARTITION OF THE RANCHO EL VALLE DE SAN JOSE AND ENTITLED "AUGUSTINE BERNAL, VS. JUAN PABLO BERNAL, ET AL, THIRD DISTRICT COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ALAMEDA," DISTANT THEREON NORTH OF 12 27' EAST, 828.45 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PLOT NUMBER 8 TO A 2" IRON PIPE IN THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY REMER STEVEN AND CATHARINA STEVEN, HIS WIFE, TO RHODES-JAMESON COMPANY, A CORPORATION, BY DEED RECORDED AT BOOK 1313 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 434; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO AMERICAN LAND TITLE ASSOCIATION OLTA FORM (8-18-74) IDENTICAL NUMBER, 1362-263772 YOUR REFERENCE; 09001-0503 PLOT 2; RHODES-JAMESON COMPANY, NORTH 89° 34' 51" WEST, 477.265 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH OF 12 27' EAST, 526.50 FEET; THENCE SOUTH 89° 34' 51" WEST 477.265 FEET, TO THE TRUE POINT OF BEGINNING.

**PARCEL THREE**

PORTION OF PLOT 8 AS DESCRIBED AND SO DESIGNATED IN THE DECREE OF PARTITION OF THE RANCHO EL VALLE DE SAN JOSE, A DECREEED COPY OF WHICH DECREE IS RECORDED IN BOOK 40 OF DEEDS, PAGE 373, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCE IN THE EASTERLY LINE OF SAID PLOT NUMBER 8 OF BERNAL, PORTION OF RANCHO EL VALLE DE SAN JOSE, DISTANT THEREON NORTH OF 12 27' EAST, 828.45 FEET FROM THE SOUTHWESTERLY CORNER OF SAID PLOT NUMBER 8 TO A 2" IRON PIPE IN THE NORTHEASTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY REMER STEVEN AND CATHARINA STEVEN, HIS WIFE, TO RHODES-JAMESON COMPANY, A CORPORATION, BY DEED RECORDED AT BOOK 1313 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AT PAGE 434; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO RHODES-JAMESON COMPANY, NORTH 89° 34' 51" WEST, 884.11 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH OF 12 27' EAST, 828.45 FEET; THENCE SOUTH 89° 34' 51" WEST 477.265 FEET, TO THE TRUE POINT OF BEGINNING.

APN: 84-0608-001-18 AS PARCELS ONE, TWO AND THREE

## SURVEYOR'S NOTES

THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.

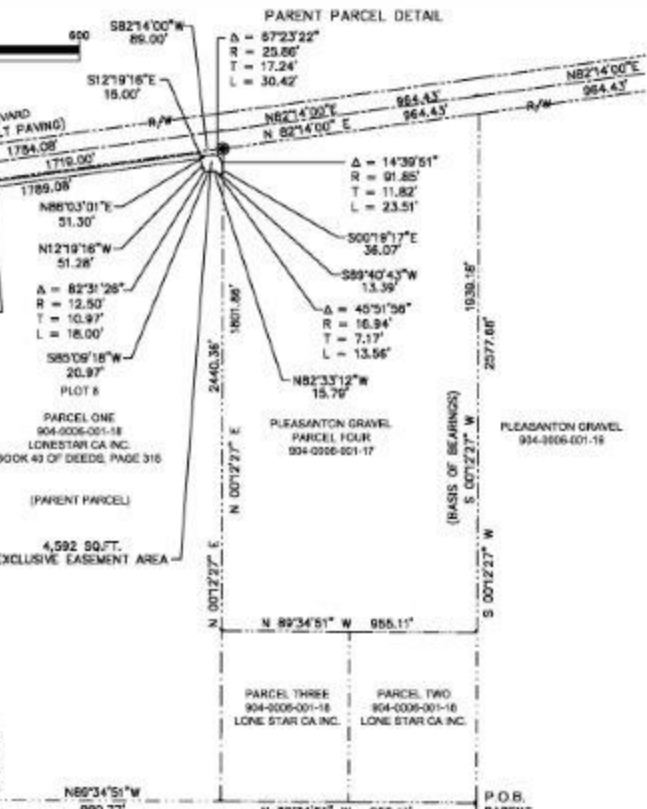
- FIELD WORK WAS CONDUCTED NOVEMBER 13, 2009 BY: MAPPING SOLUTIONS LLC.
- ALAMEDA COUNTY ASSESSOR'S PARCEL DEED BOOK 1313, PAGE 434.
- TITLE REPORT ORDER NO. 1362-263772, PREPARED BY STEWART TITLE GUARANTY COMPANY, BEARING AN EFFECTIVE DATE OF OCTOBER 23, 2009 AT 7:30 A.M.
- EXCLUSIVE EASEMENT LIMITS AND ACCESS/UTILITY EASEMENT REFERS TO CLIENT PROVIDED "EXHIBIT B DESCRIPTION OF PREMISES" BY THE CLIENT.
- UNDERGROUND UTILITIES ARE NOT SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AT (800) 982-7862 AND HAVE ALL UTILITY LOCATIONS MARKED ON THE GROUND.
- THERE ARE NO VISIBLE UTILITY LINES CROSSING THE LEASE PARCEL.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE CLUMP, SLUMP OR SANITARY LANDFILL, AT THE TIME OF THIS FIELD SURVEY.
- ELEVATIONS ARE BASED UPON N.A.S.D. 1988 DATUM.
- THERE WAS NO VISIBLE OR DISCREPANCY CHANGES IN STREET ROW LINES, COMPLETED OR PROPOSED.

## TITLE COMMITMENT NOTE:

I have reviewed commitment for title, underwritten by STEWART TITLE GUARANTY COMPANY, bearing an effective date of OCTOBER 23, 2009, Commitment No. 1362-263772 at 7:30 A.M., and find as follows with respect to the exceptions listed in Schedule B-Section 2 of said Commitment:

## SCHEDULE "B" ITEMS:

- 1. NOT A SURVEY RELATED ITEM
- 2. NOT A SURVEY RELATED ITEM
- 3. NOT A SURVEY RELATED ITEM
- 4. A WRITER IN FAVOR OF THE COUNTY OF ALAMEDA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, OF ANY CLAIM FOR DAMAGES TO SAID LANDS BY THE REASONS OF THE LOCATION, CONSTRUCTION OR USE OF THE CHIMNEY IN CONNECTION WITH A HOMELESS DIVISIONS (HOMES) UNDER AGREEMENT WITH LONE STAR INDUSTRIES, INC. FORMERLY KNOWN AS LONE STAR COMPANY, A DELAWARE CORPORATION, RECORDED 03/28/07, 1978 IN BOOK 3563, PAGE 2073 AS INSTRUMENT NO. 73-187953 OF OFFICIAL RECORDS, AFFECTS PARCEL ONE NOT THE TYPE TO BE NOTICED HEREON.
- 5. AN EASEMENT FOR ROADS AND CROSSINGS TO AND FROM STANLEY BOULEVARD AND RIGHTS HEREON, THEREAS AS RECEIVED IN A DOCUMENT RECORDED BY CHEMICAL BANK, A NEW YORK CORPORATION, FORMERLY KNOWN AS CHEMICAL BANK NEW YORK TRUST COMPANY, AS TRUSTEE UNDER AGREEMENT WITH LONE STAR INDUSTRIES, INC. FORMERLY KNOWN AS LONE STAR COMPANY CORPORATION, RECORDED 03/28/07, 1978 IN BOOK 3563, PAGE 2073 AS INSTRUMENT NO. 73-187953 OF OFFICIAL RECORDS, AFFECTS PARCEL ONE NOT THE TYPE TO BE NOTICED BY THE INSTRUMENT, THIS ITEM IS NOT NOTICABLE.
- 6. AGREEMENT DATED APRIL 20, 1988 AS DECLARED BY MEMORANDUM OF AGREEMENT, TO WHICH REFERENCED IS SAID FOR FULL PARTICULARS BY AND BETWEEN PLEASANTON GRAVEL COMPANY AND LONE STAR INDUSTRIES, INC. FORMERLY KNOWN AS LONE STAR COMPANY CORPORATION, RECORDED 03/28/07, 1978 IN BOOK 3563, PAGE 2073 AS INSTRUMENT NO. 73-187953 OF OFFICIAL RECORDS, AFFECTS PARCEL ONE NOT THE TYPE TO BE NOTICED BY THE INSTRUMENT, THIS ITEM IS NOT NOTICABLE.



**SURVEYOR'S CERTIFICATE**

TCO ASSETS LAND LLC SURVEY CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO TCO ASSETS LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBSIDIARY AND LENDER, AND STEWART TITLE GUARANTY COMPANY:

- THE BOUNDARY LINES AND DIMENSIONS OF THE TCO ASSETS LAND, EXCLUSIVE EASEMENT AND ACCESS AND UTILITIES EASEMENTS SERVING THE EXCLUSIVE EASEMENT (COLLECTIVELY THE "EASEMENTS") INDICATED HEREON IS/ARE CORRECT.
- TO THE EXTENT THE EXCLUSIVE EASEMENT AND EASEMENTS INDICATED HEREON IS/ARE PART OF A PARENT PARCEL, SUCH EXCLUSIVE EASEMENT AND EASEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE RECORD TITLE LEGAL DESCRIPTION OF SUCH PARENT PARCEL.
- THE SURVEY SPECIFICALLY IDENTIFIES ALL MATTERS/EXCEPTIONS/EASEMENTS/ENCUMBRANCES THAT ARE PERTINENT TO THE EXCLUSIVE EASEMENT AND EASEMENTS IDENTIFIED IN THAT CERTAIN TITLE COMMITMENT ORDER NUMBER 1362-263772 ISSUED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 23, 2009 AT 7:30 A.M.
- THE COMMUNICATIONS TOWER, EQUIPMENT SHELTERS, CABINETS AND OTHER IMPROVEMENTS INDICATED HEREON AND ASSOCIATED WIRE/LAN/CABLES, IF ANY, EACH LOCATED COMPLETELY WITHIN THE BOUNDARIES OF THE EXCLUSIVE EASEMENT.
- THE SURVEY CORRECTLY DESCRIBES AND SHOWS THE LOCATION OF ALL PUBLIC STREETS AND ROADS VISIBLY PROVIDING ACCESS TO AND FROM THE SUBJECT PROPERTY. THE EXCLUSIVE EASEMENT HAS ACCESS TO AND FROM THE NEAREST PUBLIC RIGHT OF WAY OVER AND ACROSS THE EASEMENTS, BENCH ABUT AND THEREAFTER RUN UNINTERRUPTED FROM THE EXCLUSIVE EASEMENT TO THE RIGHT OF WAY LINE OF THE NEAREST PUBLIC RIGHT OF WAY.



MAPPING SOLUTIONS, LLC  
**Mark J. Miles** 11-11-19  
 BARK J. MILES  
 LAND SURVEYOR - CALIFORNIA # 7830  
 Date of Survey: SEPTEMBER 30, 2009  
 Date of Last Revision: JANUARY 13, 2010

**TCO ASSETS LAND LLC SITE**

**SITE NAME: STANLEY**  
**SITE #: CA20051**  
**ADDRESS: 1544 STANLEY BOULEVARD PLEASANTON, CA. 94566**

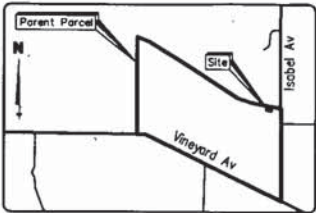
**SURVEY WORK PERFORMED BY:**  
**MAPPING SOLUTIONS, L.L.C.**  
 PLANNING - MAPPING - SURVEYING  
 123 SUNSET WAY SUITE 8204  
 HENDERSON, NEVADA 89014  
 702.836.4500 PH. 702.836.4578 FX.  
 mapping@msol.com

**NATIONAL SURVEY SERVICES COORDINATION BY:**  
**GEOLINE SURVEYING, INC.**  
 1100 SAN JUAN TERRACE, SUITE A  
 ALAMEDA, CA 94601  
 (925) 478-0882  
 (925) 462-0888  
 WWW.GEOSURV.COM

Isabel Ave. Cell Tower

Description of easement area  
excluded from  
Reclamation Plan boundary

(see also Plan Sheet R-2)



**VICINITY MAP**  
NOT TO SCALE

**SURVEYOR'S NOTES**

1. This survey does NOT represent a Boundary Survey of the Parent Parcel.

2. All visible Tower Equipment and Improvements are contained within the described area.

3. No subsurface investigation was performed to locate underground utilities. All utilities shown hereon are limited to and are per observed evidence only.

4. The meridian for all bearings shown hereon is the center line of Vineyard Avenue, known as being South 64 degrees 15 minutes 00 seconds East, per Assessor's Map #904.

5. The legal description of the Parent Parcel does NOT form a mathematically closed figure.

**OWNER INFORMATION**

Lonestar California, Inc.  
6601 Koll Center Parkway  
Pleasanton, Ca 94566

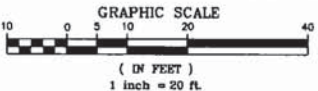
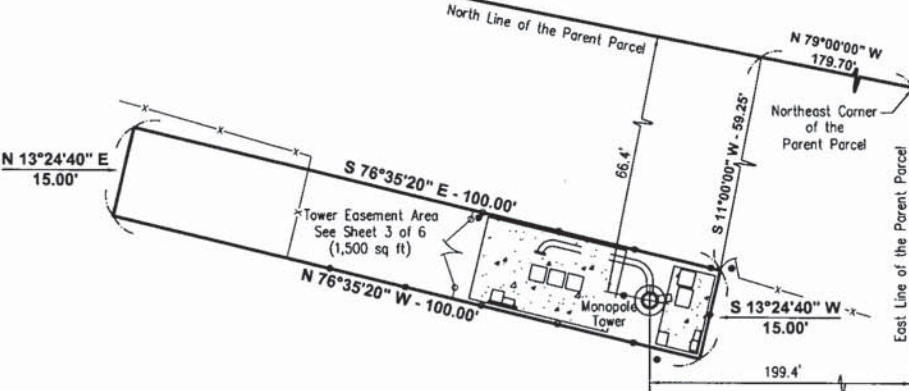
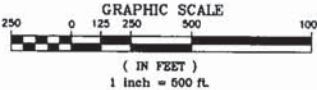
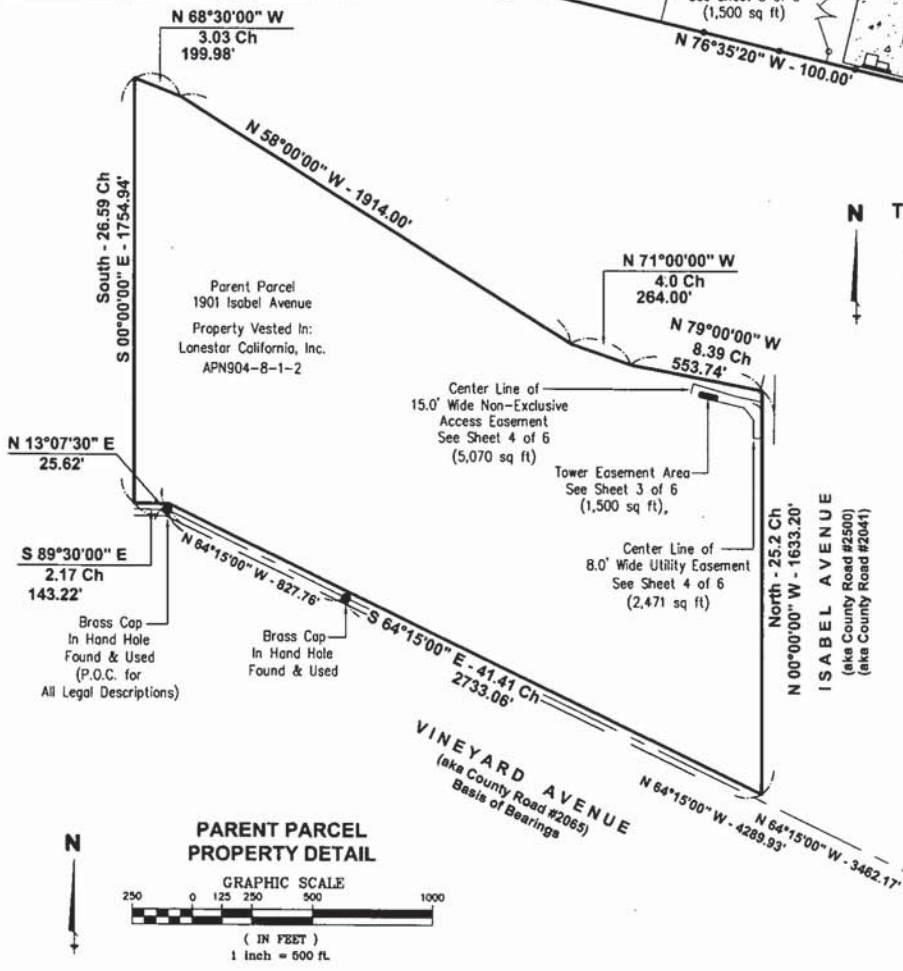
**PROPERTY INFORMATION**

1901 Isabel Avenue  
Livermore, California 94550  
APN #904-8-1-2  
Deed - Instrument 036266, dated 02/06/1987

**SYMBOL LEGEND**

- ⊙ - Centerline
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- ⊕ - Grounding Box
- ▣ - Concrete Area
- - Chain Link Fence
- x- - Barbed Wire Fence
- ⊕ - Utility Pole
- - Monument Found

AREA SUMMARIES		
Area	Square Feet	Acres
Parent Parcel	4,135,181 ±	94.930
Fenced Area	633	0.0145
Existing Area	1,050	0.0241
Expansion Area	450	0.0103
Tower Esmt. Area	1,500	0.0344
Access Easement	5,070	0.1163
Utility Easement	2,471	0.0567



**ZONING**  
The current zoning classification of the Parent Parcel is "A" (Agricultural) in the County of Alameda.

**FLOOD INFORMATION**  
By graphic plotting only, this property is in Zone 'X' of the Flood Insurance Rate Map, Community Panel No. 06001C 0343 G, with an effective date of August 03, 2009, and is NOT in a Special Flood Hazard Area.

**UNDERGROUND UTILITIES**

TWO WORKING DAYS  
**BEFORE YOU DIG**

CALL 1-800-227-2600 (TOLL FREE)

CALIFORNIA UNDERGROUND SERVICE ALERT  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

**AS-BUILT SURVEY**  
Portions of Plot 8 And 28  
of the Bernal portion of  
Rancho El Valle De San Jose  
FOR: CROWN CASTLE

SITE: Ruby Hill - Lonestar  
BUN: 880482  
ADDRESS: 1901 Isabel Avenue  
Livermore, Ca 94550  
Alameda County



3530 TORINGDON WAY, SUITE 300  
CHARLOTTE, NC 28211

NATIONAL SURVEY SERVICES COORDINATION BY:

**G E O L I N E SURVEYING, INC.**

13430 NW 104th Terrace, Suite A  
Alachua, FL 32615  
Office: (386) 418-0500 Fax: (386) 462-9988  
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

J.V. Surveying  
ALTA - Boundary - Topography  
15127 W. Cottonwood Street  
Surprise, Arizona 85374  
Phone: (623) 256-1950 Fax: (623) 556-2318

DRAWN BY: MLV CHECKED BY: JLV JOB #: 2131

**SURVEYOR'S CERTIFICATE**

I, Joshua L. Vukoder, do hereby certify to Crown Castle USA and Stewart Title Guaranty Company that this and all following pages are a true representation of an actual survey made on the ground under my supervision.

*J. Vukoder*  
Joshua L. Vukoder  
State of California No. 8281  
Date of Survey: July 30, 2010  
Revised: August 09, 2010







## EXHIBIT C

### **METES AND BOUNDS (“EASEMENT AREA”) (Also referred to as “Tower Easement Area”)**

A portion of Plot 8 and 28 of the Bernal portion of the Rancho El Valle De San Jose, located in the City of Livermore, County of Alameda, State of California, and being more particularly described as follows:

COMMENCING at a found Brass Cap in hand hole at an angle point on the center line of Vineyard Avenue, said brass cap bears North 64 degrees 15 minutes 00 seconds West, a distance of 4289.93 feet from a brass cap in hand hole found on the center line of Vineyard Avenue, Southeast of Isabel Avenue and also bears North 64 degrees 15 minutes 00 seconds West, a distance of 827.76 feet from a brass cap in hand hole found on the center line of Vineyard Avenue;

THENCE leaving said center line, North 13 degrees 07 minutes 30 seconds East, a distance of 25.62 feet to an angle point on the Southerly line of the Parent Parcel and also being the Northerly right of way line of Vineyard Avenue;

THENCE along the Southerly line of the Parent Parcel, South 64 degrees 15 minutes 00 seconds East, a distance of 2733.06 feet to the Southeast corner of the Parent Parcel;

THENCE along the East line of the Parent Parcel also being the West right of way line of Isabel Avenue, North 00 degrees 00 minutes 00 seconds East, a distance of 1633.20 feet to the Northeast corner of the Parent Parcel;

THENCE along the North line of the Parent Parcel, North 79 degrees 00 minutes 00 seconds West, a distance of 179.70 feet;

THENCE leaving said North line, South 11 degrees 00 minutes 00 seconds West, a distance of 59.25 feet to the Northeast corner of an existing chain link fence and also being the POINT OF BEGINNING of the 15.00 feet by 100.00 feet Tower Easement Area;

THENCE running along said fence line, South 13 degrees 24 minutes 40 seconds West, a distance of 15.00 feet to the Southeast corner of said fence;

THENCE running along said fence line, North 76 degrees 35 minutes 20 seconds West, a distance of 100.00 feet, passing over the Southwest corner of said fence at a distance of 42.20 feet;

THENCE North 13 degrees 24 minutes 40 seconds East, a distance of 15.00 feet;

THENCE South 76 degrees 35 minutes 20 seconds East, a distance of 100.00 feet, passing over the Northwest corner of an existing chain link fence at a distance of 57.80 feet, to the Northeast corner of said fence and also being the POINT OF BEGINNING of the 15.00 feet by 100.00 feet Tower Easement Area containing 1,500 square feet (0.0344 acre) of land more or less.

Site Name: Ruby Hill - Lonestar  
BUN: 880482