



## DESIGN REVIEW

Permit info: DSRFY2025-0006

Application Date: 03/24/2025

Rec'd by: MA

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Gary Abrahams for Crown Castle USA Inc. on behalf of Dish Wireless, L.L.C	<b>Name:</b> DBII LLC
<b>Company:</b> GMA Network Services, LLC	<b>Company:</b>
<b>Address:</b> 590 1st Ave. South, #705	<b>Address:</b> 8247 W. State Street
<b>City:</b> Seattle	<b>City:</b> Garden City
<b>State:</b> WA <b>Zip:</b> 98104	<b>State:</b> ID <b>Zip:</b> 83724
<b>Tel.:</b> 206-349-4279	<b>Tel.:</b>
<b>E-mail:</b> Gary@gmanetworkservices.com	<b>E-mail:</b>

### PROPERTY AND DESIGN INFORMATION

This application is a request to: ☐ Construct New ☒ Addition ☐ Subdivision

<b>Site Address:</b> 8247 W. State Street, Garden City, ID 83714		
<b>Subdivision Name:</b> AZALEA	<b>Lot:</b> 11	<b>Block:</b> 2
<b>Tax Parcel Number:</b> R0719420250	<b>Zoning:</b> c-2	<b>Total Acres:</b> .567
<b>Proposed Use:</b> EFR 6409 application for Dish Wireless, L.L.C. collocation at existing wireless facility	<b>Floodplain:</b> Yes	No X

#### OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?


**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 3/24/2025 See attached  
 Signature of the Applicant (date) Signature of the Owner (date)

### APPLICATION INFORMATION REQUIRED

**Note:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

### ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent          | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i>                                 |
| <input checked="" type="checkbox"/> Neighborhood Map                                      | <input type="checkbox"/> Trash Disposal Plan  |
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition |
| <input type="checkbox"/> Landscape Plan   |   |
| <input checked="" type="checkbox"/> Schematic Drawing                                     |   |
| <input type="checkbox"/> Lighting Plan  |   |
| <input type="checkbox"/> Topographic Survey   |   |
| <input type="checkbox"/> Grading Plan   |   |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request |   |
| <input checked="" type="checkbox"/> Ada County Approved Addresses                         |   |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials               |   |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest                           |   |



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- ☐ Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- ☐ Purpose, scope, and intent of project
- ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### **INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- ☐ 8 ½" x 11" size minimum
- ☐ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☐ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### **INFORMATION REQUIRED ON SITE PLAN:**

- ☐ Scale not less than 1" = 20', legend, and north arrow.
- ☐ Property boundary, dimensions, setbacks and parcel size.
- ☐ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☐ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☐ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☐ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☐ Driveways, access to public streets, parking with stalls, loading areas.
- ☐ Sidewalks, bike and pedestrian paths.
- ☐ Berms, walls, screens, hedges and fencing.
- ☐ Location and width of easements, canals, ditches, drainage areas.
- ☐ Location, dimensions and type of signs.
- ☐ Trash storage and mechanical equipment and screening.
- ☐ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☐ Log depicting square footage of impervious surface, building and landscaping
- ☐ Location and height of fences and exterior walls
- ☐ Location and dimensions of outdoor storage areas
- ☐ Location of utilities and outdoor serviced equipment and areas
- ☐ Location of any proposed public art, exterior site furniture, exterior lighting, signage

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- ☐ Scale the same as the site plan.
- ☐ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☐ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☐ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☐ Cross section through any special features, berms, and retaining walls.
- ☐ A plant list of the variety, size, and quantity of all proposed vegetation
- ☐ Log of square footage of landscaping materials corresponding to location
- ☐ Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- ☐ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☐ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☐ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☐ Overall dimensions of all proposed structures
- ☐ Specifications on exterior surface materials and color
- ☐ Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- ☐ 11" x 17" size minimum
- ☐ Location, type, height, lumen output, and luminance levels of all exterior lighting
- ☐ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- ☐ Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- ☐ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- ☐ If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN:**

- ☐ 11" x 17" size minimum
- ☐ Scale not less than one inch equals twenty feet (1" = 20')
- ☐ Two foot (2') contours for the entire proposal site
- ☐ One foot (1') contours for details, including all planimetric features
- ☐ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☐ Existing easement and utility locations
- ☐ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- ☐ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas



- ☐ Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

***\*Required for developments of two or more buildings:***

- ☐ Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

***\*Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- ☐ Letter from company indicating approval

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- ☐ Statement must include a list of the application materials to be waived and an explanation for the request.

**INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:**

- ☐ Site photo
- ☐ Location, configuration, dimensions, type of containers, and number of containers
- ☐ Refer to Republic Services Solid Waste Design Standards.



**Crown Castle**  
1505 Westlake Avenue North  
Suite 800  
Seattle, WA 98109

March 1, 2023

Re: Crown Castle – PNW  
Subject: Gary Abrahams – Authorized Consultant for Crown Castle

Dear Reviewing Parties:

This letter serves to notify you that Crown Castle has retained the services of Gary Abrahams as approved agent to submit application for and obtain local jurisdiction approvals including but not limited to zoning and building permits. This includes applicable permitting for any and all customers seeking to install or modify their equipment on Crown Castle towers.

Please feel free to contact me directly with any questions. Thank you for your expeditious processing of applications filed by Mr. Abrahams.

Sincerely,

*Kate Hanstrom*

Kate Hanstrom  
Site Acquisition Specialist  
Kate.Hanstrom@crowncastle.com  
(309) 269-7254



VIA EMAIL SUBMITTAL  
CITY OF GARDEN CITY, IDAHO  
[Planning@gardencityidaho.org](mailto:Planning@gardencityidaho.org)  
[building@gardencityidaho.org](mailto:building@gardencityidaho.org)

March 24, 2025

City of Garden City, Idaho  
Planning Department  
6015 Glenwood Street  
Garden City, ID 83714

\*\*\*\*\*NOTICE OF ELIGIBLE FACILITIES REQUEST\*\*\*\*\*

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409  
Site Address: 8247 W. State Street, Garden City, Idaho 83714  
**DESIGN REVIEW APPLICATION – DISH WIRELESS, L.L.C.**

Crown Site Number: 824322 / Crown Site Name: GrdnCity\_Roe  
Customer Site Number: SLBO100019B / Application Number: 655968

Dear Reviewing Parties:

On behalf of Dish Wireless, L.L.C. (“DISH” or “Applicant”), Crown Castle USA Inc. (“Crown Castle”) is pleased to submit this request to modify the existing wireless facility noted above through the collocation, replacement and/or removal of the Applicant’s equipment as an eligible facilities request for a minor modification under Section 6409<sup>1</sup> and the rules of the Federal Communications Commission (“FCC”).<sup>2</sup>

Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. Under Section 6409, to toll the review period, if the reviewing authority determines that the application is incomplete, it must provide written notice to the applicant within 30 days, which clearly and specifically delineates all missing documents or information reasonably related to whether the request meets the federal requirements.<sup>3</sup> Additionally, if a state or local government,

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<sup>1</sup> Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) (codified at 47 U.S.C. § 1455).

<sup>2</sup> *Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies*, 29 FCC Rcd. 12865 (2014) (codified at 47 CFR § 1.6100); and *Implementation of State & Local Governments’ Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250 (June 10, 2020).

<sup>3</sup> See 47 CFR § 1.6100 (c)(3). <sup>4</sup> See 2020 Upgrade Order at paragraph 16.



fails to issue any approvals required for this request within 60 days, these approvals are deemed granted. The FCC has clarified that the 30-day and 60-day deadlines begins when an applicant: (1) takes the first step required under state or local law; and (2) submits information sufficient to inform the jurisdiction that this modification qualifies under the federal law<sup>4</sup>. Please note that with the submission of this letter and enclosed items, the thirty and sixty-day review periods have started. Based on this filing, the deadline for written notice of incomplete application is **April 23, 2025**, and the deadline for issuance of approval is **May 23, 2025**.

The proposed scope of work for this project includes:

*Collocation of antennas, ancillary equipment and ground equipment as per plans for a new carrier (Dish Wireless, L.L.C.) on an existing wireless communication facility.*

At the end of this letter is a checklist of the applicable substantial change criteria under Section 6409. Additionally, please find enclosed the following information in support of this request:

- (1) Eligible Facilities Request Applicant cover letter and narrative (*see this document*), with **Attachment “A,”** Section 6409 Substantial Change Checklist; **Attachment “B,”** Proposed Scope of Work; **Attachment “C,”** Photo of subject site; **Attachment “D,”** Location Map; **Attachment “E,”** Crown Castle authorization to submit permit applications;
- (2) City of Garden City Design Review application form;
- (3) Compliance Statement and Statement of Intent;
- (4) Neighborhood Map;
- (5) Site Plan;
- (6) Construction drawings prepared by TEP dated 2/21/2025 (complies with requirement for ‘schematic drawing’)
- (7) Photos of the site;
- (8) Affidavit of Legal Interest;
- (9) Ada County Assessor information;
- (10) Warranty Deed

We request a waiver for the following documents for the Design Review application:

- 1) Landscape plan
- 2) Lighting plan
- 3) Topographic survey
- 4) Grading Plan
- 5) Will serve letter

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an “eligible facilities request” as defined in the FCC’s rules to which the 60-day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.



Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

*Gary Abrahams*

Gary Abrahams

GMA Network Services, LLC

Agent for Crown Castle USA Inc.



## Attachment “A”

### Section 6409 Substantial Change Checklist Towers Outside of the Public Right of Way

The Federal Communications Commission has determined that a modification substantially changes the physical dimension of a wireless tower or base station under 47 U.S.C. § 1455(a) if it meets one of six enumerated criteria under 47 C.F.R. § 1.6100.

#### Criteria for Towers Outside the Public Rights of Way

YES/NO <b>NO</b>	Does the modification increase the height of the tower by more than the greater of: (a) 10% (b) or, the height of an additional antenna array plus separation of up to 20 feet from the top of the nearest existing antenna?
YES/NO <b>NO</b>	Does the modification add an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater?
YES/NO <b>NO</b>	Does the modification involve the installation of more than the standard number of new equipment cabinets for the technology involved or add more than four new equipment cabinets?
YES/NO <b>NO</b>	Does the modification entail any excavation or deployment outside the current site by more than 30 feet in any direction, not including any access or utility easements?
YES/NO <b>NO</b>	Does the modification defeat the concealment elements of the eligible support structure?
YES/NO <b>NO</b>	Does the modification violate conditions associated with the siting approval with the prior approval the tower or base station other than as specified in 47 C.F.R. § 1.6100(c)(7)(i) – (iv)?

If all questions in the above section are answered “NO,” then the modification does not constitute a substantial change to the existing tower under 47 C.F.R. § 1.6100.



**Attachment "B"**

**PROPOSED SCOPE OF WORK FOR DISH WIRELESS, L.L.C. COLLOCATION**

**8247 W. State Street, Garden City, Idaho 83714**

**SCOPE OF WORK**

**THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:**

**TOWER SCOPE OF WORK:**

- **INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)**
- **INSTALL (3) PROPOSED SECTOR MOUNTS (1 PER SECTOR)**
- **INSTALL (6) PROPOSED RRU's (2 PER SECTOR)**
- **INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)**
- **INSTALL (1) PROPOSED HYBRID CABLE**
- **INSTALL (1) PROPOSED JUMPER**

**GROUND SCOPE OF WORK:**

- **INSTALL WOODEN FENCED COMPOUND**
- **INSTALL (1) PROPOSED EQUIPMENT PAD**
- **INSTALL (1) PROPOSED ICE BRIDGE**
- **INSTALL (1) PROPOSED PPC**
- **INSTALL (1) PROPOSED EQUIPMENT CABINET**
- **INSTALL (1) PROPOSED POWER CONDUIT**
- **INSTALL (1) PROPOSED TELCO CONDUIT**
- **INSTALL (1) PROPOSED TELCO-FIBER BOX**
- **INSTALL (1) PROPOSED GPS UNIT**
- **INSTALL (1) PROPOSED TECH LIGHT**
- **INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)**
- **INSTALL (1) PROPOSED 200A METER**



**Attachment "C"**

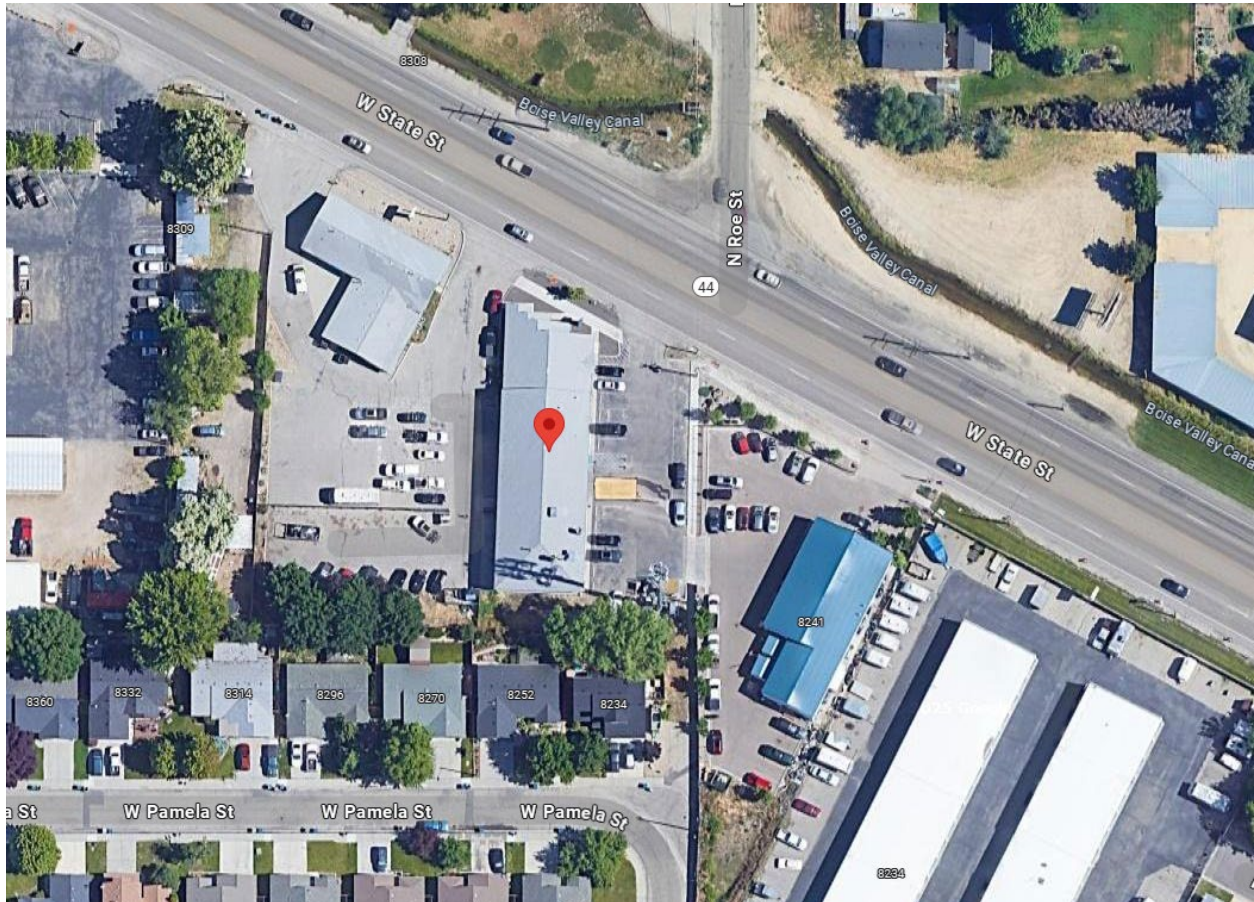
**PHOTO OF SUBJECT SITE**







**Attachment “D”**  
**LOCATION MAP**





**Attachment "E"**

**AUTHORIZATION TO SUBMIT FOR PERMITS**



Crown Castle  
1505 Westlake Avenue North  
Suite 800  
Seattle, WA 98109

March 1, 2023

Re: Crown Castle – PNW  
Subject: Gary Abrahams – Authorized Consultant for Crown Castle

Dear Reviewing Parties:

This letter serves to notify you that Crown Castle has retained the services of Gary Abrahams as approved agent to submit application for and obtain local jurisdiction approvals including but not limited to zoning and building permits. This includes applicable permitting for any and all customers seeking to install or modify their equipment on Crown Castle towers.

Please feel free to contact me directly with any questions. Thank you for your expeditious processing of applications filed by Mr. Abrahams.

Sincerely,

*Kate Hanstrom*

Kate Hanstrom  
Site Acquisition Specialist  
Kate.Hanstrom@crowncastle.com  
(309) 269-7254



Phone:  
www.crowncastle.com

March 24, 2025

CITY OF GARDEN CITY, ID  
Planning & Zoning  
6015 GLENWOOD STREET  
GARDEN CITY, ID 83714-1347

RE: Request for Minor Modification to Existing Wireless Facility – EFR -Section 6409

Site Address: 8247 W State Street, Garden City, ID 83714  
Assessors Tax Parcel ID number: R0719420250  
Crown Site Number: 824322 / Crown Site Name: GrdnCity\_Roe  
Customer Site Number: SLBO100019B / Application Number: 655968

**Affidavit of Legal Interest**

Dear City of Garden City,

The City of Garden City is requiring an Affidavit of Legal Interest for the Conditional Use Permit and Design Review permit applications for the proposed modifications at 8247 W. State Street, Garden City, ID (the “**Subject Property**”).

Attached hereto is the Affidavit of Legal Interest signed by Global Signal Acquisitions IV LLC appointing GMA Network Services as authorized representative to submit for permits (see **page 3** of this document).

The prior owner, Blynn Properties LLC (“**Blynn**”) signed a Wireless Communication Easement and Assignment Agreement dated August 18, 2010, with Unison, for a Communication Easement, which includes the Existing Agreements (as defined therein), for the property at 8247 W. State Street, Garden City, ID.

Blynn signed that First Amendment to Wireless Communication Easement and Assignment Agreement with Ulysses (as defined therein), which is successor-in-interest to Unison, dated March 16, 2016 (“**First Amendment**”) that appointed Ulysses as its Attorney-in-Fact, and which was executed by Robert Milter of Blynn. The First Amendment, Section 5, stipulates as follows:

***Attorney-in-fact.** Site Owner hereby confirms, ratifies, acknowledges and affirms that pursuant to the Agreement, it irrevocably appointed Ulysses as its true and lawful attorney-in-fact, with full power of substitution and re-substitution, to apply for and obtain any and all licenses, permits, consents or approvals which may be required in connection with the use of the Easements by Ulysses and as necessary to comply with applicable laws, statutes or regulations as set forth in Section 5 of the Agreement.*

Further, under the Assignment and Assumption of Easement Agreement dated October 3, 2019 (“**Easement**”), Ulysses assigned its respective interest in the Communication Easement, which affects that property previously owned by Blynn and now owned by DBII LLC via that vesting deed in 2020, to Global Signal Acquisitions IV LLC (“**Global**”). The Easement transferred the rights to act as Attorney-in-Fact per Section 5 of the First Amendment to Global.

**The Foundation for a Wireless World**

CrownCastle.com

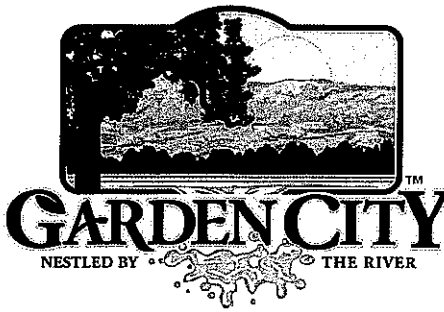


Phone:  
[www.crowncastle.com](http://www.crowncastle.com)

Based upon this documentation, Global has the authority to sign a letter of authorization, or Affidavit of Legal Interest, as the case may be, to submit for any required permits pertaining to the Subject Property.

Let me know if you have any questions.

Thanks,  
Gary Abrahams  
GMA Network Services, LLC  
Agent for Crown Castle USA Inc.



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926 •  
www.gardencityidaho.org

## Affidavit of Legal Interest

State of TX )  
County of Harris ) SS  
Ada )

I, Mandy Hebert, 8020 Katy Freeway  
Name Address  
Houston TX 77024  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to GMA Network Services, 590-1st Ave S #705, Seattle, WA 98104  
Name Address  
to submit the accompanying application pertaining to that property.

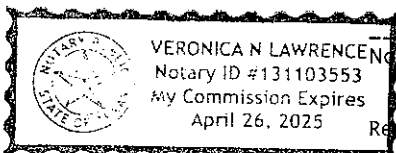
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 12/19/24 19<sup>th</sup> day of December, 2024

Mandy Hebert  
Signature

Subscribed and sworn to before me the day and year first above written



Notary Public for TX

Residing at: Houston, TX

My Commission expires 131103553 | 4/26/25

**ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT  
DATED OCTOBER 3, 2019**



**Prepared by:**

**Robert W. Mouton, Esq.**  
**Locke Lord LLP**  
**601 Poydras Street, Suite 2660**  
**New Orleans, LA 70130**

**Return to:**

**Tara Groda**  
**Crown Castle Post-Closing Department**  
**1220 Augusta Drive, Suite 600, Houston, TX 77057**

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**ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT**

This Assignment and Assumption of Easement Agreement (this "**Assignment**") is made and entered into as of the 3 day of October, 2019, but effective as of the 31st day of October, 2019 (the "**Effective Date**") by and between **Ulysses Asset Sub II, LLC**, a Delaware limited liability company, f/k/a T6 Unison Site Management LLC, a Delaware limited liability company (the "**Assignor**"), and **Global Signal Acquisitions IV LLC**, a Delaware limited liability company (the "**Assignee**"). Assignor and Assignee are sometimes referred to herein individually as a "**Party**" and collectively referred to herein as the "**Parties**".

WHEREAS, Assignor and Assignee are parties to that certain Site Exchange Agreement dated November 7, 2016, as amended by that certain Amended and Restated Site Exchange Agreement dated as of March 6, 2017 (as the same may have been further amended from time to time, collectively, the "**Exchange Agreement**"), pursuant to, and upon the terms of which, Assignor and Assignee have agreed to assign, transfer and convey all of their respective right, title and interest in and to certain assets, including, without limitation, real property interests, to each other, and to transfer certain obligations related thereto, all as more particularly described in the Exchange Agreement; and

WHEREAS, Assignor is the grantee pursuant to that certain easement agreement described on **Exhibit A** attached hereto and by this reference incorporated herein (as the same may have been

amended, modified or assigned from time to time, collectively, the "**Easement Agreement**", and together with any hereinbelow described Net Profits Agreement, Letter Agreement and Ground Lease, as applicable, the "**Easement Documents**"), pursuant to which the grantor specified in **Exhibit A** (hereinafter, the "**Grantor**") granted and conveyed to Assignor an easement in, to, under and over a certain portion of real property owned by the Grantor (the real property owned by the Grantor, hereinafter, the "**Property**", which Property is more particularly described in **Exhibit A-1** attached hereto and by this reference incorporated herein; and such portion of the Property subject to the Easement Agreement, hereinafter, the "**Easement Area**", which Easement Area is more particularly described in **Exhibit B** attached hereto and by this reference incorporated herein); and

WHEREAS, Assignor is also the current landlord under that certain lease agreement described on **Exhibit C** attached hereto and by this reference incorporated herein (as the same may have been amended, modified or assigned from time to time, collectively, the "**Ground Lease**"), and which Ground Lease demises a portion of the Property; and

WHEREAS, Assignor is also party to that certain Net Profits Agreement dated August 19, 2010 by and between Assignor and the Grantor (as the same may have been amended, modified or assigned from time to time, collectively the "**Net Profits Agreement**");

WHEREAS, the Parties hereby desire to effect such assignments, transfers and assumptions;

**NOW, THEREFORE**, in consideration of the representations, warranties, covenants and agreements contained in the Exchange Agreement, the Parties hereto hereby agree as follows:

1. **Capitalized Terms.** Capitalized terms used but not defined herein shall have the meaning given to such terms in the Exchange Agreement.
2. **Assignment and Transfer of Easement Documents.** As of the Effective Date, Assignor hereby assigns and transfers unto Assignee, and Assignee hereby accepts from the Assignor, all of the right, title and interest of Assignor in, to and under the Easement Documents, upon the terms and subject to the conditions of the Exchange Agreement and the Easement Documents, respectively. Notwithstanding anything in this Assignment to the contrary, but without limiting any of the Parties' duties and obligations arising under this Assignment, this Assignment shall not constitute an assignment or transfer hereby of any right, title and interest of Assignor in, to and under an Easement Document if an attempted assignment or transfer, without the authorization of a third party thereto, would constitute a breach or violation of such Easement Document, or in any way adversely affect the rights of Assignee thereunder, but only to the extent such authorization has not been obtained. If any authorization described in the preceding sentence is not obtained, or if any attempt at an assignment, transfer or other conveyance thereof would be ineffective or would affect the rights of the Assignor thereunder so that, after the applicable Closing Date, the Assignee would not in fact receive all such rights or obtain the benefits and rights contemplated by this Assignment and the Exchange Agreement, then the



Assignee may elect to pursue certain options, as more particularly described in Section 2(c) of the Exchange Agreement.

3. **Assumption of Easement Documents.** As of the Effective Date, Assignor hereby assigns and transfers to Assignee, and Assignee assumes and agrees to keep, observe and perform all of the terms, covenants, agreements, conditions and obligations (other than Pre-Closing Liabilities), pursuant to the Easement Documents. The Assignee assumes and agrees to keep, observe and perform those terms, covenants, agreements, conditions and obligations (other than Pre-Closing Liabilities), with the same force and effect as if the Assignee instead of Assignor (or any predecessor of the Assignor) had originally signed the Easement Documents.
4. **Terms of Exchange Agreement Control.** The provisions of this Assignment are subject, in all respects, to the terms and conditions of the Exchange Agreement, including, without limitation, all of the covenants, agreements, representations, and warranties contained therein, which shall survive the execution and delivery of this Assignment to the extent provided in the Exchange Agreement. Neither the making nor the acceptance of this Assignment shall in any way supersede, modify, replace, amend, change, rescind, waive, exceed, expand, enlarge, or in any way affect the terms and conditions of the Exchange Agreement. In the event of any conflict or inconsistency between the terms and conditions of this Assignment and the terms and conditions of the Exchange Agreement, the terms and conditions of the Exchange Agreement shall control.
5. **Amendments.** This Assignment may not be amended, modified or terminated except by an instrument in writing executed by the parties to this Assignment.
6. **Interpretation and Construction.** This Assignment shall be subject to the provisions set forth in Sections 30(g) and 30(h) of the Exchange Agreement, except to the extent that any contrary or different terms are set forth herein.
7. **Successors and Assigns.** This Assignment shall inure to the benefit of and be binding upon Assignor, Assignee, and their respective successors and assigns. Except as permitted under Section 30(d) of the Exchange Agreement, no Party may transfer or assign this Assignment or any of its rights hereunder, without the prior written consent of the other Party. Notwithstanding the foregoing, a Party may assign this Assignment to an Affiliate or to a party acquiring such Party or all or substantially all of the assets of such Party, provided, however, that the terms of any such acquisition may not impair, in any substantive way, either Party's ability to perform this Assignment.

8. **Notice.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth below:

**To Assignor:** American Towers LLC  
Attn: Landlord Relations  
10 Presidential Way  
Woburn, MA 01801

**To Assignee:** Crown Castle USA Inc  
c/o Crown Castle International Corp.  
Attn: Senior Vice President,  
Corporate Development  
1220 Augusta Drive, Suite 600  
Houston, TX 77057

**With copy to:** American Towers LLC  
Attn: General Counsel  
116 Huntington Avenue  
11th Floor  
Boston, MA 02116

**With copy to:** Crown Castle USA Inc  
c/o Crown Castle International Corp.  
Attn: Senior Vice President and  
General Counsel  
1220 Augusta Drive, Suite 600  
Houston, TX 77057

American Towers LLC  
Attn: Shawn Lanier, VP Legal  
10 Presidential Way  
Woburn, MA 01801

Either Party, by written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

9. **Governing Law.** Notwithstanding anything to the contrary contained in this Assignment, this Assignment shall be governed and construed in all respects in accordance with the laws of the State of New York (except to the extent the laws of the State or Commonwealth in which the Property is situated are mandatorily applicable, in which case the laws of such State or Commonwealth shall govern to the extent required), without regard to the conflicts of laws provisions of New York, or, as applicable, such State or Commonwealth. Any dispute directly related to the breach of this Assignment shall be resolved in accordance with Section 30(e) of the Exchange Agreement.
10. **Counterpart Signatures.** This Assignment may be executed in several counterparts, each of which when so executed and delivered shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument, binding on all of the Parties, even

though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Assignment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Assignment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Assignment by all Parties to the same extent as an original signature.

- 11. No Merger.** It is the intent of the Assignee that the landlord interest in the Ground Lease shall not merge with the tenant interest in the Ground Lease, notwithstanding that both leasehold interests may be held at any time by the same party.

*END OF DOCUMENT – SIGNATURE PAGES TO FOLLOW*



IN WITNESS WHEREOF, each Party has caused this Assignment to be executed by their respective duly authorized officers to be duly effective as of the Effective Date written above.

**ASSIGNOR:**

Ulysses Asset Sub II, LLC  
a Delaware limited liability company

Signature: \_\_\_\_\_  
Print Name: Shawn Lanier  
Title: Vice President, US Legal

**WITNESSES:**

Signature: \_\_\_\_\_  
Print Name: Kevin P. McMahon

Signature: \_\_\_\_\_  
Print Name: Michael D. P. Peto

**WITNESS AND ACKNOWLEDGEMENT**

**COMMONWEALTH OF MASSACHUSETTS**

**COUNTY OF MIDDLESEX**

On this 29<sup>th</sup> day of October, 2019, before me, Julie E. Kaplan the undersigned Notary Public, personally appeared Shawn Lanier, Vice President – US Legal, proved to me through satisfactory evidence of identity, which was/were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose(.).

X as Vice-President, US Legal for Ulysses Asset Sub II, LLC, a Delaware limited liability company



JULIE E. KAPLAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 12, 2020

Signature of Notary Public

Printed name of Notary

Place Notary Seal and/or Stamp Above

My Commission Expires \_\_\_\_\_

SIGNATURES CONTINUE ON NEXT PAGE



JULIE E. KAPLAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 12, 2020

**ASSIGNEE:**

Global Signal Acquisitions IV LLC,  
a Delaware limited liability company

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

R.Christopher Mooney  
Vice President

**WITNESSES:**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

J.V. BUDET

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

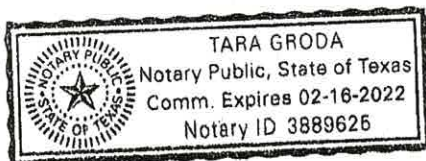
Caren Shaughnessy

**WITNESS AND ACKNOWLEDGEMENT**

**STATE OF TEXAS**

**COUNTY OF HARRIS**

This instrument was acknowledged before me on October 3, 2019, by R.Christopher Mooney,  
the VP of Global Signal Acquisitions IV LLC, a Delaware  
limited liability company, on behalf of said company.



**SEAL**

\_\_\_\_\_  
Notary Public  
My commission expires: 2/16/2022

**Attachments:**

Exhibit A: Easement Agreement

Exhibit A-1: Property

Exhibit B: Easement Area

Exhibit C: Ground Lease

**EXHIBIT A**

**EASEMENT AGREEMENT**

That certain Wireless Communication Easement and Assignment Agreement dated as of August 18, 2010, by and between Blynn Properties, L.L.C. a/k/a LLC ("Site Owner") and Treasure Valley Collision Center L.L.C. ("Joinder Party") ("**Grantor**"), as original easement grantor, and T6 Unison Site Management LLC, a Delaware limited liability company ("**T6**"), as original easement grantee, recorded on September 16, 2010, with the records of Ada County, Idaho, as Document No. 110086348, as amended by that certain First Amendment to Wireless Communication Easement and Assignment dated as of March 16, 2016, by and between the aforesaid Grantor and Ulysses Asset Sub II, LLC, a Delaware limited liability company, as grantee, and recorded on April 19, 2016, with the records of Ada County, Idaho, as Document No. 2016-032648.

**EXHIBIT A-1**

**LEGAL DESCRIPTION OF PROPERTY**

**The following described premises, to-wit:**

**Lot 11 in Block 2 of Azalea Subdivision, according to the official plat thereof filed in Book 71 of Plats at Pages 7243 and 7244, records of Ada County, Idaho and amended by warranty deed recorded December 27, 1996 under Instrument No. 96106001.**

**AND BEING the same property conveyed to Treasure Valley Collision Center L.L.C., an Idaho limited liability company from Steven G. Gregory, a married man as his sole and separate property by Warranty Deed dated October 03, 2005 and recorded October 04, 2005 in Instrument No. 105148172; AND FURTHER CONVEYED to Blynn Properties, L.L.C., a limited liability company from Treasure Valley Collision Center, L.L.C. by Quitclaim Deed dated July 28, 2008 and recorded July 30, 2008 in Instrument No. 108086742.**

**Tax Parcel No. R0719420250**



## EXHIBIT B

### LEGAL DESCRIPTION OF EASEMENT AREA

#### Communication Easement

That portion of the Property on which any Facilities exist on the date of this Agreement together with the portion of the Property leased by Site Owner under the Existing Agreements, and the portion of the Property described as follows:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE PROPERTY AT THE SOUTHERLY LINE OF W. STATE STREET; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, 155.00 FEET TO T A POINT; THENCE WEST AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 10.00 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED COMMUNICATION EASEMENT AND POINT OF BEGINNING; THENCE CONTINUE WEST, 60.00 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 20.00 FEET; THENCE EAST AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 60.00 FEET; THENCE SOUTH AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 20.00 FEET TO THE POINT OF BEGINNING; AND

AN ADDITIONAL 20.00 FEET BY 20.00 FEET ADJOINING THE WESTERLY LINE OF THE ABOVE DESCRIBED PREMISES.

Commencing at the southeast corner of said Lot 11; Thence along the south line of said Lot, N89°02'23"W, 11.14 feet; Thence N00°57'37"E, 7.10 feet; Thence N85°45'42"W, 27.30 feet; Thence N04°14'18"E, 11.80 feet; Thence N00°00'00"E, 4.56 feet (L8) to the Point of Beginning; Thence continuing N00°00'00"E, 5.85 feet (L9); Thence S88°51'23"E, 26.00 feet; Thence S01°08'37"W, 5.77 feet (L10); Thence N89°02'23"W, 25.88 to the Point of Beginning.

#### ACCESS AND UTILITY EASEMENTS

That portion of the Property on which any Facilities exist on the date of this Agreement or provided by Site Owner under the Existing Agreements for access and utility providers, including the following:

All rights of ingress and egress across the Property, more fully described on Exhibit "A" hereof, to and from the Communication Easement described in Exhibit B-1 hereof, providing access to a publicly dedicated roadway, including but not limited to W. State Street (hereinafter the "Access Easement"), along with the right to use said Access Easement for the development, repair, maintenance and removal of utilities providing service to the Communication Easement and the Facilities, as defined herein, and any related activities and uses.



**EXHIBIT C**

**GROUND LEASE**

1. That certain Site Lease with Option by and between Steven G. Gregory, as landlord, and VoiceStream PCS II Corporation, a Delaware corporation, as tenant, dated November 19, 2003, a memorandum of which was recorded on July 22, 2005 with the records of Ada County, Idaho as Document No. 105099836, as assigned by Steven G. Gregory to Treasure Valley Collision Center, L.L.C., an Idaho limited liability company, by that certain Assignment of Lease dated October 3, 2005 and recorded on October 5, 2005, with the records of Ada County, Idaho, as Document No. 105148893, as affected by that certain Master Prepaid Lease and Management Agreement dated November 30, 2012, in favor of CCTMO LLC, a memorandum of which was recorded on June 21, 2016, with the records of Ada County, Idaho, as Document No. 2016-054363.
2. That certain unrecorded Communication Site Lease Agreement (Ground Space) by and between Steven G. Gregory, an unmarried person, as landlord, and Clearwire LLC, a Nevada limited liability company, as tenant, dated as of September 15, 2005, as assigned by Steven G. Gregory to Treasure Valley Collision Center, L.L.C., an Idaho limited liability company, by that certain Assignment of Lease recorded on October 5, 2005, with the records of Ada County, Idaho, as Document No. 105148893.

**FIRST AMENDMENT TO WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT  
DATED MARCH 16, 2016**

**Prepared by and Return to:**

Ulysses Asset Sub II, LLC  
c/o American Tower Corporation  
Attn: Land Management/Michael Abodeely, Esq.  
10 Presidential Way  
Woburn, MA 01801  
Site No: 276123 / ID-9501  
Site Name: Blynn Properties G ID  
Assessor's Parcel No(s): R0719420250

**Prior Recorded Easement Reference:**

Document No: 110086348  
State of Idaho  
County of Ada

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**First Amendment to  
Wireless Communication Easement and Assignment Agreement**

THIS FIRST AMENDMENT TO WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT (the "***First Amendment***") is made effective as of the latter signature date hereof (the "***Effective Date***") by and between Ulysses Asset Sub II, LLC, a Delaware limited liability company, formerly known as T6 Unison Site Management, LLC (having a mailing address of c/o American Tower Corporation, 10 Presidential Way, Woburn, MA 01801) ("***Ulysses***"), Blynn Properties, LLC, an Idaho limited liability company (having a mailing address of 8247 W. State Street, Garden City, Idaho 83714) ("***Site Owner***"), and Treasure Valley Collision Center, L.L.C., an Idaho limited liability company (having a mailing address of 8247 W. State Street, Garden City, Idaho 83714) ("***Joinder Party***"). Site Owner, Joinder Party and Ulysses being collectively referred to herein as the "***Parties***" and individually as a "***Party***".

**WHEREAS**, Site Owner is the fee simple owner of real property located in Ada County, State of Idaho, having an address of 8247 W. State Street, Garden City, Idaho 83714, and as more particularly described on Exhibit A attached hereto (the "***Property***");

**WHEREAS**, Site Owner, Joinder Party and Ulysses entered into that certain Wireless Communication Easement and Assignment Agreement dated August 18, 2010 and recorded in Ada County, Idaho, Instrument No. 110086348 (the "***Agreement***"), whereby Site Owner and Joinder Party granted Ulysses and its Customers (as defined in the Agreement) certain Easements (as defined in the Agreement) over the Property (such Easements, collectively, the

“**Site**”) and assigned Site Owner’s and Joinder Party’s interests in certain Existing Agreements (as defined in the Agreement) to Ulysses; and

**WHEREAS**, Ulysses, Site Owner and Joinder Party desire to enter into this Amendment to expand the Communication Easement (as defined in the Agreement) granted to Ulysses and to secure the rights necessary for Ulysses and its Customers to operate the Site.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, Site Owner, Joinder Party and Ulysses agree that the Agreement is hereby amended as follows:

1. **Recitals and Definitions.** Capitalized terms used and not otherwise defined herein shall have the same meaning as used in the Agreement. The recitals set forth above are hereby incorporated herein by this reference.
2. **Expansion of Communication Easement.**
  - a. Site Owner and Ulysses desire to amend the Agreement in order to expand the Communication Easement granted to Ulysses. Site Owner and Ulysses agree and acknowledge that Exhibit B-1 to the Agreement is hereby deleted in its entirety as of the Effective Date of this Amendment and shall be replaced with Exhibit BB-1 attached hereto and incorporated herein by reference. In the event of inconsistency or discrepancy between Exhibit BB-1 attached hereto and Exhibit B-1 to the Agreement, Exhibit BB-1 shall control.
  - b. Site Owner hereby grants to Ulysses and its Customers the right and privilege to enter upon the Property and/or Easements at any time to perform or cause to be performed test borings of the soil, environmental audits, sampling, tests, engineering studies and to conduct a survey of the Property and/or the Easements. Site Owner shall not unreasonably interfere with Ulysses’ and/or its Customers’ use of the Property in conducting these activities. Site Owner will provide Ulysses with any necessary keys or access codes to the Site if needed for ingress and egress.
3. **Rights.** Site Owner expressly confirms, ratifies, acknowledges and affirms the rights granted to Ulysses and its Customers pursuant to the Agreement to construct, maintain, repair, replace, improve, operate, and remove Facilities (as defined in the Agreement) and, notwithstanding any terms of the Agreement to the contrary, to conduct any related activities and uses to comply with the Existing Agreements, without notice to or consent of Site Owner.
4. **Additional Customers.** Site Owner and Ulysses agree to amend the right of first refusal granted by Site Owner to Ulysses. Therefore, Site Owner and Ulysses agree that the following sentence shall be included in Section 13 of the Agreement as the eight (8<sup>th</sup>) sentence:



"Unison shall give Site Owner notice of its intent to acquire same within thirty (30) days of receipt of Site Owner's notice."

5. **Attorney-in-fact.** Site Owner hereby confirms, ratifies, acknowledges and affirms that pursuant to the Agreement, it irrevocably appointed Ulysses as its true and lawful attorney-in-fact, with full power of substitution and re-substitution, to apply for and obtain any and all licenses, permits, consents or approvals which may be required in connection with the use of the Easements by Ulysses and as necessary to comply with applicable laws, statutes or regulations as set forth in Section 5 of the Agreement.

6. **Site Owner Statements.** Site Owner hereby represents and warrants to Ulysses that: (i) to the extent applicable, Site Owner is duly organized, validly existing, and in good standing in the jurisdiction in which Site Owner was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Site Owner has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Site Owner, have the authority to enter into and deliver this Amendment on behalf of Site Owner; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Site Owner of this Amendment; (iv) Site Owner is the sole owner of the Property; and (v) there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) relating to, encumbering, asserted against, threatened against, and/or pending with respect to the Easements or any other portion of the Property which do or could (now or any time in the future) adversely impact, limit, and/or impair Ulysses' rights under the Agreement, as amended and modified by this Amendment. Site Owner hereby does and agrees to indemnify Ulysses for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Ulysses as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The representations and warranties of Site Owner made in this Section shall survive the execution and delivery of this Amendment.

7. **Notice.** Notwithstanding anything to the contrary contained in the Agreement, the address of Ulysses for all purposes as set forth in Section 17 of the Agreement shall be as set forth below:

Ulysses:	Ulysses Asset Sub II, LLC
	c/o American Tower Corporation
	10 Presidential Way
	Woburn, MA 01801
	Attn: Land Management

With a copy to: American Towers LLC  
c/o American Tower Corporation  
116 Huntington Avenue  
Boston, MA 02116  
Attn: Legal Department

Site Owner: Blynn Properties, LLC  
8247 W. State Street  
Garden City, ID 83714

Either party may change its notice address by designating one or more different notice addresses from those set forth above, with such change being effective thirty (30) days after receipt of notice thereof. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

8. **General Terms and Conditions.** (a) the Agreement, as amended by this Amendment, constitutes the entire agreement and understanding of Site Owner and Ulysses and supersedes all offers, negotiations and any other written or verbal agreements; (b) any amendments to this Amendment must be in writing and executed by both parties; (c) if any term of this Amendment is found to be void or invalid, or ineffective as to third parties such provision shall be fully severable herefrom and such invalidity shall not affect the remaining terms of the Agreement, which shall continue in full force and effect, and the Agreement shall be reformed and construed as if such invalid provision had never been contained herein, and if possible, such provisions shall be reformed to the maximum extent permitted under applicable law to render same valid, operative and enforceable to reflect the intent of the Parties as expressed herein; (d) upon the request of Ulysses, Site Owner shall execute such instruments or plats or surveys as deemed reasonably necessary to describe the Property and Building, or for recordation in the public records of the County in which the Property is located; (e) the paragraph headings of this Amendment have been inserted for convenience of reference only, and shall in no way modify or restrict the terms of the Amendment; and (f) Site Owner agrees to provide Ulysses with such certificates, permit applications, and other instruments and reasonable assurances as reasonably required to fulfill the intent of the terms hereof.

9. **Full Force and Effect; Entirety; Amendment; Successors.** Except as modified herein, the Agreement and all the easements, covenants, agreements, terms, provisions and conditions thereof remain in full force and effect and are hereby ratified and affirmed. This Amendment, together with the Agreement constitutes the entire agreement among the undersigned parties hereto. Any modification to this Amendment or the Agreement must be in writing and signed and delivered by authorized representatives of the affected parties in order to be effective. In the event of a conflict between the terms of this Amendment and the terms of the Agreement, this Amendment and the terms herein shall at all times supersede and control and any ambiguity between such conflicting terms shall be interpreted and resolved based on the terms of this Amendment. This Amendment and the Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, personal representatives, lessees,



successors and assigns. It is the intention of the Parties hereto that all of the various rights, obligations, restrictions and easements created herein shall run with the affected lands and shall inure to the benefit of and be binding upon all future owners and assignees of the affected lands and all persons claiming under them.

10. **Signature; Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though the Parties are not signatories to the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each Party agrees that the delivery of this Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.

11. **Governing Law.** Notwithstanding anything to the contrary contained in the Agreement and in this Amendment, the Agreement and this Amendment shall be governed by and construed in all respects in accordance with the laws of the state or commonwealth in which the Property is situated, without regard to the conflicts of laws provisions of such state or commonwealth.

12. **Joinder Party.** And now to these presents, intervenes Joinder Party, who joins with the Site Owner in entering into this Amendment and does hereby agree to be bound by all of the covenants, agreements, terms, provisions and conditions hereof and joins Site Owner in granting the Communication Easement to Ulysses as set forth in Exhibit BB-1 attached hereto.

IN WITNESS WHEREOF, Site Owner, Joinder Party and Ulysses have each executed this Amendment as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

**SITE OWNER:**

**Blynn Properties, LLC,**  
an Idaho limited liability company

By: [Signature]

Name: Robert Miller  
Title: owner

Date: 3-1-16

**WITNESS:**

Kenneth W. Pierson  
Print Name:

Vince Pantalone  
Print Name:

STATE OF Idaho  
COUNTY OF Ada

I, a Notary Public of the County and State aforesaid, certify that Robert Miller, who is the general partner/manager/member of Blynn Properties, LLC, an Idaho limited liability company, came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1<sup>st</sup> day of March, 2016.

[Affix Notary Seal]



[Signature]  
Notary Public  
My commission expires:

July 14, 2021

[SIGNATURES CONTINUE ON NEXT PAGE]



**JOINDER PARTY:**

**Treasure Valley Collision Center, L.L.C.,**  
an Idaho limited liability company

By: 

Name: Robert Miller  
Title:

Date: 3-1-16

**WITNESS:**

Kenneth W. Person  
Print Name:

Vince Pantalone  
Print Name:

STATE OF Idaho

COUNTY OF Ada

I, a Notary Public of the County and State aforesaid, certify that Robert Miller, who is the general partner/manager/member of Treasure Valley Collision Center, L.L.C., an Idaho limited liability company, came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1<sup>st</sup> day of March, 2016.

[Affix Notary Seal]





Notary Public

My commission expires:

July 14, 2021

[SIGNATURES CONTINUE ON NEXT PAGE]

**ULYSSES:**

**Ulysses Asset Sub II, LLC**, a Delaware  
limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Edward P. Maggio, Jr.  
Senior Counsel, US Tower

Date: \_\_\_\_\_

3/16/16

**WITNESS:**

[Signature]

Print Name: Alexander Sunkin

[Signature]

Print Name: Rahim Akram

COMMONWEALTH OF MASSACHUSETTS )

) ss:

COUNTY OF MIDDLESEX )

On this 16 day of March, 2016, before me, the undersigned  
Notary Public, personally appeared Edward P. Maggio, Jr., personally known  
to me to be the person whose name is subscribed to the within instrument and acknowledged to  
me that he executed the same in his authorized capacity, and that by his signature on the  
instrument, the person or the entity upon which the person acted, executed the instrument.



[Signature]  
Notary Public  
My Commission Expires: 12-17-2021

Exhibit A  
Legal Description of Property

The following described premises, to-wit:

Lot 11 in Block 2 of Azalea Subdivision, according to the official plat thereof filed in Book 71 of Plats at Pages 7243 and 7244, records of Ada County, Idaho and amended by warranty deed recorded December 27, 1996 under Instrument No. 96106001.

AND BEING the same property conveyed to Treasure Valley Collision Center L.L.C., an Idaho limited liability company from Steven G. Gregory, a married man as his sole and separate property by Warranty Deed dated October 03, 2005 and recorded October 04, 2005 in Instrument No. 105148172; AND FURTHER CONVEYED to Blynn Properties, L.L.C., a limited liability company from Treasure Valley Collision Center, L.L.C. by Quitclaim Deed dated July 28, 2008 and recorded July 30, 2008 in Instrument No. 108086742.

Tax Parcel No. R0719420250

**Exhibit BB-1**  
**Communication Easement**

That portion of the Property on which any Facilities exist on the date of this Agreement together with the portion of the Property leased by Site Owner under the Existing Agreements, and the portion of the Property described as follows:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE PROPERTY AT THE SOUTHERLY LINE OF W. STATE STREET; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, 155.00 FEET TO T A POINT; THENCE WEST AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 10.00 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED COMMUNICATION EASEMENT AND POINT OF BEGINNING; THENCE CONTINUE WEST, 60.00 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 20.00 FEET; THENCE EAST AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 60.00 FEET; THENCE SOUTH AND PERPENDICULAR TO THE LAST MENTIONED COURSE, 20.00 FEET TO THE POINT OF BEGINNING; AND

AN ADDITIONAL 20.00 FEET BY 20.00 FEET ADJOINING THE WESTERLY LINE OF THE ABOVE DESCRIBED PREMISES.


Commencing at the southeast corner of said Lot 11; Thence along the south line of said Lot, N89°02'23"W, 11.14 feet; Thence N00°57'37"E, 7.10 feet; Thence N85°45'42"W, 27.30 feet; Thence N04°14'18"E, 11.80 feet; Thence N00°00'00"E, 4.56 feet (L8) to the Point of Beginning; Thence continuing N00°00'00"E, 5.85 feet (L9); Thence S88°51'23"E, 26.00 feet; Thence S01°08'37"W, 5.77 feet (L10); Thence N89°02'23"W, 25.88 to the Point of Beginning.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location hereof.

**Agreed and Approved:**

**SITE OWNER:**

**Blynn Properties, LLC,**  
an Idaho limited liability company

Signature: 

Print Name: Robert Miller

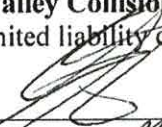
Its: owner

Date: 3-1-16

**Exhibit BB-1**  
**Communication Easement**  
**(Continued)**

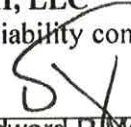
**JOINDER PARTY:**

**Treasure Valley Collision Center, L.L.C.,**  
an Idaho limited liability company

Signature:   
Print Name: Robert Miller  
Its: owner  
Date: 3-1-16

**ULYSSES:**

**Ulysses Asset Sub II, LLC**  
a Delaware limited liability company

Signature:   
Print Name: Edward P. Maggio, Jr.  
Its: Senior Counsel, US Tower  
Date: 3/16/16

4

**WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT  
DATED AUGUST 18, 2010**





1070338

Prepared by:  
Victoria M. de Lisle  
Locke Lord Bissell & Liddell LLP  
601 Poydras Street, Suite 2660  
New Orleans, LA 70130  
File: #0590924/03685

Record and Return to:  
Dione Carter  
Fidelity National Title Group  
7130 Glen Forest Drive, Suite 300  
Richmond, VA 23226  
Phone: 1.804.267.2049  
Fax: 1.804.267.2330  
File: #11896145  
Unison Site: #316984

## WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT

THIS WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT ("Agreement") is made as of the 18<sup>th</sup> day of August, 2010 ("Effective Date"), by and between Blynn Properties, L.L.C. a/k/a LLC, whose address is 8247 W. State Street, Garden City, Idaho 83714 ("Site Owner"), Treasure Valley Collision Center L.L.C. whose address is 8247 West State Street, Boise, Idaho 83714 ("Joinder Party"), and T6 Unison Site Management LLC, a Delaware limited liability company, whose address is P.O. Box 1951, Frederick, Maryland 21702-0951 ("Unison"). All references hereafter to "Unison", "Site Owner" and "Joinder Party" shall include their respective heirs, successors, personal representatives, lessees, licensees and assigns (Unison and Site Owner, collectively, "Parties").

### RECITALS

**WHEREAS**, Site Owner is the owner of that certain property ("Property") located in the City of Garden City, and County of Ada in the State of Idaho, having a street address of 8247 W. State Street, Garden City, Idaho 83714, and which Property is more particularly described on Exhibit A attached hereto.

**NOW, THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which Site Owner does hereby acknowledge and grant Unison full discharge and acquittance therefor, Site Owner and Unison agree to the following:

1. Grant of Easement.

(a) Site Owner grants, bargains, sells, transfers and conveys to Unison:

- (i) an exclusive easement in, to, under and over the portion of the Property substantially as shown and/or described on Exhibit B-1 ("Communication Easement") for the transmission and reception of any and all wireless communication signals and the construction, maintenance, repair, replacement, improvement, operation and removal of towers, antennas, buildings, fences, gates, generators and related facilities

(collectively, "Facilities") and any related activities and uses including those necessary for Unison to comply with its obligations under the agreements listed on Exhibit C ("Existing Agreements") together with the right to enter the Property and access the Easements described below, without notice to Site Owner, twenty-four (24) hours a day, seven (7) days a week, as may be required in connection with the activities and uses described in this Agreement, and

(ii) a non-exclusive easement in, to, under and over portions of the Property substantially as shown and/or described on Exhibit B-2 ("Access and Utility Easements," Communication Easement and Access and Utility Easements, collectively "Easements") for ingress and egress to and from the Communication Easement and a publicly dedicated roadway, and for the installation, repair, replacement, improvement, maintenance and removal of utilities providing service to the Communication Easement and the Facilities, and any related activities and uses.

(b) The Parties agree that the Communication Easement includes, without limitation, (i) the portion of the Property leased by Site Owner under the Existing Agreements, plus an additional 20.00 feet by 20.00 feet adjoining the westerly line of the area leased under the Existing Agreements and (ii) the portion of the Property upon which any Facilities are located on the Effective Date.

2. Assignment of Existing Agreements. Site Owner transfers and assigns to Unison, as of the Effective Date, all of its right, title and interest in, to and under the Existing Agreements, including without limitation, all rents, security deposits and other monies due the Site Owner specified therein. The Parties intend that this Agreement serve as an absolute assignment and transfer to Unison of all rents and other monies due the Site Owner pursuant to the Existing Agreements. Unison assumes the obligations and liabilities of Site Owner under the Existing Agreements only to the extent that such obligations and liabilities (i) are not the responsibility of the Site Owner pursuant to the terms of this Agreement; and (ii) accrue on or after the Effective Date.

3. Use of Easements. Consistent with the uses set forth in Section 1 above, Unison shall have the unrestricted right to lease, license, transfer or assign, in whole or in part, or permit the use of the Easements and/or its rights under this Agreement by any third parties including communication service providers or tower owners or operators, and any lessee or licensee under the Existing Agreements and the affiliates, agents, contractors, invitees and employees of Unison and/or Unison's present or future lessees or licensees (collectively, "Customers").

4. Term. This Agreement and the Easements shall be perpetual commencing on the Effective Date. Notwithstanding the foregoing, in the event Unison and Customers voluntarily cease to use the Easements (as defined in Section 1) for a period of more than five years (for reasons other than casualty, condemnation or Act of God), the Easements shall be deemed surrendered. Unison may surrender the Easements for any reason or at any time by giving thirty (30) days' notice to Site Owner. Upon surrender, this Agreement shall be terminated, and Unison and Site Owner shall execute and record such documents reasonably required to terminate the Easements. This Agreement may not be terminated by Site Owner.

5. Improvements; Utilities. Unison and its Customers, may, at their discretion and expense, construct such improvements in, to, under and over the Easements, consistent with the uses specified in Section 1, all of which shall be deemed part of the Facilities. The Facilities shall remain the property of Unison and its Customers, as applicable, and Site Owner shall possess no right, title or interest therein. In the event that utilities necessary to serve the Facilities cannot be installed within the Easements, Site Owner agrees to cooperate (at no cost to Site Owner) with Unison and to act reasonably and in good faith in granting Unison the right to locate such utilities on the Property without requiring the payment of additional fees. If necessary, Site Owner shall, upon Unison's request, execute and record a separate written easement with Unison or with the utility company providing the utility service to reflect such right. Site Owner hereby irrevocably constitutes and appoints Unison as its true and lawful attorney-in-fact, with full power of substitution and resubstitution, to apply for and obtain any and all licenses, permits, consents or approvals which may be required in connection with the use of the Easements by Unison and as necessary to comply with applicable laws, statutes or regulations.

6. Taxes. Site Owner acknowledges that a portion of the purchase price delivered by Unison to Site Owner is for and in consideration of the continuing obligation of Site Owner to pay, on or before the due date, all present and future real property taxes, transfer taxes, penalties, interest, roll-back or additional taxes, sales and use taxes and all other



fees and assessments, regardless of the taxing method (the "Taxes") attributable to the Property, this Agreement and the Easements. Without limiting the foregoing, except to the extent Taxes are the obligation of tenants under the Existing Agreements, Site Owner shall be solely responsible for the payment of such Taxes. Within ten (10) days of receiving a request from Unison, Site Owner shall furnish to Unison a copy of each bill for any such Taxes and evidence of Site Owner's payment of such bill. In the event that Site Owner fails to pay any Taxes when due, Unison shall have the right, but not the obligation, to pay such Taxes on behalf of Site Owner. Site Owner shall reimburse Unison for the full amount of such Taxes paid by Unison on Site Owner's behalf within five (5) business days of Site Owner's receipt of an invoice from Unison.

7. Property Maintenance and Access. Site Owner agrees to maintain the Property. Without limiting the foregoing, except to the extent maintenance is the obligation of tenants under the Existing Agreements, Site Owner shall be solely responsible for the maintenance of the Property. Site Owner agrees to provide Unison and its Customers access to and from the Easements and all other space in the Property consistent with the grant of the Easements set forth in Section 1 above, twenty-four (24) hours a day, seven (7) days a week.

8. Representations; Other Covenants of Site Owner. Site Owner represents, warrants and agrees that: (a) it is the legal owner of indefeasible and marketable title to the Property with the right, power and authority to enter into this Agreement and to grant the Easements to Unison, and any consents and authorizations required in connection with the execution and delivery of this Agreement have been obtained; (b) except for the Existing Agreements and as disclosed on Exhibit D, no leases, mortgages, deeds of trust or other encumbrances affect the Property as of the Effective Date; (c) Site Owner will comply with all governmental laws, rules and regulations applicable to the Property; (d) Site Owner has delivered to Unison true, correct and complete copies of the Existing Agreements, and, to Site Owner's best knowledge, no party is in default of any of their respective obligations under the Existing Agreements; (e) no party under the Existing Agreements has advised of any intention to exercise, nor have they exercised, any right of early termination set forth in its Existing Agreements, and further, no party has requested a reduction in the rental amount or escalator due under the Existing Agreements; (f) as of the Effective Date, Site Owner shall not, without the prior written consent of Unison, amend or modify the Existing Agreements in any respect or exercise any rights granted by Site Owner to Unison under this Agreement, including, without limitation, any and all rights and remedies of Site Owner under the Existing Agreements; (g) notwithstanding anything to the contrary in this Agreement, Site Owner shall comply with all obligations of the lessor under the Existing Agreements which relate to the use, ownership and operation of Property; and (h) Site Owner shall not use nor permit its affiliates, licensees, invitees or agents to use any portion of the Property or any other property owned or controlled by Site Owner, either directly, indirectly or by action or inaction, in a manner which in any way could result in default of the Existing Agreements or otherwise interfere with the operations of Unison and/or any Customers.

9. Environmental Covenants and Indemnity. Site Owner represents that it has not permitted or engaged in the use of, and has no knowledge of, any substance, chemical or waste (collectively "Substance") located on, under or about the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Neither Site Owner nor Unison will introduce or use any such Substance on, under or about the Property in violation of any applicable law or regulation. No underground storage tanks for petroleum or any other Substance, or underground piping or conduits, are or have previously been located on the Property, and no asbestos-containing insulation or products containing PCB or other Substances have been placed anywhere on the Property by Site Owner or, to Site Owner's knowledge, by any prior owner or user of the Property. Site Owner and Unison shall each defend, indemnify, protect and hold the other party harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of any Substance on, under or about the Property caused by the acts, omissions or negligence of the indemnifying party and their respective agents, contractors and employees. The foregoing indemnity shall survive any termination of this Agreement.

10. General Indemnity. In addition to the Environmental Indemnity set forth above, Site Owner and Unison shall each indemnify, defend and hold the other harmless against any and all costs (including reasonable attorney's fees) and claims of liability or loss arising (a) due to the breach of any representation, warranty or covenant of such indemnifying party set forth herein; and (b) out of the use and/or occupancy of the Property and Easements by the indemnifying party. This indemnity shall not apply to any claims to the extent arising from the gross negligence or intentional misconduct of the indemnified party.



11. Assignment; Secured Parties. Unison has the unrestricted right to assign, mortgage or grant a security interest in all of Unison's interest in and to this Agreement and the Easements, and may assign this Agreement and the Easements to any such assignees, mortgagees or holders of security interests, including their successors and assigns ("Secured Party" or, collectively, "Secured Parties"). Site Owner agrees to notify Unison and Secured Parties (provided Unison has given Site Owner notice and contact information of Secured Parties) simultaneously of any default by Unison and give Secured Parties the same right to cure any default. If a termination, disaffirmation or rejection of this Agreement shall occur, pursuant to any laws (including any bankruptcy or insolvency laws), Site Owner will notify Secured Parties (provided Unison has given Site Owner notice and contact information of Secured Parties) promptly and Site Owner shall enter into a new easement agreement with any such Secured Party upon the same terms of this Agreement, without requiring the payment of any additional fees. If any Secured Party shall succeed to Unison's interest under this Agreement, such Secured Party shall have no obligation to cure and no liability for any defaults of Unison accruing prior to the date that such Secured Party succeeds to such interest. Site Owner will enter into modifications of this Agreement reasonably requested by any Secured Party. Site Owner hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Easements and/or the Facilities or any portion thereof.

12. Estoppel Certificate. At any time during the term hereof, each party shall have the right to deliver to the other a statement of such party certifying: (i) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, stating the modifications and that the modified Agreement is in full force and effect); (ii) whether or not, to the best knowledge of the responding party, the requesting party is in default in performance of any of its obligations under this Agreement, and, if so, specifying each such default; (iii) that there are no amounts due to the responding party from the requesting party; and (iv) any other information reasonably requested concerning this Agreement (the "Estoppel Certificate"). In the event the responding party fails to dispute the Estoppel Certificate by delivery to the requesting party of a notice specifying the nature and circumstances of any matter in the Estoppel Certificate that is disputed by the responding party within ten (10) days of receipt of the Estoppel Certificate, then all matters specified in the Estoppel Certificate shall be deemed true and correct, and the Estoppel Certificate shall thereafter be binding on the Parties, Secured Party or any party designated by the requesting party, and all of such parties may thereafter rely on the Estoppel Certificate as a conclusive statement of fact by the responding party as to the matters set forth therein.

13. Additional Customers. It is the intent of the Parties to encourage the addition of Customers to the Property throughout and after the term hereof. Site Owner hereby irrevocably constitutes and appoints Unison as its true and lawful attorney-in-fact, with full power of substitution and resubstitution to negotiate and consummate leases, licenses and/or other agreements of use with Customers having a duration beyond the term of this Agreement. Site Owner ratifies and acknowledges the right of Unison to enter into such agreements, and the Property and Site Owner will be bound by such agreements throughout and after the termination of this Agreement for any reason. Site Owner acknowledges that all such agreements entered into by Unison shall survive the termination of this Agreement for any reason. Site Owner agrees that it shall not, directly or indirectly, divert or solicit the business of any of Unison's Customers on behalf of itself or on behalf of any third party. Unison shall have a right of first refusal to acquire, on the same terms and conditions offered by or to a third party, any interest in the Property or any portion thereof being transferred by Site Owner for wireless communication purposes such as described in Section 1 above. Site Owner shall, prior to granting or transferring such interest, notify Unison with a copy of the offer including the price and terms thereof. The foregoing is a continuing right in favor of Unison and shall not be extinguished by Unison's exercise or non-exercise of such right on one or more occasions. Upon the grant or transfer of the Property, or any portion thereof, to a third party, Site Owner shall immediately notify Unison in writing of such grant or transfer, with the name and address of the purchaser.

14. Condemnation. In the event of any condemnation of the Easements in whole or in part, Unison shall be entitled to file claims against the condemning authority for, and to receive, the value of the portion of the Property so taken on which the Easements are located, business dislocation expenses and any other award or compensation to which Unison may be legally entitled. Site Owner hereby assigns to Unison any such claims and agrees that any claims made by Site Owner will not reduce the claims made by Unison.

15. Covenant Running with the Land. The provisions of and covenants contained in this Agreement shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors, heirs and assigns.



16. Dispute Resolution.

(a) If Unison fails to perform any of its obligations under this Agreement, Site Owner agrees to notify Unison and any Secured Parties, provided Unison has given Site Owner notice and contact information of Secured Parties, in writing of any default by Unison, and to give Unison and/or any Secured Parties the right to cure any default within a period of not less than sixty (60) days from Unison's receipt of the written default notice. If Unison or any Secured Parties shall fail to cure any default in accordance with this Section, Site Owner agrees that its only remedies for such default shall be specific performance or damages. Any and all damages for which Site Owner may be compensated is limited to the actual damages of Site Owner and Unison's liability shall be limited to its interest in the Property. In the event that any dispute or claim arises that could impair the use or possession of the Facilities by Unison or its Customers, Unison shall have the right to seek injunctive relief, without the necessity of posting a bond.

(b) Except as set forth in Section 16(a), in the event of any dispute arising out of this Agreement, the following dispute resolution process shall be followed: (i) upon a party's written notice of dispute to the other party, an authorized representative of the Site Owner and Unison shall, through a good faith negotiation, attempt to settle a written resolution within thirty (30) days and (ii) if such negotiation attempts fail, the dispute shall be submitted by the parties to a mutually agreed upon arbitrator for a binding and final arbitration decision in accordance with the rules of the American Arbitration Association ("AAA") and using the Federal Rules of Evidence and Civil Procedure. In the event the parties are unable to mutually agree to an arbitrator, each party shall select their own arbitrator, and each such arbitrator shall thereafter mutually agree on a third arbitrator, and the majority decision by all such arbitrators shall be final and binding on the parties. Each party shall pay one-half of all arbitrator professional fees and the prevailing party, in any proceedings under this Section 16, shall be entitled to recover all costs incurred in connection therewith, including legal fees.

17. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given one (1) business day after posting with a nationally recognized overnight courier service, or the earlier of receipt or ten (10) days after posting by registered or certified mail, return receipt requested, to the addresses of Site Owner and Unison set forth on the signature page. Either party may change its notice address by providing a new recipient name and address by notice as set forth in this paragraph.

18. Miscellaneous. (a) This Agreement and all Exhibits attached hereto constitute the entire agreement and understanding of Site Owner and Unison with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and any other written or verbal agreements; (b) any amendments to this Agreement must be in writing and executed by both parties; (c) this Agreement is governed by the laws of the State in which the Property is located; (d) if any term of this Agreement is found to be void or invalid, such provision shall be fully severable herefrom and such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect, and this Agreement shall be reformed and construed as if such invalid provision had never been contained herein, and if possible, such provisions shall be reformed to the maximum extent permitted under applicable law to render same valid, operative and enforceable to reflect the intent of the Parties as expressed herein; (e) upon the request of Unison, Site Owner shall execute a Memorandum of this Agreement and such plats or surveys as deemed reasonably necessary by Unison for recordation in the public records of the County in which the Property is located; (f) the paragraph headings of this Agreement have been inserted for convenience of reference only, and shall in no way modify or restrict the terms of this Agreement; (g) Site Owner acknowledges that Unison has not provided any legal or tax advice to Site Owner in connection with the execution of this instrument; and (h) this Agreement may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument.

19. Joinder Party. And now to these presents, intervenes Treasure Valley Collision Center L.L.C., who joins with Site Owner in entering into this Agreement and does hereby agree to be bound by all of the terms hereof and joins Site Owner in granting the easement to Unison and assigns all of its right, title and interest in the Existing Agreements to Unison in all respects.

**[SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**WITNESSES:**

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

**"SITE OWNER":**

**BLYNN PROPERTIES, L.L.C.** *a/k/a LLCB*

By: \_\_\_\_\_

Print Name: Robert Allen Miller, Jr.

*a/k/a Robert A. Miller, Jr.*

Title: Member

Address: 8247 W. State Street

City: Garden City

State: Idaho

Zip: 83714

Tel: *208 853 2461*

Fax: *NA*

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this *18<sup>th</sup>* day of *Aug*, in the year 2010, before me (here insert the name and quality of the officer), personally appeared Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr., known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Scott Bowen*  
\_\_\_\_\_  
Notary Public

Residing at *Boise*

My commission expires *11/14/12*





IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

WITNESSES:

"JOINDER PARTY":

Print Name: \_\_\_\_\_

Treasure Valley Collision Center L.L.C., an  
Idaho limited liability company

Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: Robert Allen Miller, Jr.  
Title: Manager

Address: 8247 West State Street  
City: Boise  
State: Idaho  
Zip: 83714  
Tel: 208 8530461  
Fax: NA

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 18<sup>th</sup> day of Aug, in the year 2010, before me (here insert the name and quality of the officer), personally appeared Robert Allen Miller, Jr., known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Scott Bowen  
Notary Public  
Residing at Boise  
My commission expires 11/14/12



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

WITNESSES:

Print Name: TINO WONG

Print Name: MAISHA SMITH

"UNISON":

**T6 UNISON SITE MANAGEMENT LLC,**  
a ~~Delaware limited liability company~~

By: [Signature]  
Name: James R. Holmes  
Title: Authorized Signatory

Address: P.O. Box 1951  
City: Frederick  
State: Maryland  
Zip: 21702-0951  
Tel: (646) 452-5455  
Fax: (301) 360-0635

STATE OF NEW YORK            )  
  ) ss.  
COUNTY OF NEW YORK        )

On the 9TH day of AUGUST in the year of 2010, before me, the undersigned, a Notary Public in and for said state, personally appeared James R. Holmes, Authorized Signatory of T6 Unison Site Management LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the individual or the entity upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

STEPHANIE NOVICK  
Notary Public, State of New York  
No. 01NO5035998  
Qualified in New York County  
Commission Expires Nov. 14, 2010

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

The following described premises, to-wit:

Lot 11 in Block 2 of Azalea Subdivision, according to the official plat thereof filed in Book 71 of Plats at Pages 7243 and 7244, records of Ada County, Idaho and amended by warranty deed recorded December 27, 1996 under Instrument No. 96106001.

AND BEING the same property conveyed to Treasure Valley Collision Center L.L.C., an Idaho limited liability company from Steven G. Gregory, a married man as his sole and separate property by Warranty Deed dated October 03, 2005 and recorded October 04, 2005 in Instrument No. 105148172; AND FURTHER CONVEYED to Blynn Properties, L.L.C., a limited liability company from Treasure Valley Collision Center, L.L.C. by Quitclaim Deed dated July 28, 2008 and recorded July 30, 2008 in Instrument No. 108086742.

Tax Parcel No. R0719420250

**EXHIBIT B-1**

**COMMUNICATION EASEMENT**

That portion of the Property on which any Facilities exist on the date of this Agreement together with the portion of the Property leased by Site Owner under the Existing Agreements, and the portion of the Property described as follows:

Commencing at the northeasterly corner of the Property at the southerly line of W. State Street; thence South, along the East line of said Property, 155.00 feet to a point; thence West and perpendicular to the last mentioned course, 10.00 feet to the southeasterly corner of the herein described Communication Easement and point of Beginning; thence continue West, 60.00 feet; thence North and perpendicular to the last mentioned course, 20.00 feet; thence East and perpendicular to the last mentioned course, 60.00 feet; thence South and perpendicular to the last mentioned course, 20.00 feet to the point of Beginning.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

**Agreed and Approved:**

**Site Owner:**

Blynn Properties, L.L.C. *a/k/a UCB*

By: 

Name: Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr.

Title: Member

Date: 8/18/2010

**Joinder Party:**

Treasure Valley Collision Center L.L.C.

By: 

Name: Robert Allen Miller, Jr.

Title: Manager

Date: 8/18/2010

Unison:

By:

Name: James R. Holmes

Title: Authorized Signatory

Date: 8/9/10



**EXHIBIT B-2**

**ACCESS AND UTILITY EASEMENTS**

That portion of the Property on which any Facilities exist on the date of this Agreement or provided by Site Owner under the Existing Agreements for access and utility providers, including the following:

All rights of ingress and egress across the Property, more fully described on Exhibit "A" hereof, to and from the Communication Easement described in Exhibit B-1 hereof, providing access to a publicly dedicated roadway, including but not limited to W. State Street (hereinafter the "Access Easement"), along with the right to use said Access Easement for the development, repair, maintenance and removal of utilities providing service to the Communication Easement and the Facilities, as defined herein, and any related activities and uses.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

**Agreed and Approved:**

**Site Owner:**

Blynn Properties, L.L.C. *a/k/a L.L.C. B*

By: 

Name: Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr.

Title: Member

Date: 8/18/2010

**Joinder Party:**

Treasure Valley Collision Center L.L.C.

By: 

Name: Robert Allen Miller, Jr.

Title: Manager

Date: 8/18/2010

Unison:

By: 

Name: James R. Holmes

Title: Authorized Signatory

Date: 8/9/10

**EXHIBIT C**

**EXISTING AGREEMENTS**

Site Owner assigns and transfers to Unison, as of the effective date herein, all of its right, title and interest in, to and under any existing lease agreements, and any amendments, transfers, modifications and/or assignments thereof, affecting any portion of the Property leased by Site Owner under any Existing Agreements, including, without limitation, the following:

1. That certain Site Lease With Option by and between Steven G. Gregory, as landlord, and VoiceStream PCS II Corporation, a Delaware corporation, as tenant, dated November 19, 2003, as assigned by Steven G. Gregory to Treasure Valley Collision Center, L.L.C., an Idaho limited liability company, by Assignment of Lease recorded on October 5, 2005 in Instrument No. 105148893.
2. That certain Communication Site Lease Agreement (Ground Space) by and between Steven G. Gregory, an unmarried person, as landlord, and Clearwire LLC, a Nevada limited liability company, as tenant, dated as of September 15, 2005, as assigned by Steven G. Gregory to Treasure Valley Collision Center, L.L.C., an Idaho limited liability company, by Assignment of Lease recorded on October 5, 2005 in Instrument No. 105148893.

**Read, Agreed and Approved:**

**Site Owner:**

Blynn Properties, L.L.C. *a/k/a LLCB*

By: 

Name: Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr.

Title: Member

Date: 8/18/2010

**Joinder Party:**

Treasure Valley Collision Center L.L.C.

By: 

Name: Robert Allen Miller, Jr.

Title: Manager

Date: 8/18/2010

Unison:

By:

Name: James R. Holmes

Title: Authorized Signatory

Date: 8/9/10

**EXHIBIT D**

**TITLE ENCUMBRANCES**

1. That certain Deed of Trust by Blynn Properties, LLC to Pioneer Title Co., as Trustee for the benefit of KeyBank National Association, in the amount of \$389,500.00 dated July 29, 2008 and recorded on July 30, 2008 in Document No. 108086743, together with that Assignment of Rents dated July 29, 2008 and recorded on July 30, 2008 in Instrument No. 108086745, Official Records of ADA County, Idaho, for which a Non-Disturbance Agreement has been executed in favor of Unison and recorded in Instrument No. 110086350 Official Records of Ada County, Idaho.

2. That certain Deed of Trust by Treasure Valley Collision Center L.L.C. to TitleOne Corporation, as Trustee for the benefit of Capital Matrix, Inc., in the amount of \$286,000.00 dated January 8, 2007 and recorded January 29, 2007, in Document No. 107013852, as assigned by the Assignment of Deed of Trust by Capital Matrix, Inc. to the Small Business Administration, dated January 8, 2007 and recorded January 29, 2007, in Document No. 107013853, and as subordinated by that certain Subordination Agreement in favor of KeyBank National Association, dated July 10, 2008 and recorded on July 30, 2008 in Document No. 108086744, together with the UCC Financing Statement recorded on January 29, 2007 in Instrument No. 107013851, Official Records of Ada County, Idaho, for which a Non-Disturbance Agreement has been executed in favor of Unison and recorded in Instrument No. 110086351, Official Records of Ada County, Idaho.



[illegible]





DISH WIRELESS, L.L.C. SITE ID:

SLBOI00019B

DISH WIRELESS, L.L.C. SITE ADDRESS:

8247 W STATE ST  
GARDEN CITY, ID 83714

IDAHO CITY OF GARDEN CODE COMPLIANCE

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

CODE TYPE	CODE
BUILDING	IDAHO BUILDING CODE 2021/IBC 2021
MECHANICAL	IDAHO MECHANICAL CODE 2021/IMC 2021
ELECTRICAL	IDAHO ELECTRICAL CODE 2023/NEC 2023

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1.0	OVERALL PARCEL MAP
A-1.1	SITE PLAN
A-1.2	EXISTING COMPOUND PLAN
A-1.3	ENLARGED COMPOUND PLAN
A-2.1	TOWER ELEVATIONS
A-2.2	ANTENNA PLAN AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
G-4	GROUND BAR DETAIL
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

TOWER SCOPE OF WORK:

- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (3) PROPOSED SECTOR MOUNTS (1 PER SECTOR)
- INSTALL (6) PROPOSED RRU's (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE
- INSTALL (1) PROPOSED JUMPER

GROUND SCOPE OF WORK:

- INSTALL WOODEN FENCED COMPOUND
- INSTALL (1) PROPOSED EQUIPMENT PAD
- INSTALL (1) PROPOSED ICE BRIDGE
- INSTALL (1) PROPOSED PPC
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED TECH LIGHT
- INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
- INSTALL (1) PROPOSED 200A METER

SITE PHOTO



UNDERGROUND SERVICE ALERT - IDAHO DIG LINE  
UTILITY NOTIFICATION CENTER OF IDAHO  
(800) 342-1585  
WWW.DIGLINE.COM

CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: DBII LLC  
ADDRESS: 9884 STONY BROOK WAY  
MIDDLETON, ID 83644

TOWER TYPE: MONOPOLE

TOWER CO SITE ID: 824322

TOWER APP NUMBER: 655968

COUNTY: ADA

LATITUDE (NAD 83): 43° 40' 22.63" N  
43.672953°

LONGITUDE (NAD 83): 116° 17' 21.27" W  
-116.289242°

ZONING JURISDICTION: CITY OF GARDEN

ZONING DISTRICT: C-2

PARCEL NUMBER: R0719420250

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-C

POWER COMPANY: IDAHO POWER

TELEPHONE COMPANY: CENTURYLINK

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS, LLC.  
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120  
(303) 723-1000

TOWER OWNER: CROWN CASTLE  
2000 CORPORATE DRIVE  
CANONSBURG, PA 15317  
(877) 486-9377

SITE DESIGNER: TEP OPCO, LLC  
326 TRYON RD.  
RALEIGH, NC 27603  
(919) 661-6351

SITE ACQUISITION: DAVID HADDOCK  
DAVID.HADDOCK@DISH.COM

CONSTRUCTION MANAGER: JACOB BELL  
JACOB.BELL@DISH.COM

RF ENGINEER: DAVID CAMPOS  
DAVID.CAMPOS@DISH.COM

DIRECTIONS

DIRECTIONS FROM NAMPA MUNICIPAL AIRPORT:

HEAD NORTHEAST ON MUNICIPAL DR TOWARD AIRPORT RD. TURN RIGHT ONTO AIRPORT RD/MUNICIPAL DR. TURN LEFT ONTO N 39TH ST/MUNICIPAL DR/MUNICIPAL WY. TURN RIGHT ONTO GARRITY BLVD. CONTINUE STRAIGHT TO STAY ON GARRITY BLVD. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT ONTO THE RAMP TO MERIDIAN/BOISE. MERGE WITH I-84 E. USE THE LEFT 3 LANES TO TAKE EXIT 49 FOR I-184. CONTINUE ONTO I-184 E. TAKE EXIT 2 FOR CURTIS RD. TURN LEFT ONTO N CURTIS RD. USE THE LEFT 2 LANES TO TURN LEFT ONTO W CHINDEN BLVD. TURN RIGHT ONTO ID-44 W/N GLENWOOD ST. USE THE LEFT 2 LANES TO TURN LEFT ONTO W STATE ST. TURN LEFT.

VICINITY MAP



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



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DRAWN BY: CHECKED BY: APPROVED BY:

PSS TH GSM

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09-22-23	PRELIMINARY
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2	01-16-25	CONSTRUCTION
3	02-06-25	CONSTRUCTION
4	02-21-25	CONSTRUCTION

A&E PROJECT NUMBER

176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION

SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE

TITLE SHEET

SHEET NUMBER

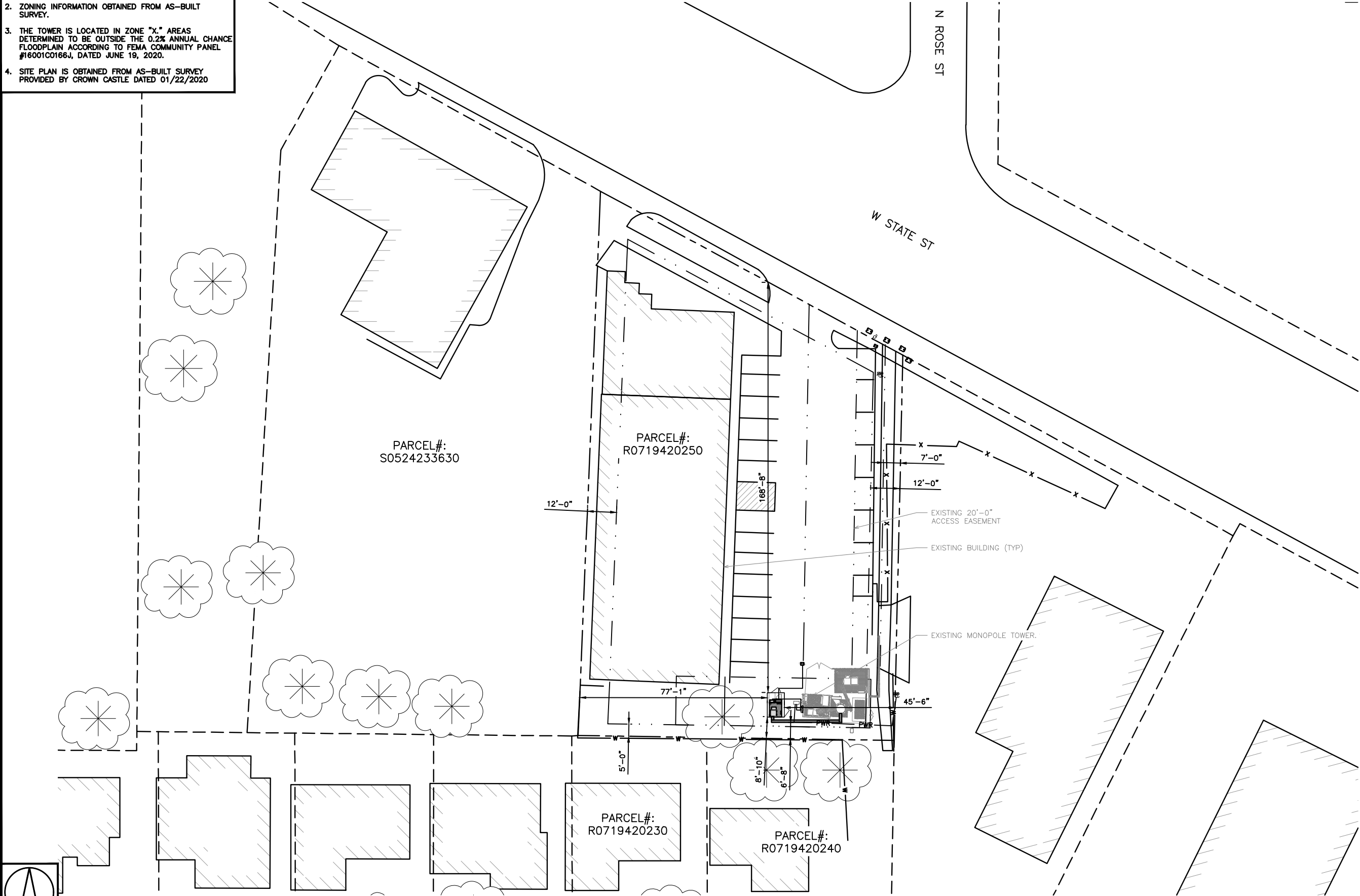
T-1

- NOTES
1. BOUNDARY LINES OBTAINED FROM AS-BUILT SURVEY.

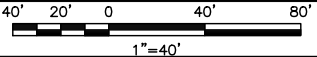
2. ZONING INFORMATION OBTAINED FROM AS-BUILT SURVEY.

3. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #16001C0166J, DATED JUNE 19, 2020.

4. SITE PLAN IS OBTAINED FROM AS-BUILT SURVEY PROVIDED BY CROWN CASTLE DATED 01/22/2020



OVERALL PARCEL MAP

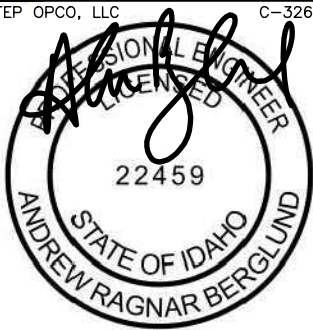


5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

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PSS TH GSM

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176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
OVERALL AND ENLARGED  
SITE PLAN

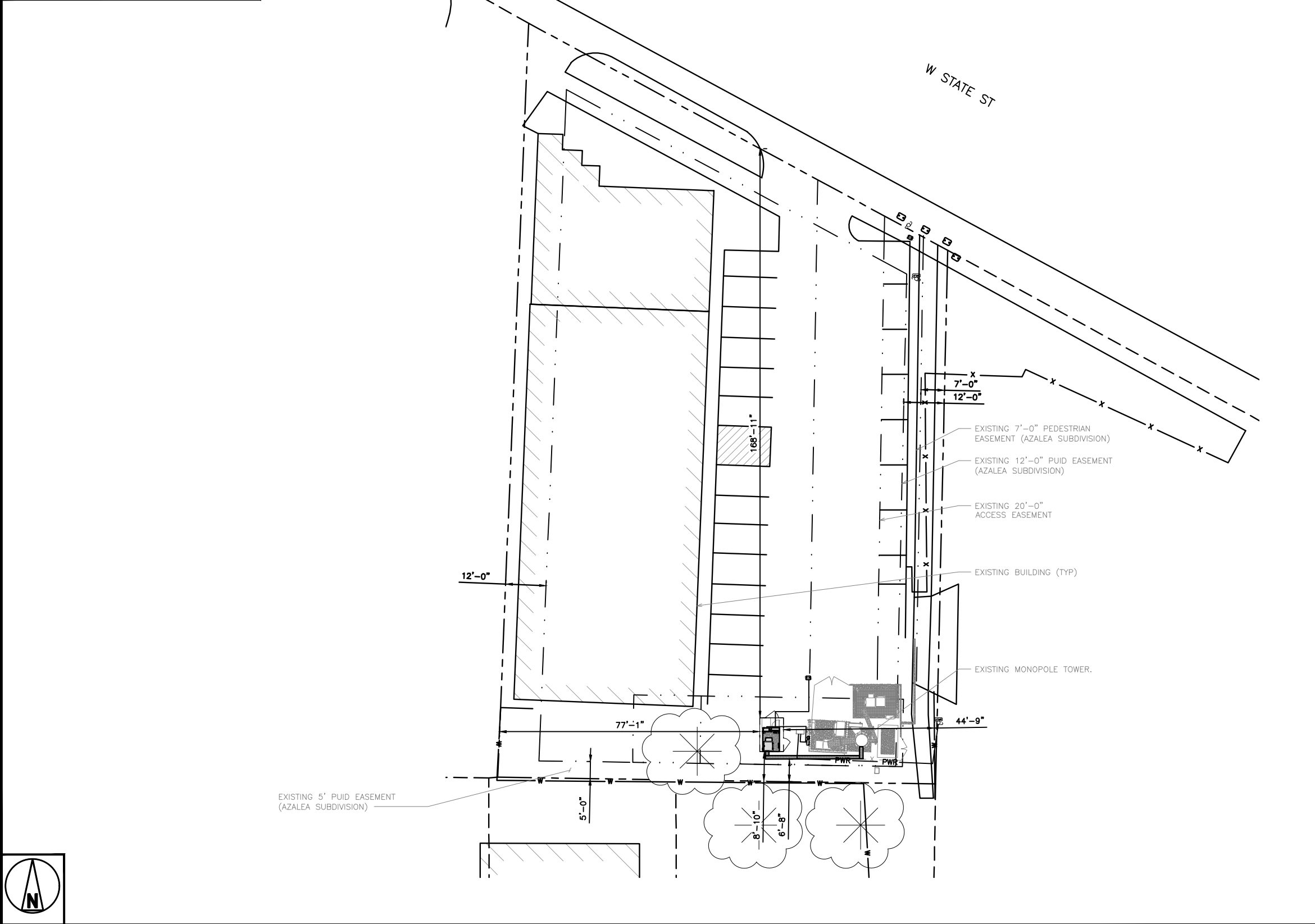
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A-1.0

- NOTES
1. BOUNDARY LINES OBTAINED FROM AS-BUILT SURVEY.

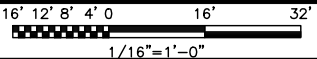
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4. SITE PLAN IS OBTAINED FROM AS-BUILT SURVEY PROVIDED BY CROWN CASTLE DATED 01/22/2020



SITE PLAN



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



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RFDS REV #: 1

CONSTRUCTION  
DOCUMENTS

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DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
A-1.1

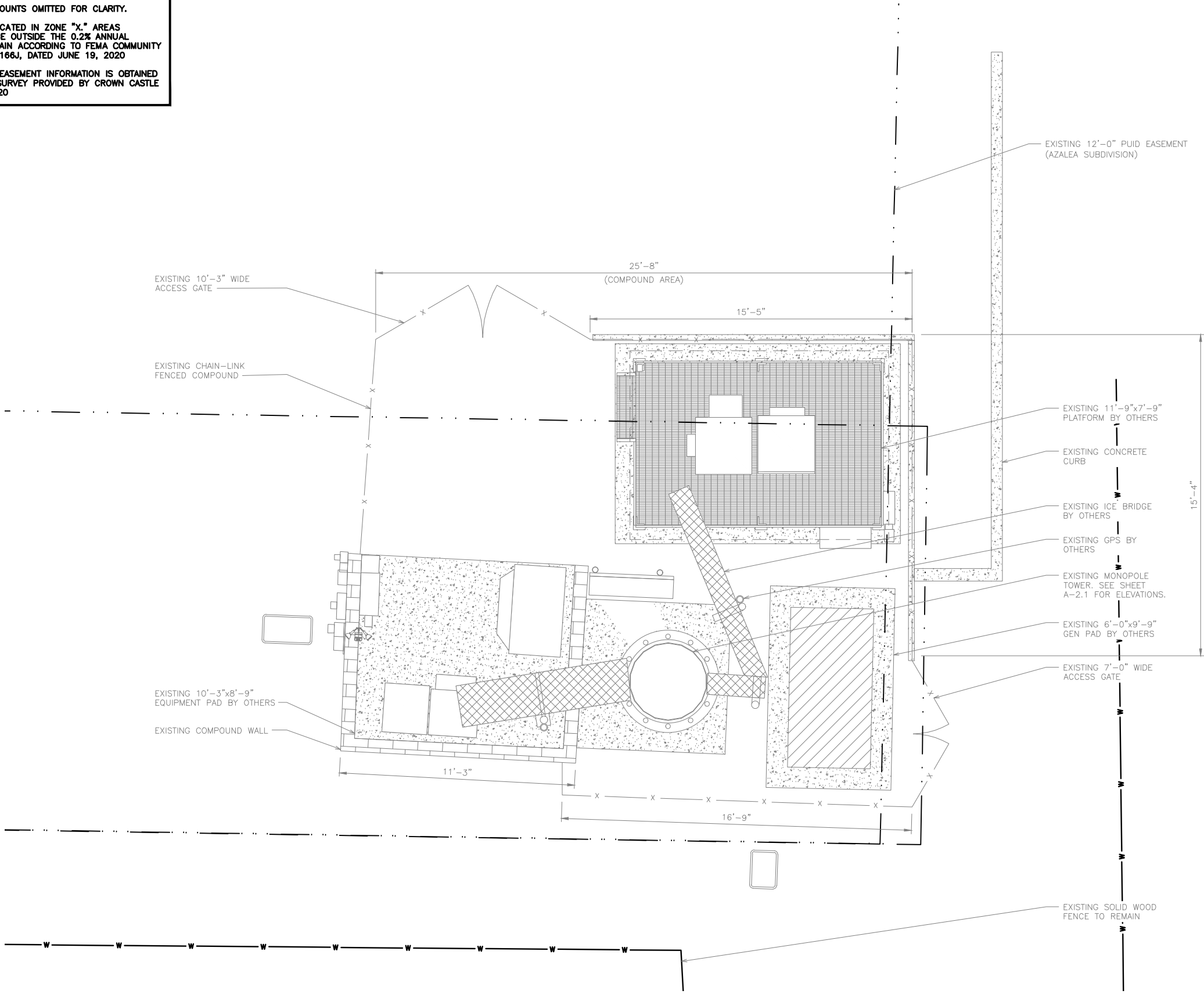


- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

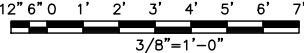
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

3. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #16001C0166J, DATED JUNE 19, 2020

4. SITE PLAN AND EASEMENT INFORMATION IS OBTAINED FROM AS-BUILT SURVEY PROVIDED BY CROWN CASTLE DATED 01/22/2020



EXISTING COMPOUND PLAN



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



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DRAWN BY: CHECKED BY: APPROVED BY:

PSS	TH	GSM
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RFDS REV #: 1

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DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
EXISTING COMPOUND  
PLAN

SHEET NUMBER  
A-1.2

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
3. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #18001C0166J, DATED JUNE 19, 2020

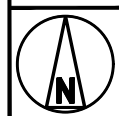


12' 6" 0 1' 2' 3' 4' 5' 6' 7'

$\frac{3}{8}" = 1'-0"$

1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

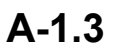


12" 6" 0 1' 2' 3' 4' 5'

$\frac{1}{2}" = 1' - 0"$

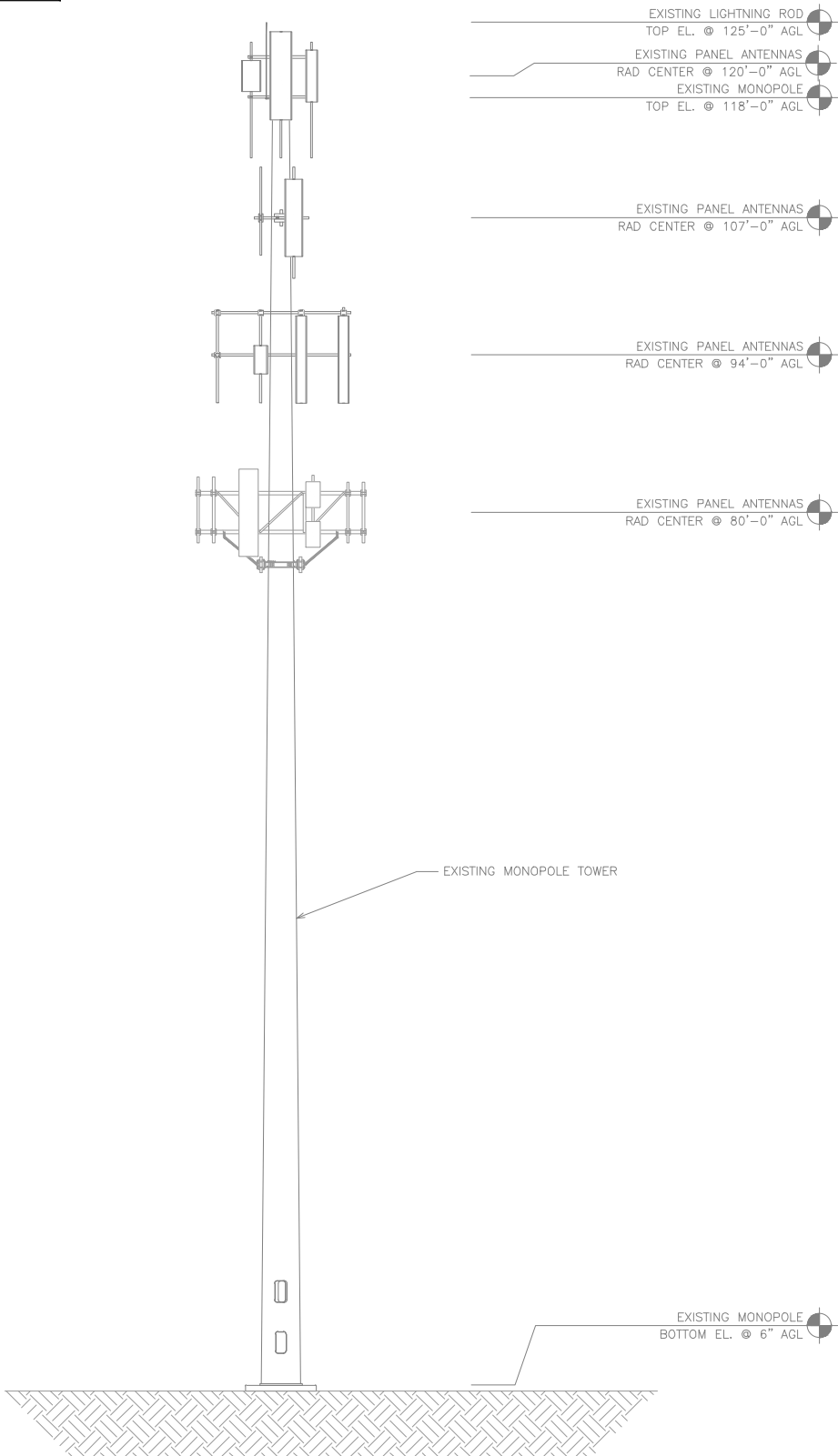
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## 3



- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

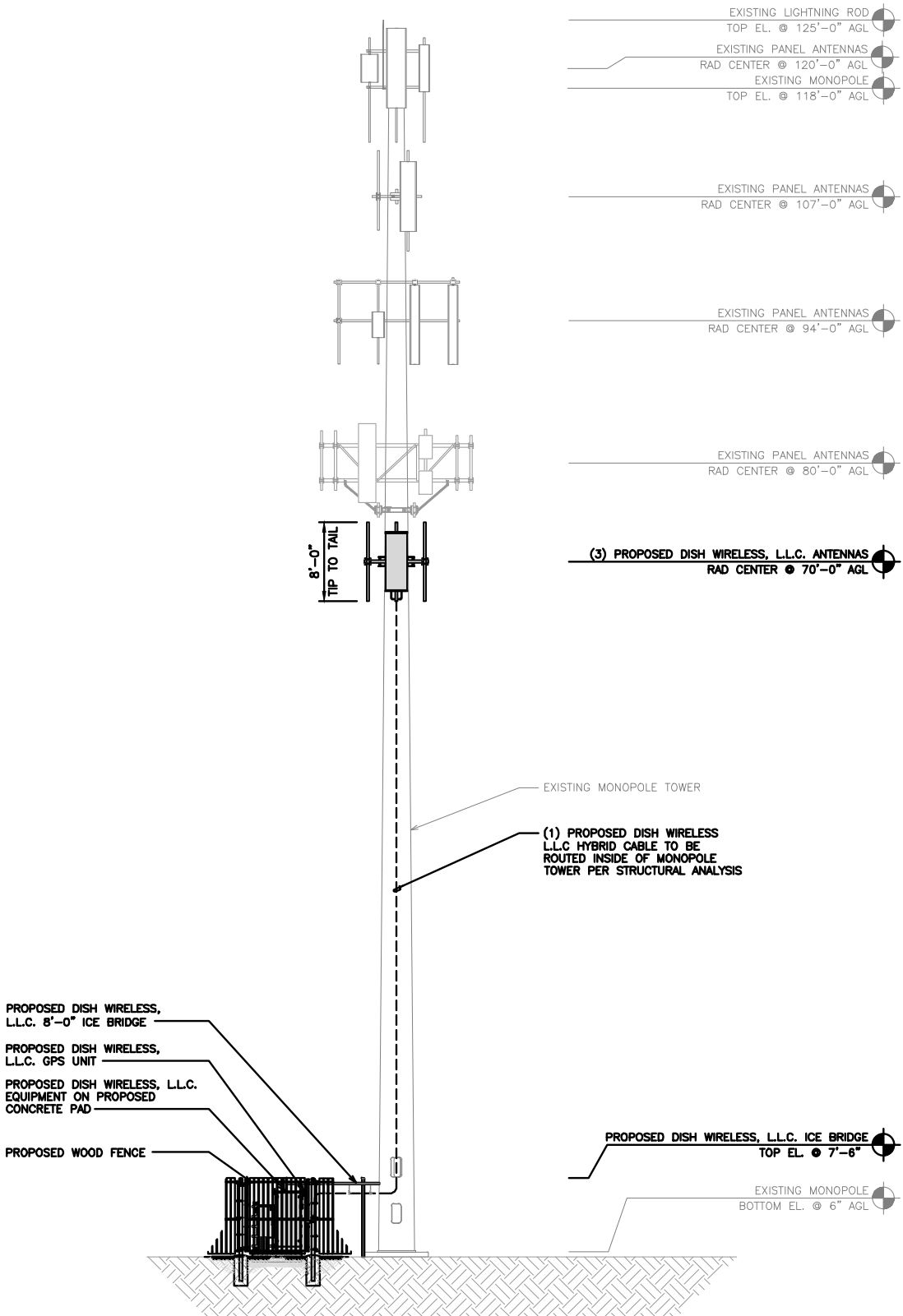


EXISTING SOUTH ELEVATION

8' 4' 0 8' 16'

1/8"=1'-0"

1



PROPOSED SOUTH ELEVATION

8' 4' 0 8' 16'

1/8"=1'-0"

2

dish

wireless.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

TEP

326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267

PROFESSIONAL ENGINEER  
22459  
STATE OF IDAHO  
ANDREW RAGNAR BERGLUND

February 21, 2025

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DRAWN BY: CHECKED BY: APPROVED BY:

PSS

TH

GSM

RFDS REV #: 1

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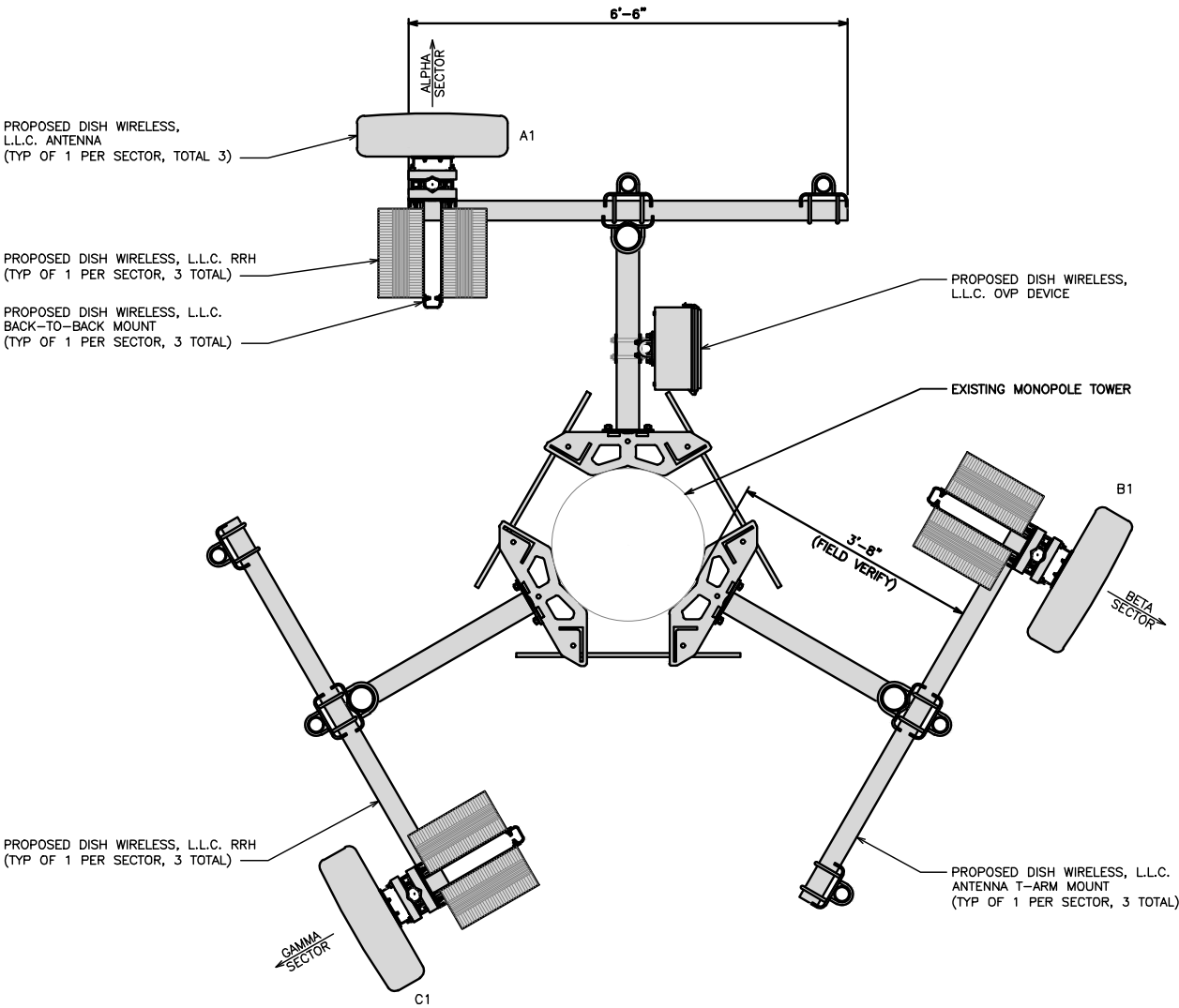
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TOWER ELEVATIONS

SHEET NUMBER  
A-2.1

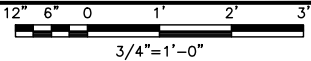
NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



ANTENNA LAYOUT



1

SECTOR POS.	ANTENNA					TRANSMISSION CABLE	RRH			OVP
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	
A1	PROPOSED	CELLMAX - CMAUBTULBULBHH/6516/16/21/21	5G	0°	70'-0"	(1) HIGH-CAPACITY HYBRID CABLE (115' LONG)	FUJITSU - TA08025-B604	5G	A2	RAYCAP RDIDC-9181-PF-48
A2	--	--	--	--	--		FUJITSU - TA08025-B605	5G	A2	
A3	--	--	--	--	--		--	--	--	
B1	PROPOSED	CELLMAX - CMAUBTULBULBHH/6516/16/21/21	5G	120°	70'-0"	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	B2	SHARED W/ALPHA
B2	--	--	--	--	--		FUJITSU - TA08025-B605	5G	B2	
B3	--	--	--	--	--		--	--	--	
C1	PROPOSED	CELLMAX - CMAUBTULBULBHH/6516/16/21/21	5G	240°	70'-0"	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	C2	SHARED W/ALPHA
C2	--	--	--	--	--		FUJITSU - TA08025-B605	5G	C2	
C3	--	--	--	--	--		--	--	--	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

2



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



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PSS TH GSM

RFDS REV #: 1

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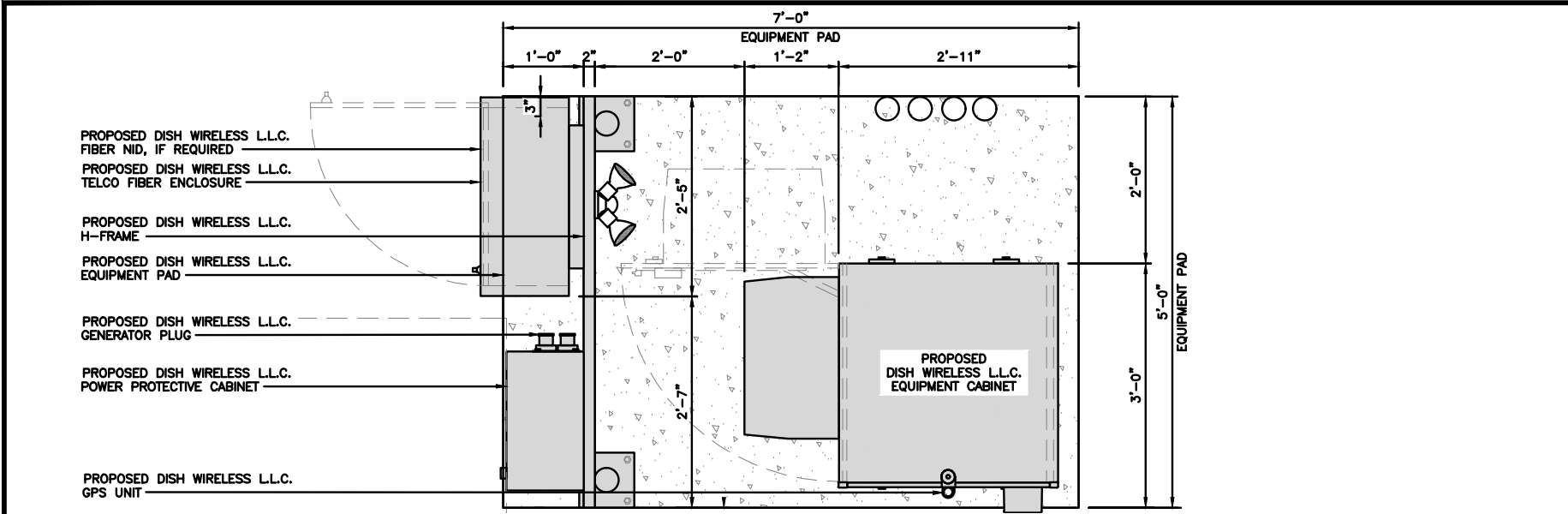
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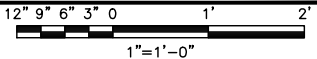
SHEET TITLE  
ANTENNA LAYOUT  
AND SCHEDULE

SHEET NUMBER  
A-2.2

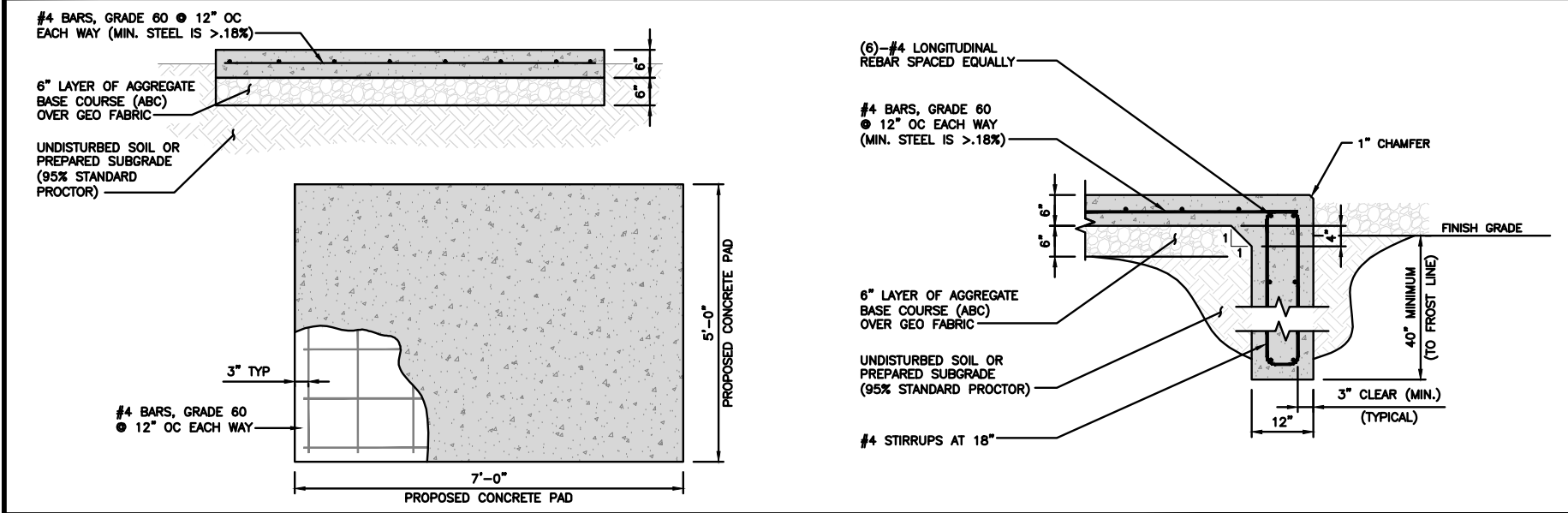




PAD EQUIPMENT PLAN



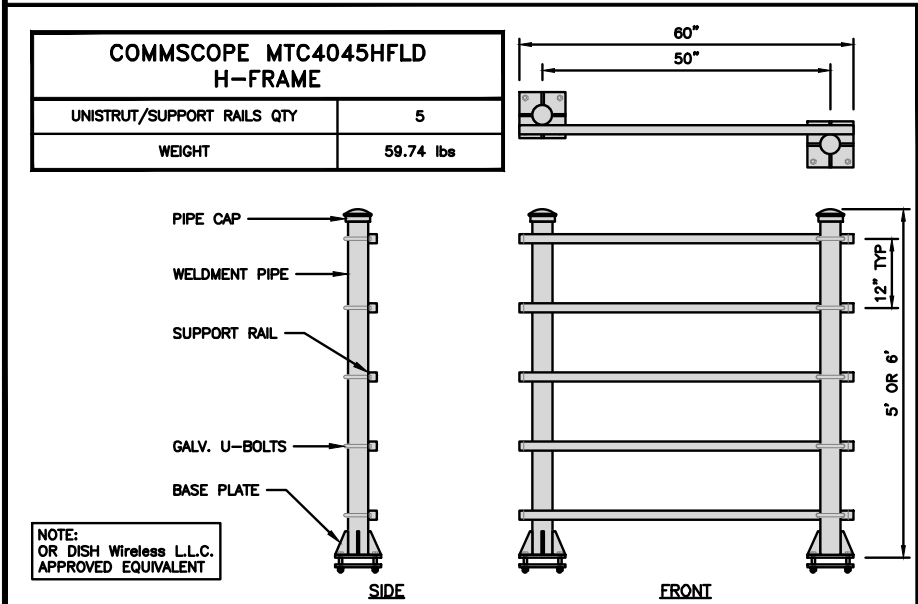
1



TYPICAL CONCRETE PAD DETAIL

NO SCALE

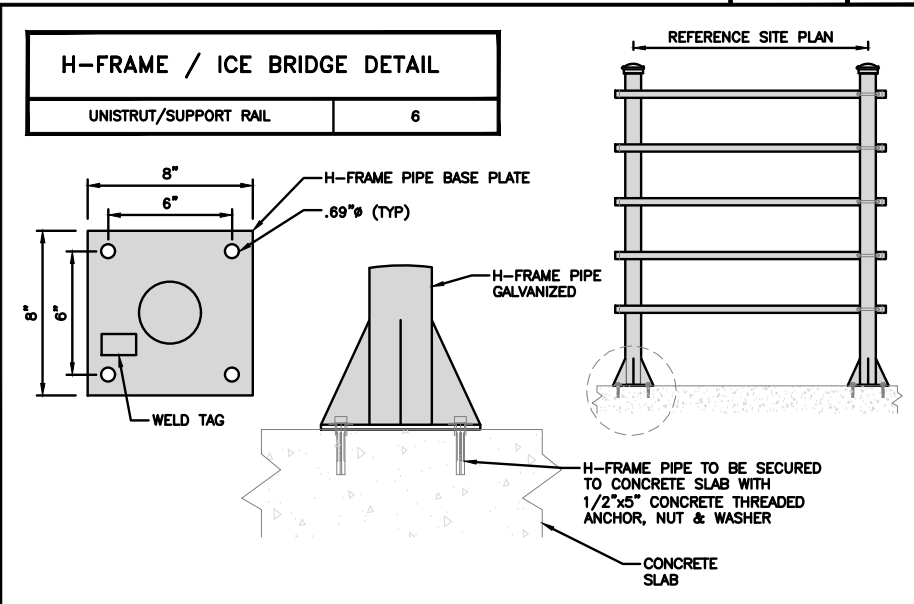
2



H-FRAME DETAIL

NO SCALE

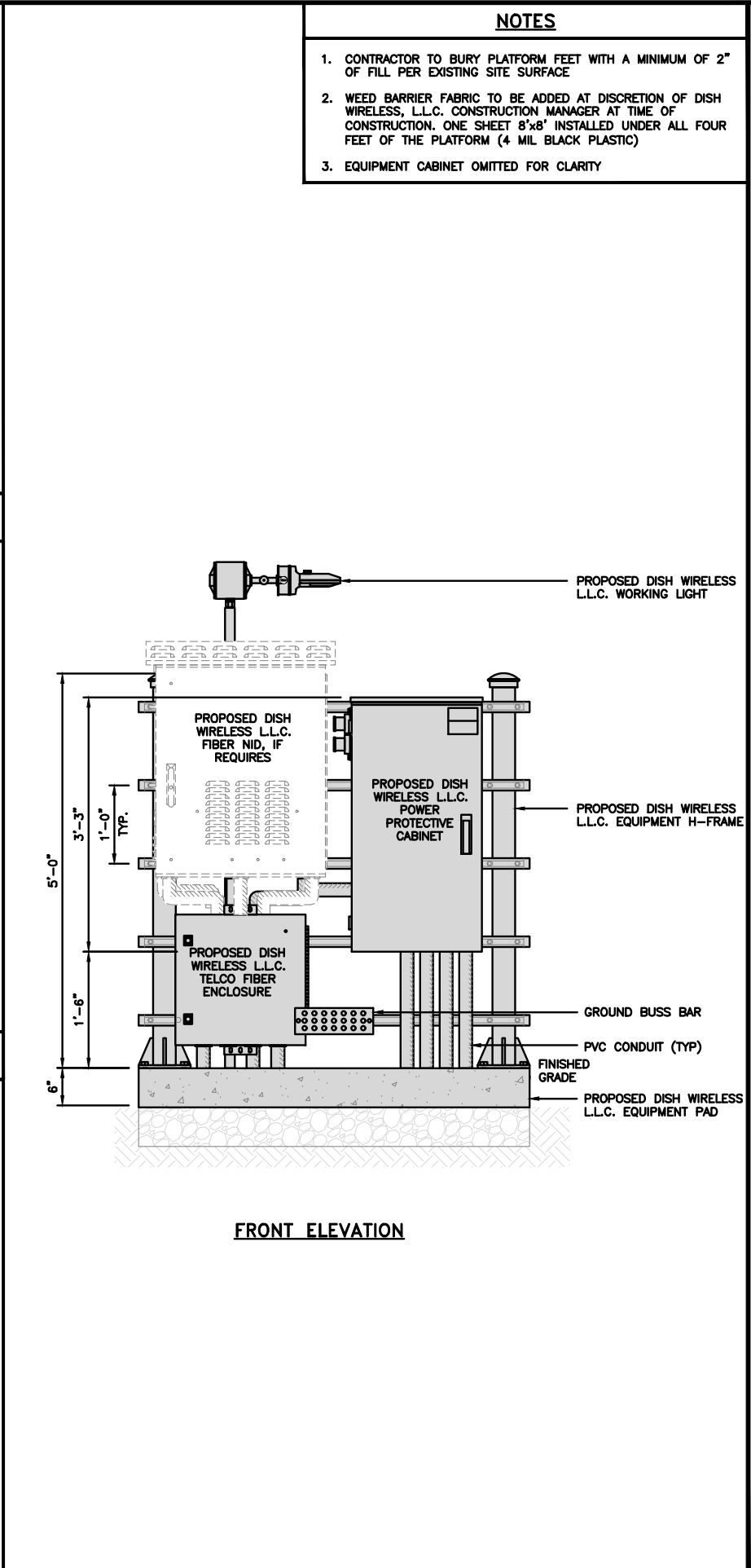
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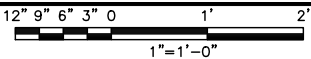
H-FRAME CONCRETE SLAB INSTALLATION DETAIL

NO SCALE

4



H-FRAME EQUIPMENT ELEVATION



5

NOTES

1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH WIRELESS, L.L.C. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY



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PSS TH GSM

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

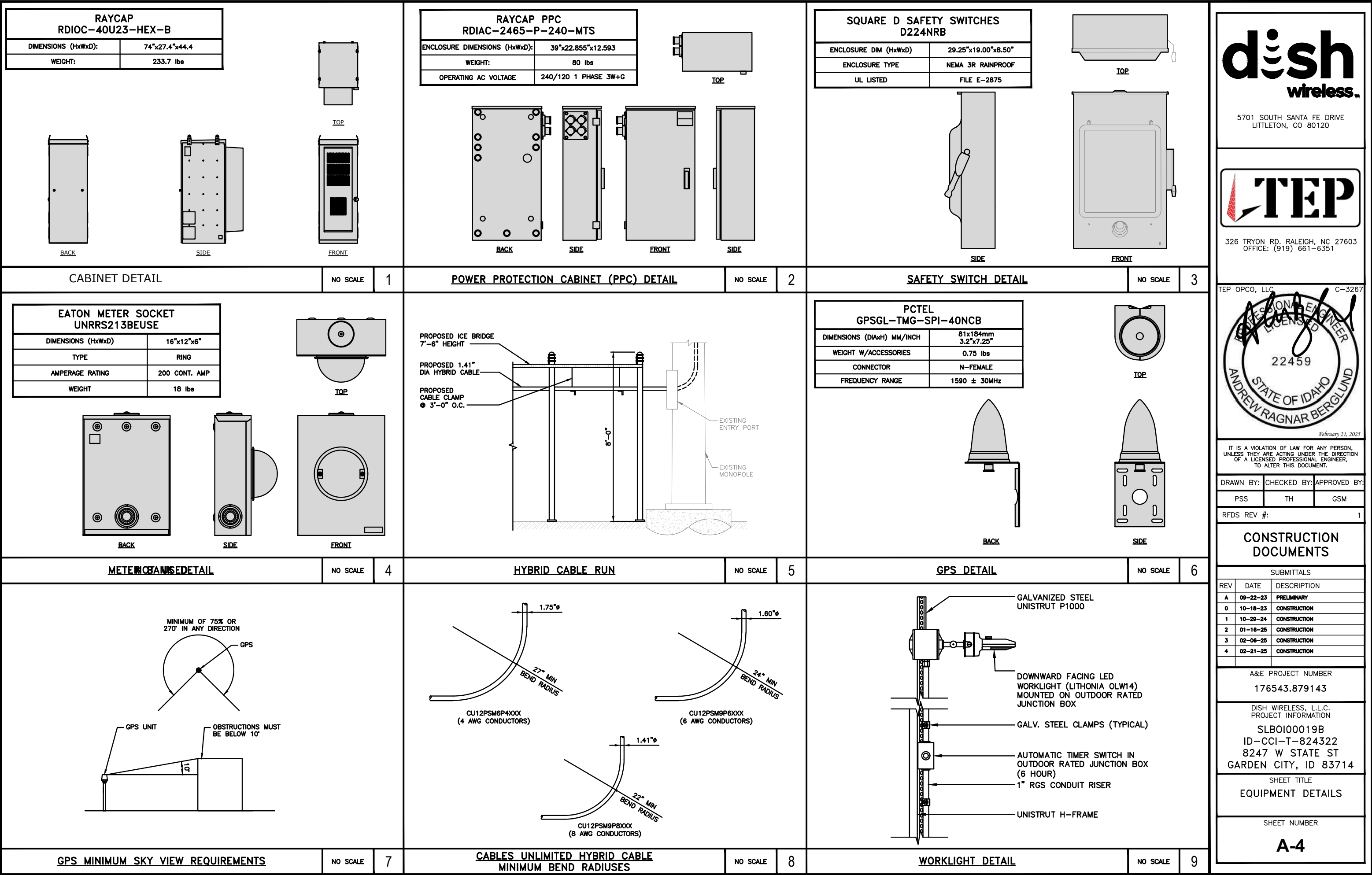
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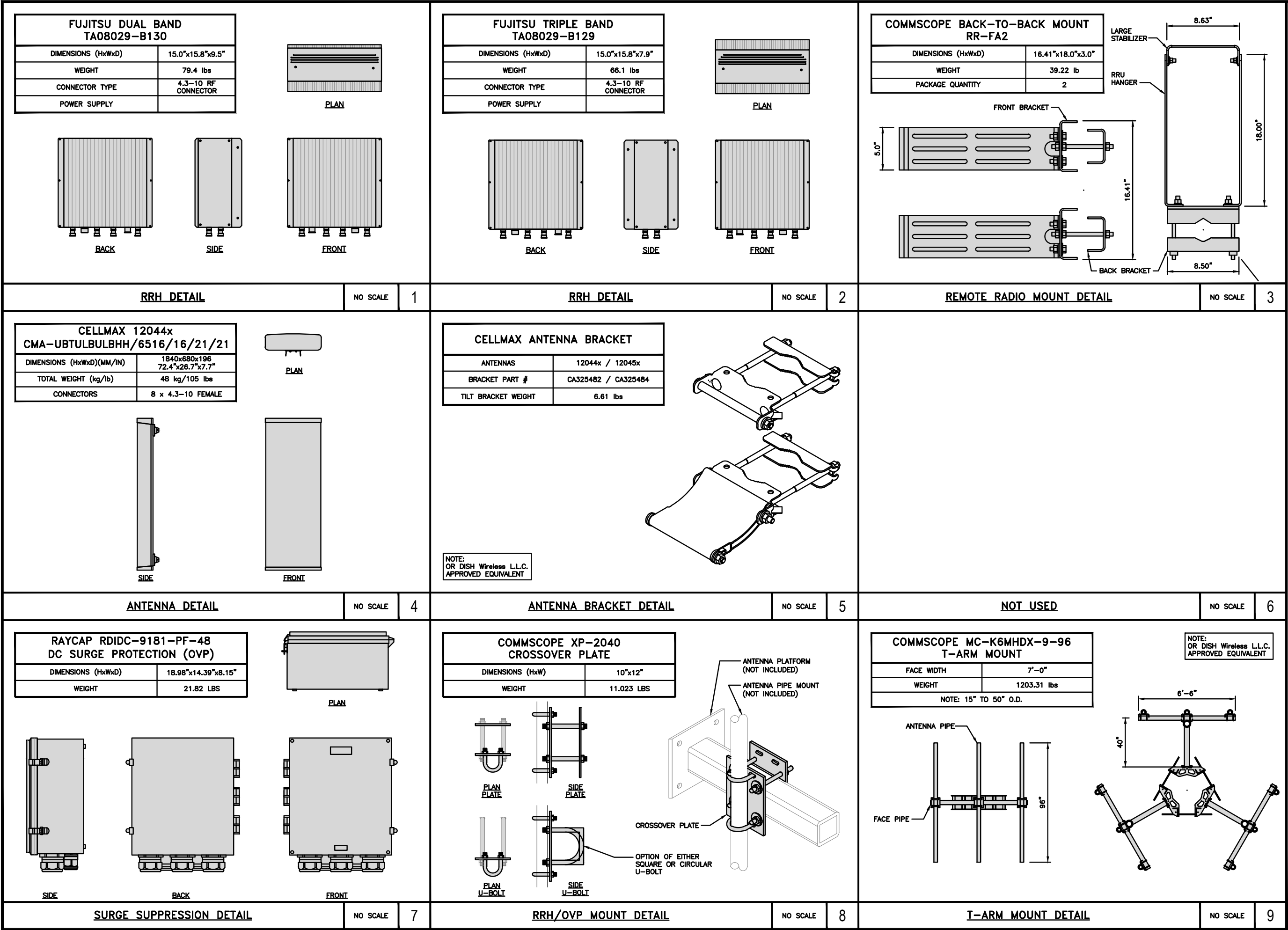
A&E PROJECT NUMBER  
176543.879143

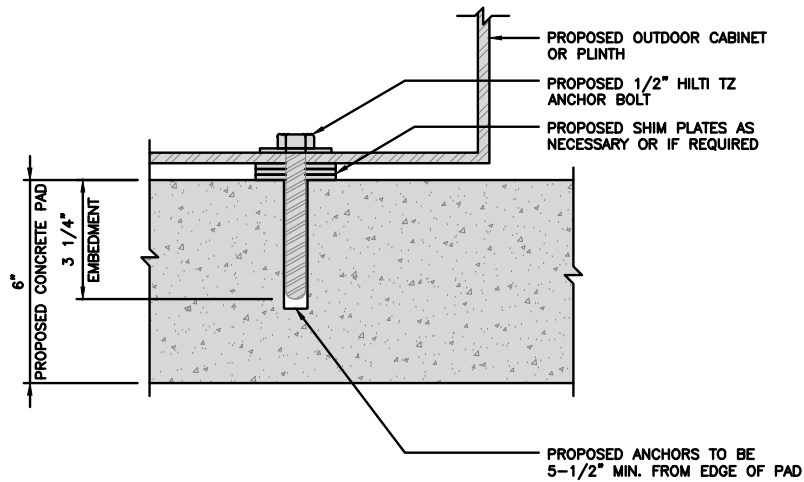
DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
EQUIPMENT PLATFORM AND  
H-FRAME DETAILS

SHEET NUMBER  
**A-3**



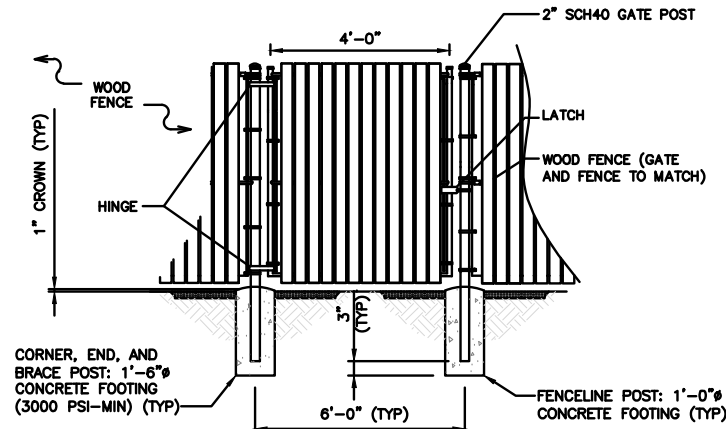




TYPICAL OUTDOOR EQUIPMENT TO CONCRETE SLAB ANCHORAGE

NO SCALE

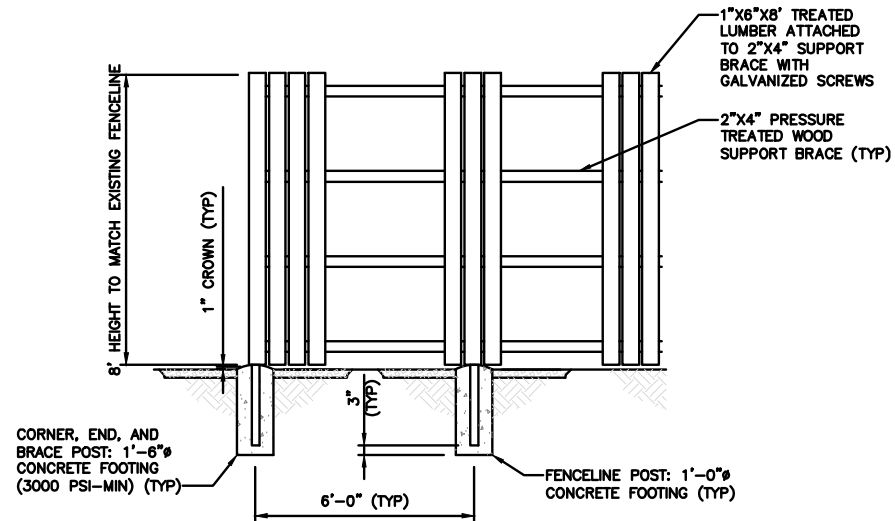
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TYPICAL WOOD GATE DETAIL

NO SCALE

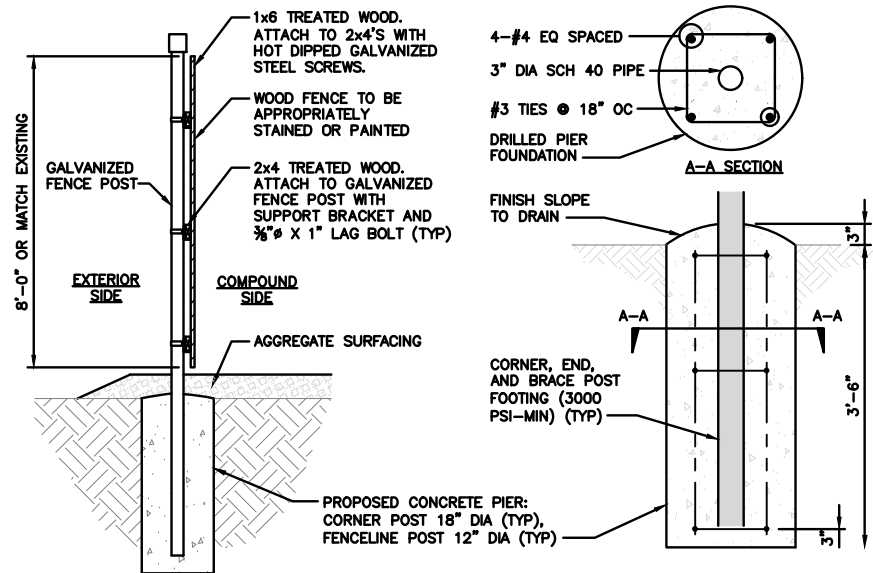
2



TYPICAL WOOD FENCE DETAIL

NO SCALE

3



TYPICAL WOOD FENCE & CONCRETE PIER SECTION

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

NO SCALE

9

dish  
wireless.

5701 SOUTH SANTA FE DRIVE  
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TEP

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DISH WIRELESS, L.L.C.  
PROJECT INFORMATION

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ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

A-6





<div>CARLON EXPANSION FITTINGS</div> <table><tr><th>COUPLING END PART#</th><th>MALE TERMINAL ADAPTER END PART#</th><th>SIZE</th><th>STD CTN QTY.</th><th>TRAVEL LENGTH</th></tr><tr><td>E945D</td><td>E945DX</td><td>1/2"</td><td>20</td><td>4"</td></tr><tr><td>E945E</td><td>E945EX</td><td>3/4"</td><td>15</td><td>4"</td></tr><tr><td>E945F</td><td>E945FX</td><td>1"</td><td>10</td><td>4"</td></tr><tr><td>E945G</td><td>E945GX</td><td>1 1/4"</td><td>5</td><td>4"</td></tr><tr><td>E945H</td><td>E945HX</td><td>1 1/2"</td><td>5</td><td>4"</td></tr><tr><td>E945J</td><td>E945JX</td><td>2"</td><td>15</td><td>8"</td></tr><tr><td>E945K</td><td>E945KX</td><td>2 1/2"</td><td>10</td><td>8"</td></tr><tr><td>E945L</td><td>E945LX</td><td>3"</td><td>10</td><td>8"</td></tr><tr><td>E945M</td><td>E945MX</td><td>3 1/2"</td><td>5</td><td>8"</td></tr><tr><td>E945N</td><td>E945NX</td><td>4"</td><td>5</td><td>8"</td></tr><tr><td>E945P</td><td>E945PX</td><td>5"</td><td>1</td><td>8"</td></tr><tr><td>E945R</td><td>E945RX</td><td>6"</td><td>1</td><td>8"</td></tr></table> <div><div>VARIES PER PART NUMBER</div><div>2'-0"</div><div>SLIP JOINT (SEE CHART FOR PART NUMBER)</div></div> <div>NOTE: CONTRACTOR TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.</div>			COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH	E945D	E945DX	1/2"	20	4"	E945E	E945EX	3/4"	15	4"	E945F	E945FX	1"	10	4"	E945G	E945GX	1 1/4"	5	4"	E945H	E945HX	1 1/2"	5	4"	E945J	E945JX	2"	15	8"	E945K	E945KX	2 1/2"	10	8"	E945L	E945LX	3"	10	8"	E945M	E945MX	3 1/2"	5	8"	E945N	E945NX	4"	5	8"	E945P	E945PX	5"	1	8"	E945R	E945RX	6"	1	8"			
COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH																																																																		
E945D	E945DX	1/2"	20	4"																																																																		
E945E	E945EX	3/4"	15	4"																																																																		
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E945G	E945GX	1 1/4"	5	4"																																																																		
E945H	E945HX	1 1/2"	5	4"																																																																		
E945J	E945JX	2"	15	8"																																																																		
E945K	E945KX	2 1/2"	10	8"																																																																		
E945L	E945LX	3"	10	8"																																																																		
E945M	E945MX	3 1/2"	5	8"																																																																		
E945N	E945NX	4"	5	8"																																																																		
E945P	E945PX	5"	1	8"																																																																		
E945R	E945RX	6"	1	8"																																																																		
<div>TRENCHING NOTES</div> <div><div>1. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.</div><div>2. TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.</div><div>3. ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION, WHICHEVER IS THE MOST STRINGENT.</div></div> <div><div>SEE TRENCHING NOTE 1</div><div>BACKFILL PER SITE WORK SPECIFICATIONS (SEE GENERAL NOTES)</div><div>SLOPE TO SUIT SOIL CONDITION IN ACCORDANCE WITH LOCAL REGULATIONS SEE TRENCHING NOTE 2</div><div>1'-0"</div><div>1'-0"</div><div>30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER</div><div>UTILITY WARNING TAPE</div><div>SAND BEDDING PER SITE WORK SPECIFICATIONS</div><div>VERTICAL DEPTH SEE TRENCHING NOTE 2</div></div>																																																																						
<div>EXPANSION JOINT DETAIL</div>			<div>NO SCALE</div>	<div>1</div>	<div>TYPICAL UNDERGROUND TRENCH DETAIL</div>			<div>NO SCALE</div>	<div>2</div>	<div>DARK TELCO BOX – INTERIOR WIRING LAYOUT</div>			<div>NO SCALE</div>	<div>3</div>																																																								
<div><div>NOTE: FIBER PROVIDER WILL NEED TO PROVIDE AN ADDITIONAL 5FT UNISTRUT, 2 U-BOLTS WITH 4 NUTS, IN THE EVENT THE BRACKET SPACING DOESN'T LINE UP WITH CURRENT SPACING BELOW</div><div>PROPOSED DISH WIRELESS, L.L.C. UNISTRUT</div><div>PROPOSED FIBER PROVIDER 1-1/4" FLEX CONDUITS</div><div>FIBER PROVIDER TO TERMINATE POWER TO FIBER PROVIDER NID</div><div>PROPOSED DISH WIRELESS, L.L.C. 12 AWG WIRE (6' TAIL)</div><div>CONTRACTOR TO INSTALL 2 CIRCUITS INSIDE THE FDP. REFER TO FIBER DESIGN FOR BREAKER SIZES.</div><div>PROPOSED DISH WIRELESS, L.L.C. 12 AWG WIRE</div><div>PROPOSED DISH WIRELESS, L.L.C. 1-1/2" POWER FROM CABINET</div><div>PROPOSED FIBER NID, IF REQUIRED</div><div>IN IN OUT</div><div>FIBER PROVIDER TO PUNCH TOP OF TELCO BOX OF NID ENCLOSURE AND INSTALL 1-1/4" LIQUID TIGHT CONNECTORS, UL LISTED, NYLON MATERIAL, WITH O-RING GASKET</div><div>FIBER PROVIDER TO INSTALL 1-1/4" FLEX CONDUITS BETWEEN FDP TELCO BOX &amp; NID</div><div>PROPOSED DISH WIRELESS, L.L.C. TELCO FIBER ENCLOSURE</div><div>PROPOSED DISH WIRELESS, L.L.C. 1-1/2" FIBER TO CABINET</div><div>PROPOSED DISH WIRELESS, L.L.C. 2" CONDUIT FROM COMMERCIAL FIBER VAULT</div></div>																																																																						
<div>LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL)</div>			<div>NO SCALE</div>	<div>4</div>	<div>NOT USED</div>			<div>NO SCALE</div>	<div>5</div>	<div>NOT USED</div>			<div>NO SCALE</div>	<div>6</div>																																																								
<div>NOT USED</div>			<div>NO SCALE</div>	<div>7</div>	<div>NOT USED</div>			<div>NO SCALE</div>	<div>8</div>	<div>NOT USED</div>			<div>NO SCALE</div>	<div>9</div>																																																								

dish wireless.

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C-3267

PROFESSIONAL ENGINEER

22489

STATE OF IDAHO

ANDREW RAGNAR BERGLUND

February 21, 2025

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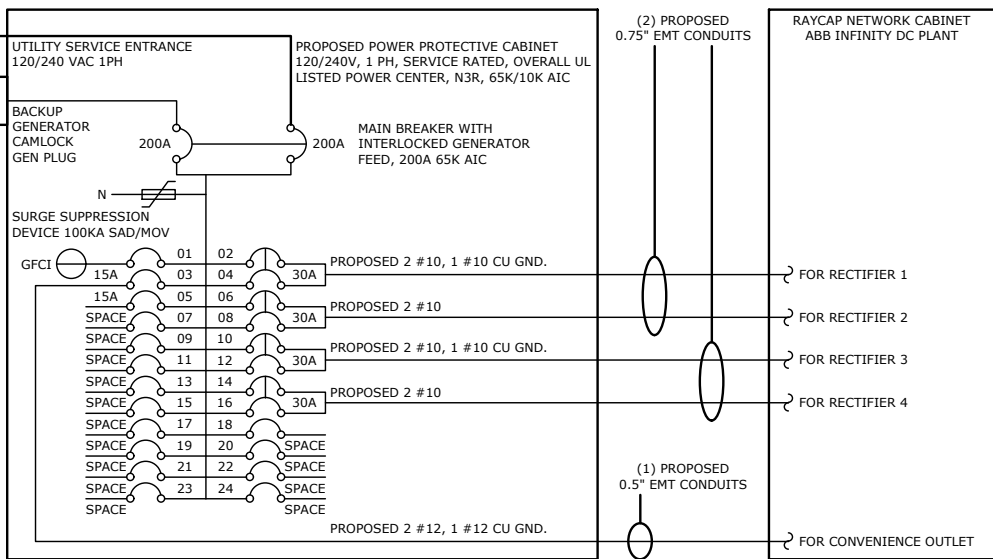
A&E PROJECT NUMBER  
176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
ELECTRICAL  
DETAILS

SHEET NUMBER  
E-2





NOTES:

1. 250 MCM/KCMIL AL + #2 AL GRD MAY BE USED AS REPLACEMENT FOR 3/0 CU + #6 CU GRD SERVICE CONDUCTOR FROM THE DISH Wireless L.L.C. FIRST MEANS OF DISCONNECT/UTILITY COMPANY MEET-ME POINT. REFER TO VALUES ABOVE TO LIMIT VOLTAGE DROP TO 3%.
2. ALUMINUM/COPPER CONDUCTORS MUST BE RATED 75°C.
3. ALUMINUM TO COPPER BUSS CONNECTIONS MUST MEET AND CONFORM TO ANSI AND BE UL LISTED. USE ANTI CORROSION CONDUCTIVE LUBRICANT ON CONNECTIONS.
4. PPC MAIN DISCONNECT CIRCUIT BREAKERS ACCEPT #4 - 300KCMIL AL OR CU CONDUCTORS.
5. VOLTAGE DROP FOR SINGLE METER ENCLOSURE FED FROM TRANSFORMER WITH MULTIPLE CUSTOMERS IS CALCULATED FROM THE TRANSFORMER TO PPC. (SERVICE AND FEEDER CONDUCTOR LENGTH)
6. VOLTAGE DROP FOR MULTI-METER ENCLOSURE IS CALCULATED FROM THE METER TO PPC. (FEEDER CONDUCTOR LENGTH)
7. VOLTAGE DROP CALCULATIONS ARE BASED ON A POWER FACTOR OF 1, A LINE TO GROUND VOLTAGE PER CONDUCTOR OF 120V, NO CORRECTION FACTOR FOR AMBIENT TEMPERATURE OR ADJUSTMENT FACTOR FOR MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A SINGLE CONDUIT OR RACEWAY. A POWER FACTOR LESS THAN 1 FOR VOLTAGE LESS THAN 120 WILL RESULT IN SHORTER DISTANCES THAN SHOWN IN TABLE.

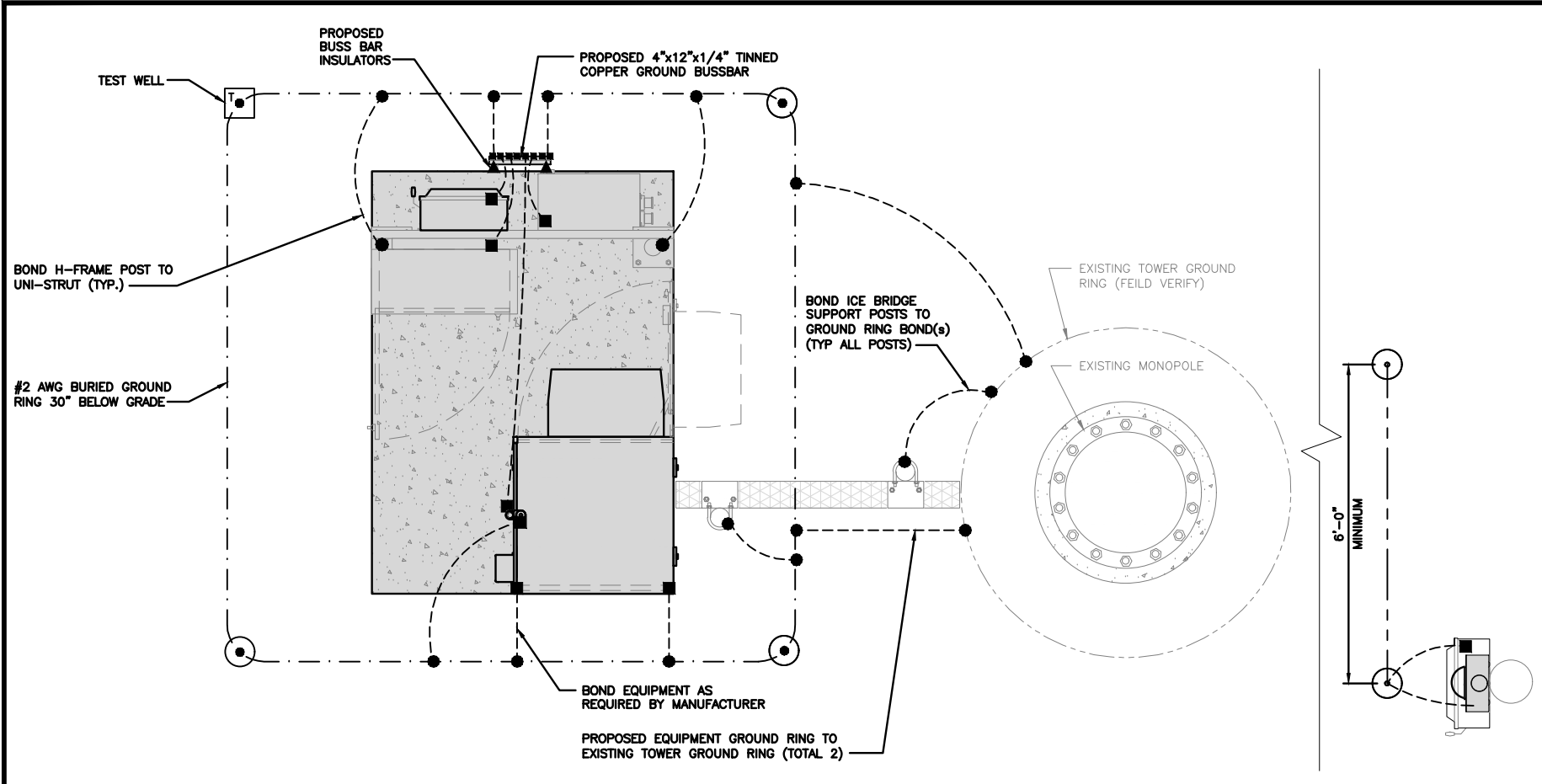
3.0" SCH 40 PVC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

## E-3

1

2

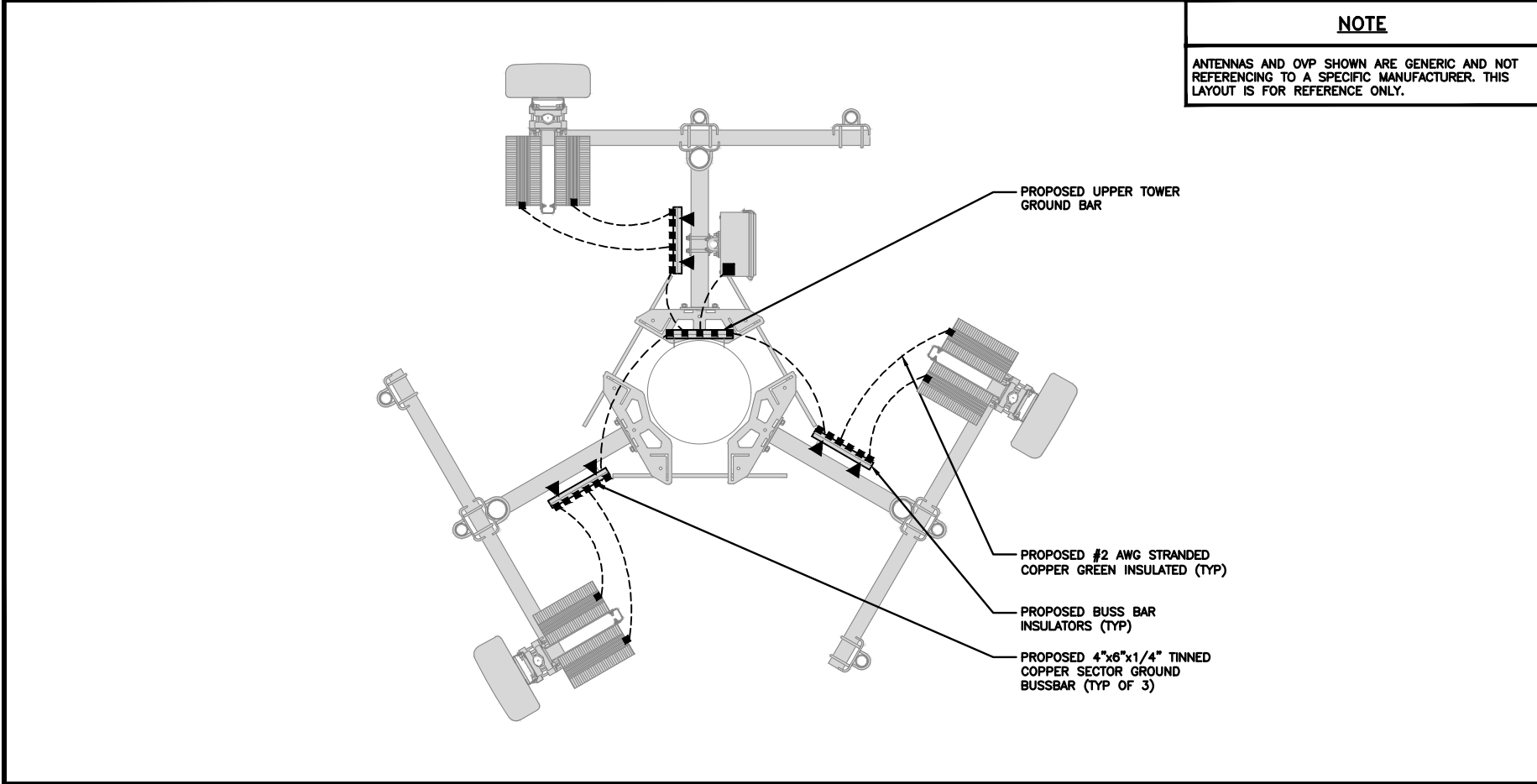
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TYPICAL EQUIPMENT GROUNDING PLAN

NO SCALE

1



TYPICAL ANTENNA GROUNDING PLAN

NO SCALE

2

● EXOTHERMIC CONNECTION

■ MECHANICAL CONNECTION

GROUND BUS BAR

○ GROUND ROD

TEST GROUND ROD WITH INSPECTION SLEEVE

#2 AWG SOLID & INSULATED

#2 AWG SOLID COPPER TINNED

▲ BUSS BAR INSULATOR

- GROUNDING LEGEND
1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.

2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH WIRELESS, L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.

3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

- GROUNDING KEY NOTES
- A

EXTERIOR GROUND RING: #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.

B

TOWER GROUND RING: THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.

C

INTERIOR GROUND RING: #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.

D

BOND TO INTERIOR GROUND RING: #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.

E

GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.

F

CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.

G

HATCH PLATE GROUND BAR: BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.

H

EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.

I

TELCO GROUND BAR: BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.

J

FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.

K

INTERIOR UNIT BONDS: METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.

L

FENCE AND GATE GROUNDING: METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.

M

EXTERIOR UNIT BONDS: METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE

N

ICE BRIDGE SUPPORTS: EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.

O

DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR

P

TOWER TOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO PROPOSED ANTENNA MOUNT COLLAR.

REFER TO DISH WIRELESS, LLC. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE

3

dish  
wireless.

5701 SOUTH SANTA FE DRIVE  
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PROFESSIONAL ENGINEER  
22459  
STATE OF IDAHO  
ANDREW RAGNAR BERGLUND

February 21, 2025

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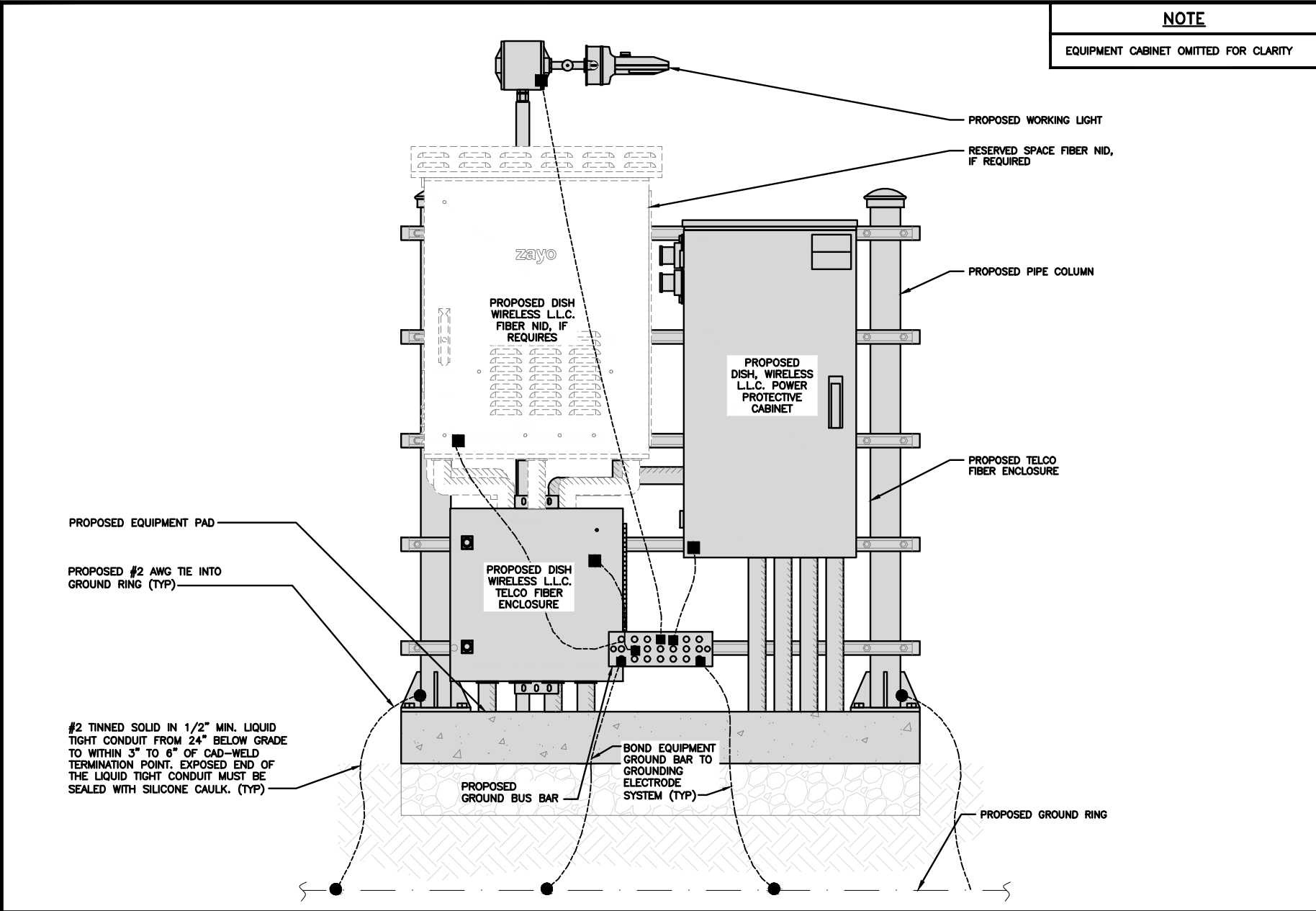
SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

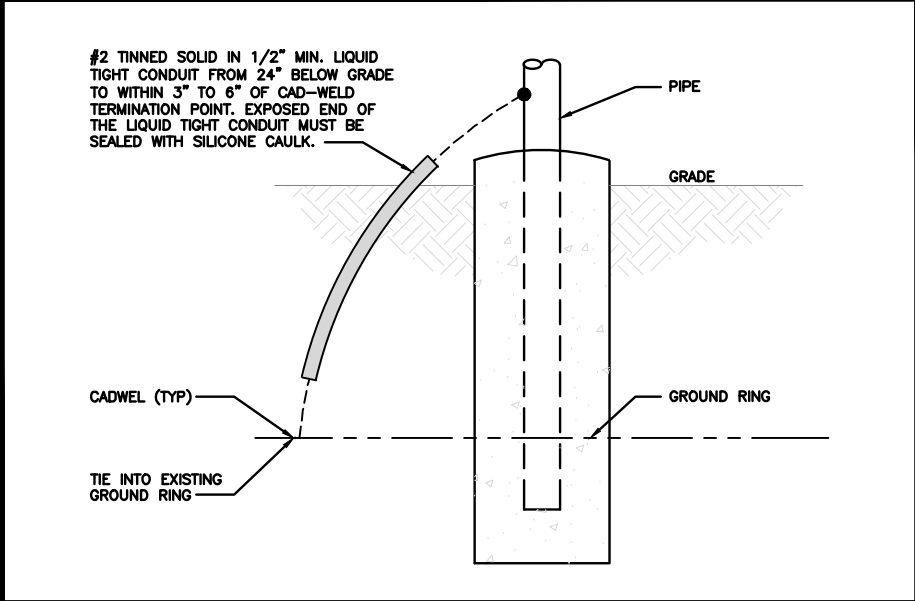
G-1





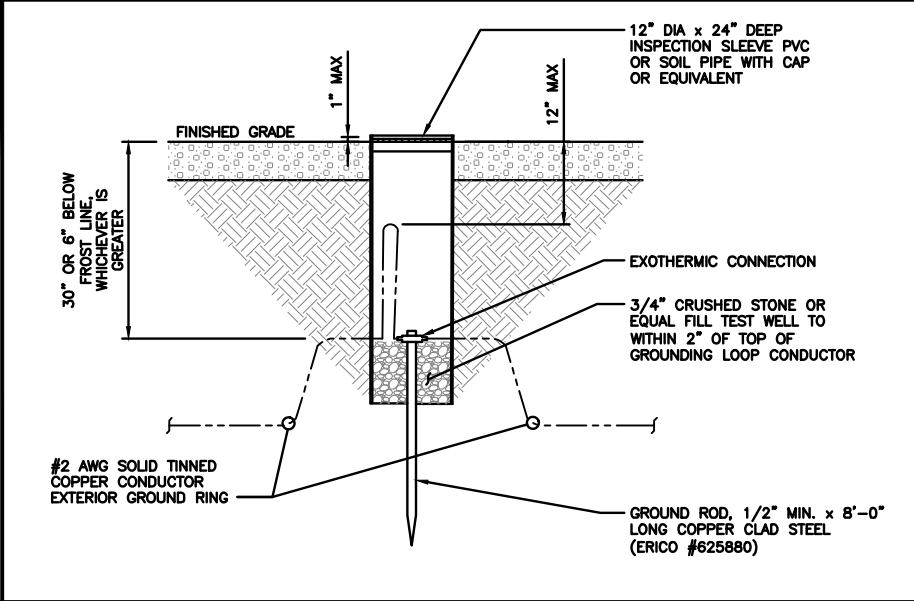
H-FRAME GROUNDING DETAIL

NO SCALE 1



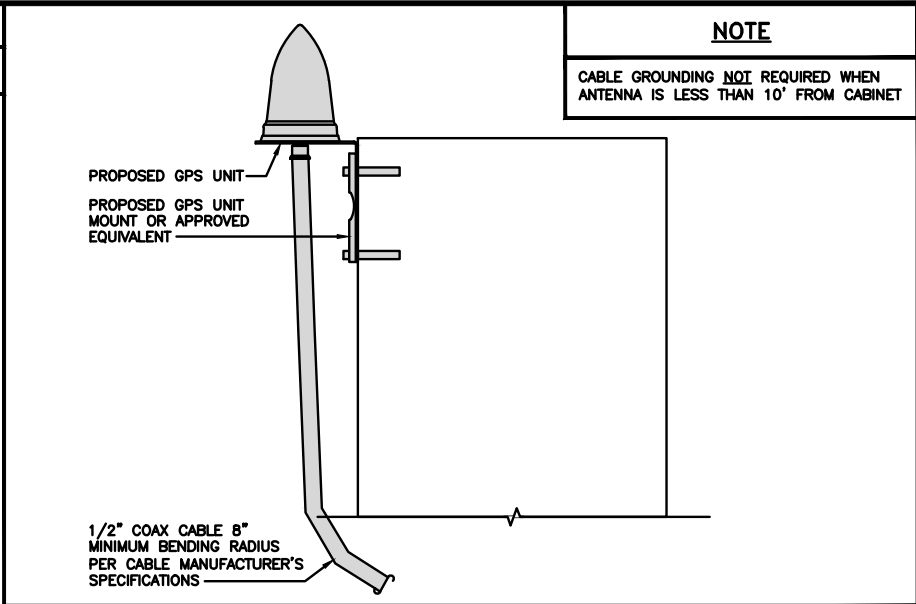
TRANSITIONING GROUND DETAIL

NO SCALE 4



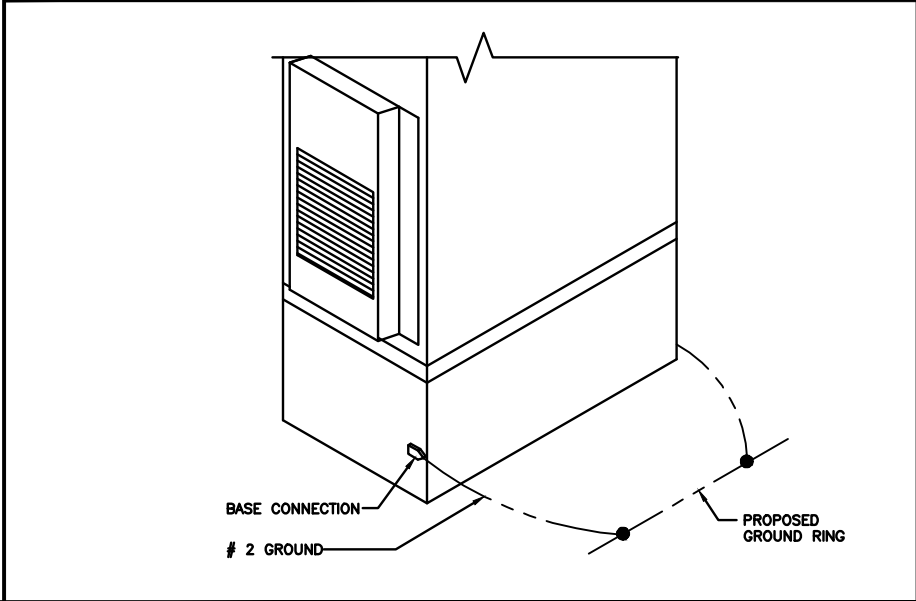
TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE

NO SCALE 5



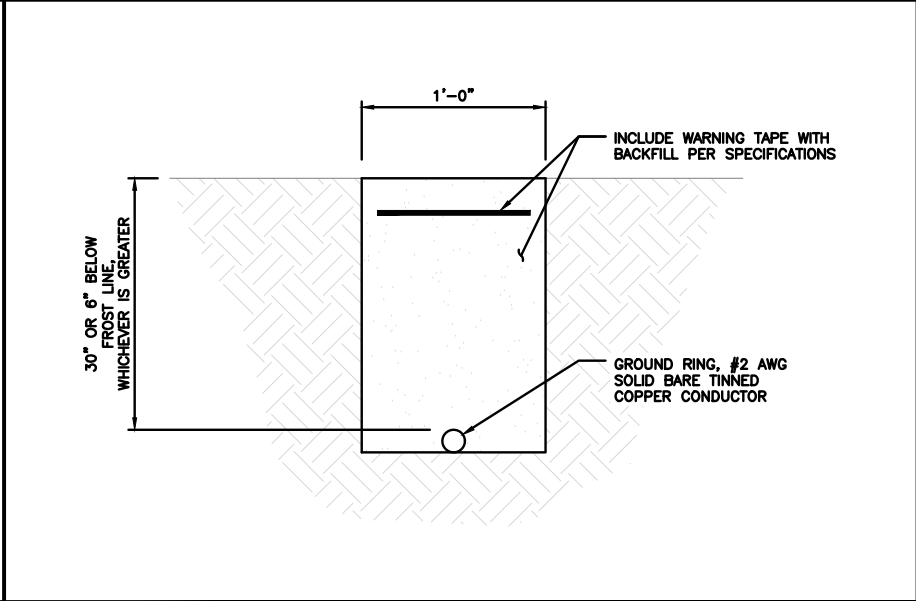
TYPICAL GPS UNIT GROUNDING

NO SCALE 2



OUTDOOR CABINET GROUNDING

NO SCALE 3



TYPICAL GROUND RING TRENCH

NO SCALE 6

dish  
wireless.

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LITTLETON, CO 80120

TEP

326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



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DRAWN BY: CHECKED BY: APPROVED BY:

PSS TH GSM

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
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A	09-22-23	PRELIMINARY
0	10-18-23	CONSTRUCTION
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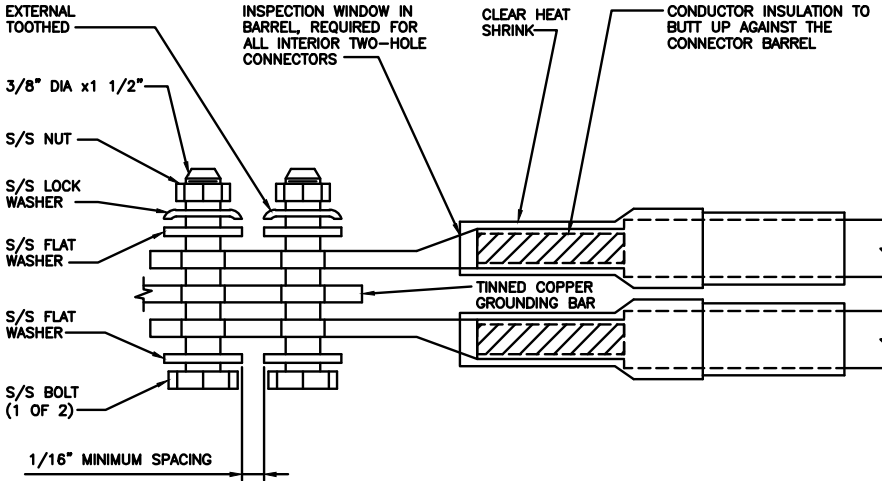
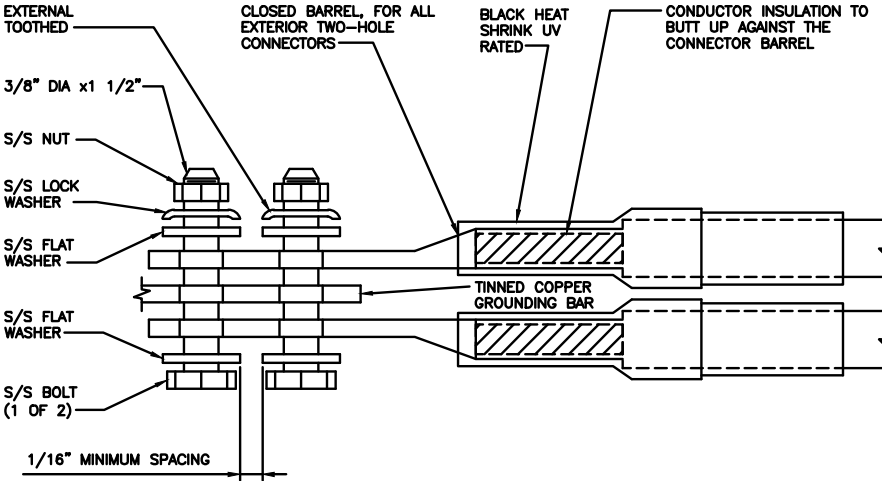
A&E PROJECT NUMBER  
176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



TYPICAL GROUNDING NOTES

NO SCALE

1

TYPICAL EXTERIOR TWO HOLE LUG

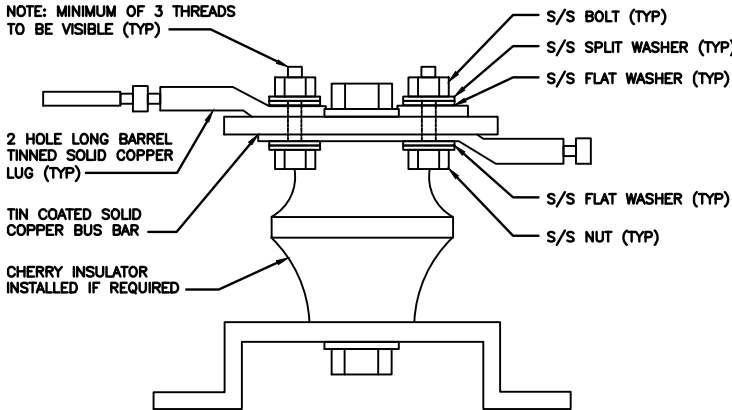
NO SCALE

2

TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

3



LUG DETAIL

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

NO SCALE

9

**dish**  
wireless.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

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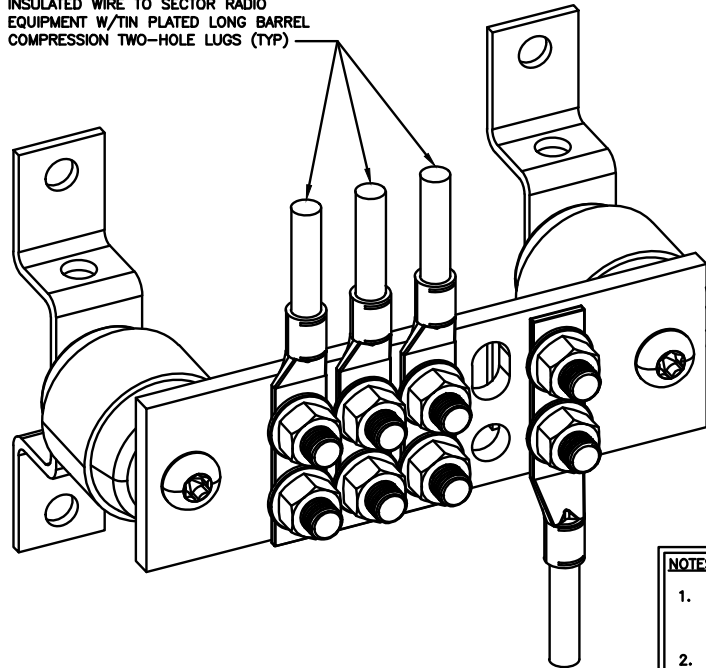
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SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER

**G-3**

#6 AWG STRANDED COPPER GREEN  
INSULATED WIRE TO SECTOR RADIO  
EQUIPMENT W/TIN PLATED LONG BARREL  
COMPRESSION TWO-HOLE LUGS (TYP)



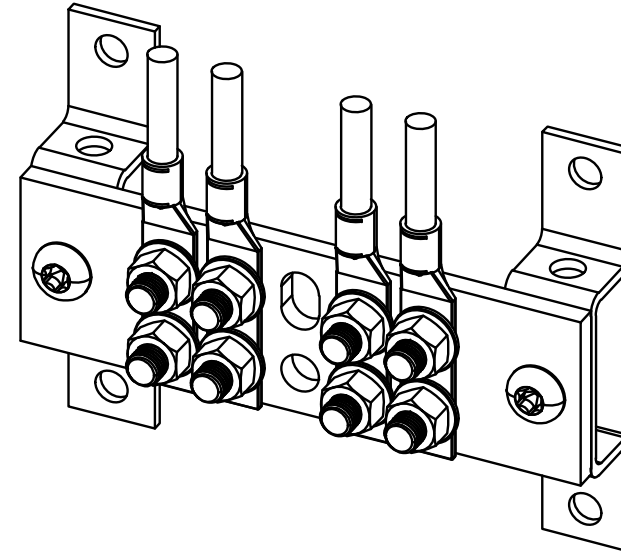
NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL INCLUDING WASHERS. COAT ALL SURFACES WITH NO-OX COMPOUND BEFORE MATING.
2. IF BONDING TO STEEL, INSERT A TOOTH WASHER BETWEEN LUG AND STEEL AND COAT ALL SURFACE WITH NO-OX COMPOUND.
3. USE A THIN COAT OF NO-OX OR UL LISTED ANTIOXIDANT COMPOUND BETWEEN GROUNDING CONNECTIONS.

SECTOR GROUND BUSBAR DETAIL

NO SCALE

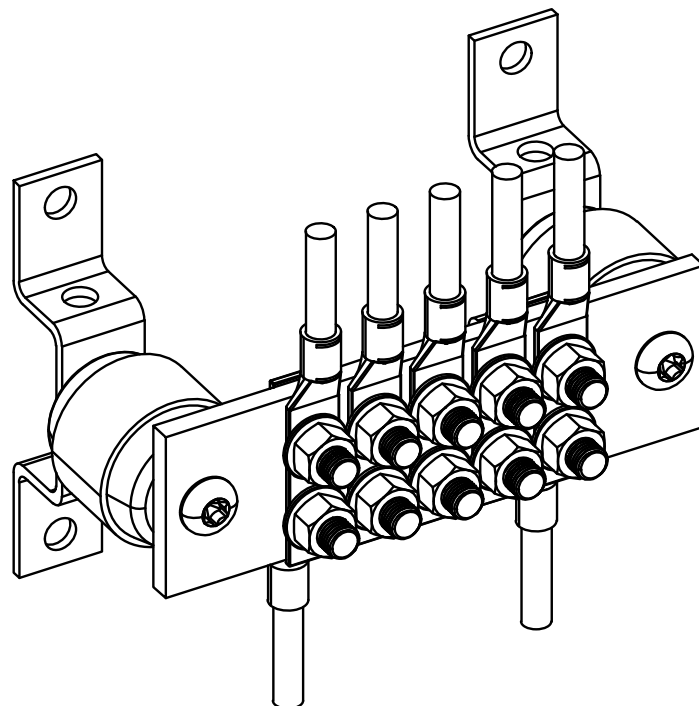
1



UPPER TOWER GROUND BUSBAR DETAIL

NO SCALE

2



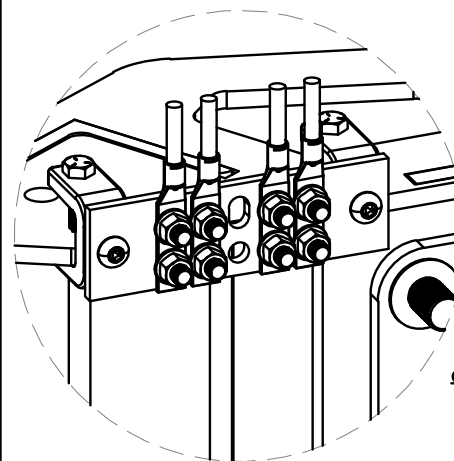
NOTES:

1. IN CASES OF SHEATHED STRANDED WIRES, CONNECTOR SHALL HAVE INSPECTION WINDOW AND NO MORE THAN 1/8" GAP BETWEEN CONNECTOR BODY AND SHEATH.

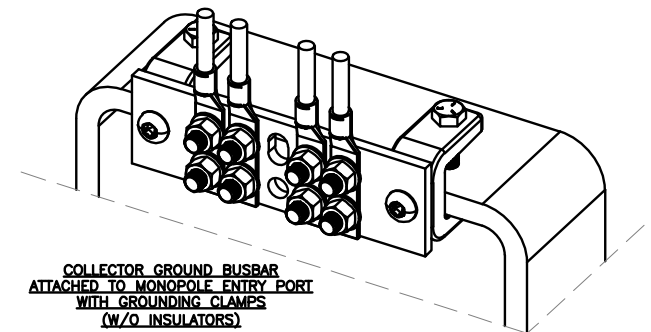
EQUIPMENT GROUND BUSBAR DETAIL

NO SCALE

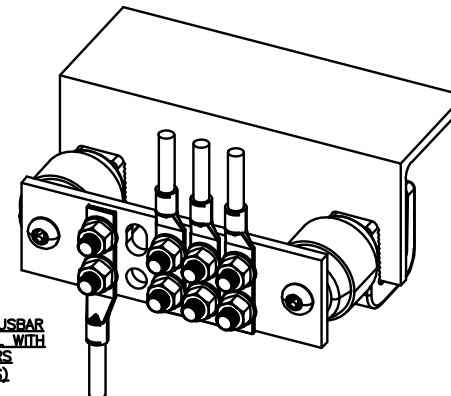
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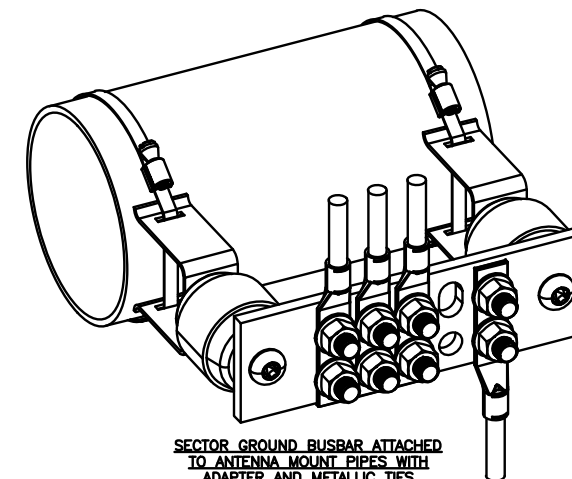
COLLECTOR GROUND BUSBAR  
ATTACHED TO COLLAR OR  
SECTOR MOUNT  
(W/O INSULATORS)



COLLECTOR GROUND BUSBAR  
ATTACHED TO MONOPOLE ENTRY PORT  
WITH GROUNDING CLAMPS  
(W/O INSULATORS)



SECTOR GROUND BUSBAR  
ATTACHED TO METAL WITH  
ANGLE ADAPTERS  
(W/INSULATORS)



SECTOR GROUND BUSBAR ATTACHED  
TO ANTENNA MOUNT PIPES WITH  
ADAPTER AND METALLIC TIES  
(W/INSULATORS)

GROUND BUSBAR ATTACHMENT OPTIONS

NO SCALE

4

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GARDEN CITY, ID 83714

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER

**G-4**

HYBRID/DISCREET CABLES

3/4" TAPE WIDTHS WITH 3/4" SPACING

LOW-BAND RRH  
(600 MHz N71 BASEBAND) +  
(850 MHz N26 BAND) +  
(700 MHz N29 BAND) – OPTIONAL PER MARKET  
  
ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BAND)

ALPHA RRH				BETA RRH				GAMMA RRH			
PORT 1 + SLANT	PORT 2 – SLANT	PORT 3 + SLANT	PORT 4 – SLANT	PORT 1 + SLANT	PORT 2 – SLANT	PORT 3 + SLANT	PORT 4 – SLANT	PORT 1 + SLANT	PORT 2 – SLANT	PORT 3 + SLANT	PORT 4 – SLANT
RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
ORANGE	ORANGE	RED	RED	ORANGE	ORANGE	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN
	WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE
			WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT

MID-BAND RRH  
(AWS BANDS N66+N70)  
  
ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BANDS)

RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
	WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE
			WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT

HYBRID/DISCREET CABLES

INCLUDE SECTOR BANDS BEING SUPPORTED  
ALONG WITH FREQUENCY BANDS.  
  
EXAMPLE 1 – HYBRID, OR DISCREET, SUPPORTS  
ALL SECTORS, BOTH LOW-BANDS AND  
MID-BANDS.  
  
EXAMPLE 2 – HYBRID, OR DISCREET, SUPPORTS  
CBRS ONLY, ALL SECTORS.  
  
EXAMPLE 3 – MAIN COAX WITH GROUND  
MOUNTED RRHs.

EXAMPLE 1	EXAMPLE 2	EXAMPLE 3 COAX #1 (ALPHA)	CANISTER COAX #2 (ALPHA)
RED	RED	RED	RED
BLUE	BLUE		
GREEN	GREEN		
ORANGE			
PURPLE	YELLOW		RED

FIBER JUMPERS TO RRHs

LOW-BAND HHR FIBER CABLES HAVE SECTOR  
STRIPE ONLY.

LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
ORANGE	PURPLE	ORANGE	PURPLE	ORANGE	PURPLE

POWER CABLES TO RRHs

LOW-BAND RRH POWER CABLES HAVE SECTOR  
STRIPE ONLY

LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH	LOW BAND RRH	MID BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
ORANGE	PURPLE	ORANGE	PURPLE	ORANGE	PURPLE

RET MOTORS AT ANTENNAS

RET CONTROL IS HANDLED BY THE MID-BAND  
RRH WHEN ONE SET OF RET PORTS EXIST ON  
ANTENNA.  
  
SEPARATE RET CABLES ARE USED WHEN  
ANTENNA PORTS PROVIDE INPUTS FOR BOTH  
LOW AND MID BANDS.

ANTENNA 1 MID BAND	ANTENNA 1 LOW BAND	ANTENNA 1 MID BAND	ANTENNA 1 LOW BAND	ANTENNA 1 MID BAND	ANTENNA 1 LOW BAND
IN	IN	IN	IN	IN	IN
RED	RED	BLUE	BLUE	GREEN	GREEN
PURPLE	ORANGE	PURPLE	ORANGE	PURPLE	ORANGE

MICROWAVE RADIO LINKS

LINKS WILL HAVE A 1.5–2 INCH WHITE WRAP  
WITH THE AZIMUTH COLOR OVERLAPPING IN THE  
MIDDLE.  
ADD ADDITIONAL SECTOR COLOR BANDS FOR  
EACH ADDITIONAL MW RADIO.  
  
MICROWAVE CABLES WILL REQUIRE P-TOUCH  
LABELS INSIDE THE CABINET TO IDENTIFY THE  
LOCAL AND REMOTE SITE ID's.

FORWARD AZIMUTH OF 0–120 DEGREES		FORWARD AZIMUTH OF 120–240 DEGREES		FORWARD AZIMUTH OF 240–359 DEGREES	
PRIMARY	SECONDARY	PRIMARY	SECONDARY	PRIMARY	SECONDARY
WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
RED	RED	BLUE	BLUE	GREEN	GREEN
WHITE		WHITE	WHITE	WHITE	WHITE
	RED		BLUE		GREEN
	WHITE		WHITE		WHITE

LOW BANDS (N71+N26)  
OPTIONAL – (N29)

ORANGE

AWS  
(N66+N70+H-BLOCK)

PURPLE

CBRS TECH  
(3 GHz)

YELLOW

NEGATIVE SLANT PORT  
ON ANT/RRH

WHITE

ALPHA SECTOR

RED

BETA SECTOR

BLUE

GAMMA SECTOR

GREEN

COLOR IDENTIFIER

2

NOT USED

3

RF CABLE COLOR CODES

1

NOT USED

4

dish  
wireless.

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GARDEN CITY, ID 83714

SHEET TITLE

RF  
CABLE COLOR CODES

SHEET NUMBER

RF-1



EXOTHERMIC CONNECTION  
MECHANICAL CONNECTION  
BUSS BAR INSULATOR  
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
EXOTHERMIC WITH INSPECTION SLEEVE  
GROUNDING BAR  
GROUND ROD  
TEST GROUND ROD WITH INSPECTION SLEEVE

SINGLE POLE SWITCH

DUPLEX RECEPTACLE

DUPLEX GFCI RECEPTACLE

FLUORESCENT LIGHTING FIXTURE  
(2) TWO LAMPS 48-T8

SMOKE DETECTION (DC)

EMERGENCY LIGHTING (DC)

SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW  
LED-1-25A400/51K-SR4-120-PE-DDBTXD

CHAIN LINK FENCE

WOOD/WROUGHT IRON FENCE

WALL STRUCTURE

LEASE AREA

PROPERTY LINE (PL)

SETBACKS

ICE BRIDGE

CABLE TRAY

WATER LINE

UNDERGROUND POWER

UNDERGROUND TELCO

OVERHEAD POWER

OVERHEAD TELCO

UNDERGROUND TELCO/POWER

ABOVE GROUND POWER

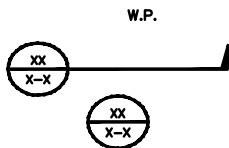
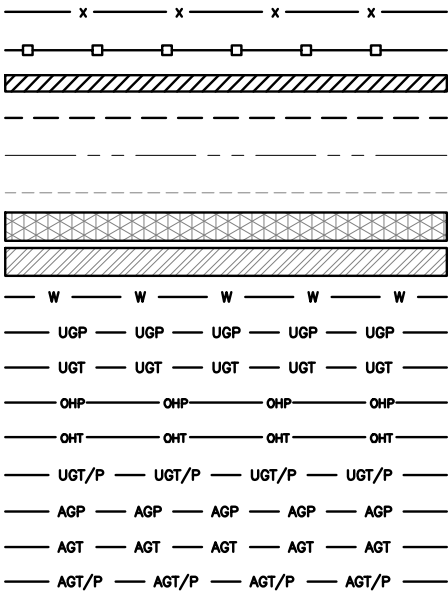
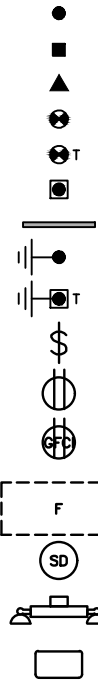
ABOVE GROUND TELCO

ABOVE GROUND TELCO/POWER

WORKPOINT

SECTION REFERENCE

DETAIL REFERENCE



AB ANCHOR BOLT  
ABV ABOVE  
AC ALTERNATING CURRENT  
ADDL ADDITIONAL  
AFF ABOVE FINISHED FLOOR  
AFG ABOVE FINISHED GRADE  
AGL ABOVE GROUND LEVEL  
AIC AMPERAGE INTERRUPTION CAPACITY  
ALUM ALUMINUM  
ALT ALTERNATE  
ANT ANTENNA  
APPROX APPROXIMATE  
ARCH ARCHITECTURAL  
ATS AUTOMATIC TRANSFER SWITCH  
AWG AMERICAN WIRE GAUGE  
BATT BATTERY  
BLDG BUILDING  
BLK BLOCK  
BLKG BLOCKING  
BM BEAM  
BTC BARE TINNED COPPER CONDUCTOR  
BOF BOTTOM OF FOOTING  
CAB CABINET  
CANT CANTILEVERED  
CHG CHARGING  
CLG CEILING  
CLR CLEAR  
COL COLUMN  
COMM COMMON  
CONC CONCRETE  
CONSTR CONSTRUCTION  
DBL DOUBLE  
DC DIRECT CURRENT  
DEPT DEPARTMENT  
DF DOUGLAS FIR  
DIA DIAMETER  
DIAG DIAGONAL  
DIM DIMENSION  
DWG DRAWING  
DWL DOWEL  
EA EACH  
EC ELECTRICAL CONDUCTOR  
EL ELEVATION  
ELEC ELECTRICAL  
EMT ELECTRICAL METALLIC TUBING  
ENG ENGINEER  
EQ EQUAL  
EXP EXPANSION  
EXT EXTERIOR  
EW EACH WAY  
FAB FABRICATION  
FF FINISH FLOOR  
FG FINISH GRADE  
FIF FACILITY INTERFACE FRAME  
FIN FINISH(ED)  
FLR FLOOR  
FDN FOUNDATION  
FOC FACE OF CONCRETE  
FOM FACE OF MASONRY  
FOS FACE OF STUD  
FOW FACE OF WALL  
FS FINISH SURFACE  
FT FOOT  
FTG FOOTING  
GA GAUGE  
GEN GENERATOR  
GFCI GROUND FAULT CIRCUIT INTERRUPTER  
GLB GLUE LAMINATED BEAM  
GLV GALVANIZED  
GPS GLOBAL POSITIONING SYSTEM  
GND GROUND  
GSM GLOBAL SYSTEM FOR MOBILE  
HDG HOT DIPPED GALVANIZED  
HDR HEADER  
HGR HANGER  
HVAC HEAT/VENTILATION/AIR CONDITIONING  
HT HEIGHT  
IGR INTERIOR GROUND RING

IN INCH  
INT INTERIOR  
LB(S) POUND(S)  
LF LINEAR FEET  
LTE LONG TERM EVOLUTION  
MAS MASONRY  
MAX MAXIMUM  
MB MACHINE BOLT  
MECH MECHANICAL  
MFR MANUFACTURER  
MGB MASTER GROUND BAR  
MIN MINIMUM  
MISC MISCELLANEOUS  
MTL METAL  
MTS MANUAL TRANSFER SWITCH  
MW MICROWAVE  
NEC NATIONAL ELECTRIC CODE  
NM NEWTON METERS  
NO. NUMBER  
# NUMBER  
NTS NOT TO SCALE  
OC ON-CENTER  
OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION  
OPNG OPENING  
P/C PRECAST CONCRETE  
PCS PERSONAL COMMUNICATION SERVICES  
PCU PRIMARY CONTROL UNIT  
PRC PRIMARY RADIO CABINET  
PP POLARIZING PRESERVING  
PSF POUNDS PER SQUARE FOOT  
PSI POUNDS PER SQUARE INCH  
PT PRESSURE TREATED  
PWR POWER CABINET  
QTY QUANTITY  
RAD RADIUS  
RECT RECTIFIER  
REF REFERENCE  
REINF REINFORCEMENT  
REQ'D REQUIRED  
RET REMOTE ELECTRIC TILT  
RF RADIO FREQUENCY  
RMC RIGID METALLIC CONDUIT  
RRH REMOTE RADIO HEAD  
RRU REMOTE RADIO UNIT  
RWY RACEWAY  
SCH SCHEDULE  
SHT SHEET  
SIAD SMART INTEGRATED ACCESS DEVICE  
SIM SIMILAR  
SPEC SPECIFICATION  
SQ SQUARE  
SS STAINLESS STEEL  
STD STANDARD  
STL STEEL  
TEMP TEMPORARY  
THK THICKNESS  
TMA TOWER MOUNTED AMPLIFIER  
TN TOE NAIL  
TOA TOP OF ANTENNA  
TOC TOP OF CURB  
TOF TOP OF FOUNDATION  
TOP TOP OF PLATE (PARAPET)  
TOS TOP OF STEEL  
TOW TOP OF WALL  
TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION  
TYP TYPICAL  
UG UNDERGROUND  
UL UNDERWRITERS LABORATORY  
UNO UNLESS NOTED OTHERWISE  
UMTS UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM  
UPS UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)  
VIF VERIFIED IN FIELD  
W WIDE  
W/ WITH  
WD WOOD  
WP WEATHERPROOF  
WT WEIGHT

dish  
wireless.

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SHEET TITLE

LEGEND AND  
ABBREVIATIONS

SHEET NUMBER

GN-1

## LEGEND

## ABBREVIATIONS

SIGN TYPES		
TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C. EQUIPMENT.
  - A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. EQUIPMENT CABINET.
  - B) IF THE INFORMATION SIGN IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

# INFORMATION

This is an access point to an  
area with transmitting antennas.

Obey all signs and barriers beyond this point.  
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: SLBOI00019B



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

## NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point MAY  
EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for  
working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874  
prior to working beyond this point.

Site ID: SLBOI00019B

dish

## CAUTION



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Site ID: SLBOI00019B

dish

## WARNING



Transmitting Antenna(s)

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prior to working beyond this point.

Site ID: SLBOI00019B

dish

RF SIGNAGE

dish  
wireless.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



February 21, 2025

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

PSS TH GSM

RFDS REV #: 1

### CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09-22-23	PRELIMINARY
0	10-18-23	CONSTRUCTION
1	10-29-24	CONSTRUCTION
2	01-18-25	CONSTRUCTION
3	02-08-25	CONSTRUCTION
4	02-21-25	CONSTRUCTION

A&E PROJECT NUMBER

176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION

SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE

RF SIGNAGE

SHEET NUMBER

GN-2

SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH WIRELESS, L.L.C. AND TOWER OWNER NOC & THE DISH WIRELESS, L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
2. "LOOK UP" – DISH WIRELESS, L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH WIRELESS, L.L.C. AND DISH WIRELESS, L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH WIRELESS, L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH WIRELESS, L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH WIRELESS, L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH WIRELESS, L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER AUTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH WIRELESS, L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER’S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

1.FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH WIRELESS, L.L.C.

TOWER OWNER:TOWER OWNER

2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF DISH WIRELESS, L.L.C. AND TOWER OWNER

13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER’S DESIGNATED LOCATION.

14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC C-3267



February 21, 2025

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DRAWN BY: CHECKED BY: APPROVED BY:

PSS	TH	GSM
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RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09-22-23	PRELIMINARY
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A&E PROJECT NUMBER

176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION

SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-3



CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°f AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:  
#4 BARS AND SMALLER 40 ksi  
#5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 BARS AND LARGER 2"
    - #5 BARS AND SMALLER 1-1/2"
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    - SLAB AND WALLS 3/4"
    - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED

MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.

24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH WIRELESS, L.L.C., AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH WIRELESS, L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



326 TRYON RD. RALEIGH, NC 27603  
OFFICE: (919) 661-6351

TEP OPCO, LLC

C-3267



February 21, 2025

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DRAWN BY: CHECKED BY: APPROVED BY:

PSS	TH	GSM
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RFDS REV #: 1

CONSTRUCTION DOCUMENTS

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A&E PROJECT NUMBER

176543.879143

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION

SLBOI00019B  
ID-CCI-T-824322  
8247 W STATE ST  
GARDEN CITY, ID 83714

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-4



GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES’S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL–OF–POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON–ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON–METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON–METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD–WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-5

EMPIRE  
TITLE & ESCROW

5620EID TT

WARRANTY DEED

FOR VALUE RECEIVED

Blynn Properties, L.L.C., a Limited Liability Company as to Parcel 1 and Blynn Properties, LLC, an Idaho Limited Liability Company as to Parcel 2 GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

DBII LLC, an Idaho limited liability company

GRANTEE(s), whose current address is: 9884 Stony Brook Way, Middleton, ID 83644 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 10th day of June, 2020

Blynn Properties, L.L.C., an Idaho limited liability company as to Parcel 2 and Blynn Properties, L.L.C., an Idaho limited liability company as to Parcel 1

by:

Robert A Miller, Jr., Member

State of Idaho

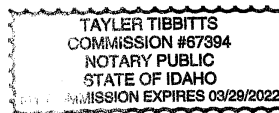
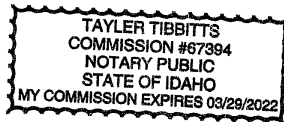
County Ada

On this 10th day of June, in the year of 2020, before me the undersigned Notary Public in and for said State, personally appeared Robert A. Miller Jr. known or identified to me to be the member, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Notary Public for Idaho

Residing at: Kuna, ID

My Commission Expires: 3/29/22



## **EXHIBIT A**

### **Parcel I:**

Commencing at the quarter section common to Section 23 and 24, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, thence  
South 89 degrees 37' East 1451.10 feet to an iron pin, thence  
North 83 degrees 21' West 299.67 feet to an iron pin, thence  
North 21 degrees 23'30" East 475.89 feet to an iron pin, thence  
North 62 degrees 00' West 127.49 feet to a point, thence  
North 26 degrees 22' East 286.30 feet to an iron pin, the REAL POINT OF BEGINNING, thence  
North 26 degrees 22' East 326.11 feet to a point on the Southerly boundary of the real right of way of Highway No. 44 thence  
North 61 degrees 50' West 159.98 feet along said right of way to an iron pin, thence  
South 0 degrees 35'30" West 367.72 feet to the REAL POINT OF BEGINNING.  
Except that portion conveyed to Ada County Highway District by Instrument No. 95052011, records of Ada County.

### **Parcel II:**

Lot 11 in Block 2 of Azalea Subdivision, according to the plat thereof file in Book 71 of Plats at Pages 7243 and 7244, records of Ada County, Idaho and amended by Warranty Deed recorded December 27, 1996 under Instrument No. 96106001.

Parcel: **R0719420250**

Year: 2025 ▼

Parcel Status: **Active**

### Property Details

**Primary Owner:** DBII LLC

**Address:** 8247 W STATE ST GARDEN CITY, ID 837140000

**Instrument #:** 2020069819

**Subdivision:** AZALEA SUB

**Assessor ID:** LOT 11 BLK 2 AZALEA SUBDIVISION

**Township/Range/Section:** 4N1E24

**Land Group Type:** SUB

**Zone Code:** C-2

**Total Acres:** 0.567

**Tax Code Area:** 06-3





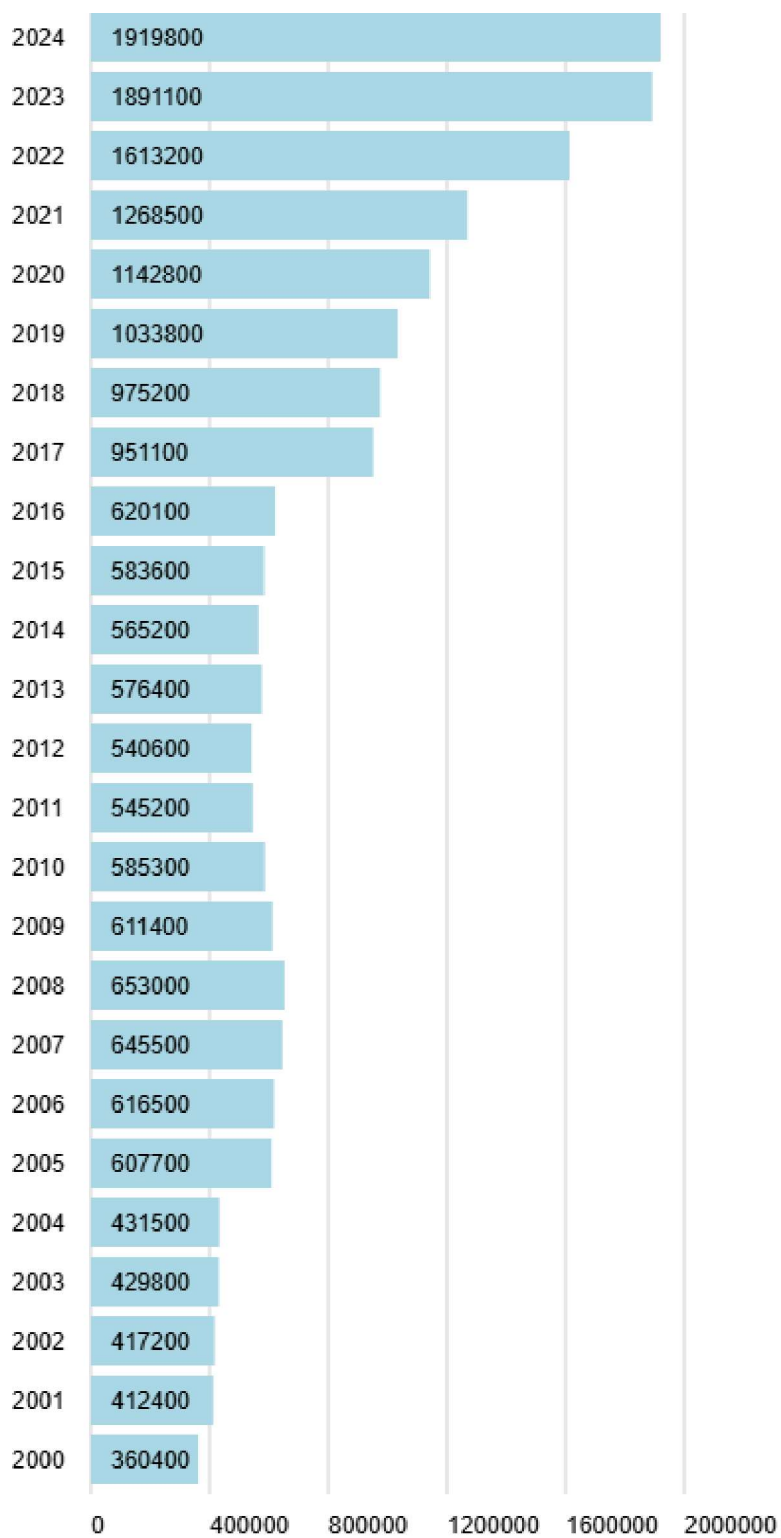


**Valuation**

**Valuation Details**

Roll	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area
Property	420	0.000	1210900	INCOME	06-3
Property	401	0.000	162000	COST	06-3
Property	210	0.567	281000	MARKET	06-3
Property	450	0.000	265900	MARKET	06-3

**Valuation History by Year**



### Tax Districts

Tax District	Levy	Description	Phone
1	0.001544150	ADA COUNTY	2082877000
3	0.000084684	EMERGENCY MEDICAL	2082872975

Tax District	Levy	Description	Phone
6	0.000495404	ADA COUNTY HIGHWAY DIST	2083876100
7	0.002796979	SCHOOL DISTRICT NO. 1	2084722607
16	0.001948532	GARDEN CITY	2084722907
19	0.000020371	DRY CREEK CEMETERY	2088531940
26	0.001607290	N ADA CO FIRE & RESCUE	2083750906
43	0.000015041	MOSQUITO ABATEMENT	2085774646
45	0.000068291	FLOOD CONTROL DIST. #10	2088612766
100	0.000085194	COLLEGE OF WESTERN IDAHO	2085623291

**Total Levy:** 0.008665936

**Note:** The current year levies are estimated using the previous year, they will be updated when the districts set them in October.

#### Taxes

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2024	16641.86	-16641.86	0.00	No	3/21/2025
2023	17317.62	-17317.62	0.00	No	3/21/2025
2022	13683.66	-13683.66	0.00	No	3/21/2025
2021	13739.00	-13739.00	0.00	No	3/21/2025
2020	13480.92	-13480.92	0.00	No	3/21/2025
2019	13942.94	-13942.94	0.00	No	3/21/2025
2018	14049.62	-14049.62	0.00	No	3/21/2025
2017	14163.74	-14163.74	0.00	No	3/21/2025
2016	9543.12	-9543.12	0.00	No	3/21/2025
2015	9189.22	-9189.22	0.00	No	3/21/2025
2014	9045.14	-9045.14	0.00	No	3/21/2025

"Total Taxes" is the full annual property tax charge and may not reflect any certifications, special assessments, adjustments, or fees.



"Taxes Paid" includes payments made by the taxpayer or on their behalf, such as payments by mortgage servicers and the State of Idaho for the Property Tax Reduction Program (circuit breaker), Veteran's Property Tax Reduction Program, and the Homeowner's Tax Relief credit.

"Taxes Due" includes all taxes owing for the first and second half installments. If the first half is paid timely, the second half is due by June 20.

Please refer to your tax bill or contact the Treasurer's Office for information about taxes due and due dates. You can find your most recent tax bill and contact information for the Treasurer's Office at [adacounty.id.gov/treasurer](https://adacounty.id.gov/treasurer/) (<https://adacounty.id.gov/treasurer/>).

\*Interest accrues daily on delinquencies. Please call the Ada County Treasurer's Office at (208) 287-6800 (tel:2082876800) for the total amount due with interest calculated to date of payment.

For Tax inquires please contact the [Treasurer \(https://adacounty.id.gov/treasurer/\)](https://adacounty.id.gov/treasurer/) at (208) 287-6800 (tel:2082876800).

## Characteristics

### Land

Characteristic	Value
<b>Residential Acres</b>	0.000
<b>Commercial Acres</b>	0.567
<b>Other Acres</b>	0.000
<b>Street</b>	None
<b>Sidewalks</b>	No
<b>Curb-gutters</b>	No
<b>Corner</b>	No

### Commercial

Characteristic	Value
<b>Commercial Group Type</b>	CELL TOWERS (UPDATE LAND YEARLY)
<b>Year Built</b>	2005
<b>Year Remodel</b>	N/A
<b>Business Name</b>	Mono Pole 120'
<b>Number of Floors</b>	1
<b>Number of Units</b>	0

Characteristic	Value
Leasable Sq Ft	0
Ground Floor Sq Ft	1
Total Square Feet	1
Total Land Acres	0.000
Method	COST

**Sketch**



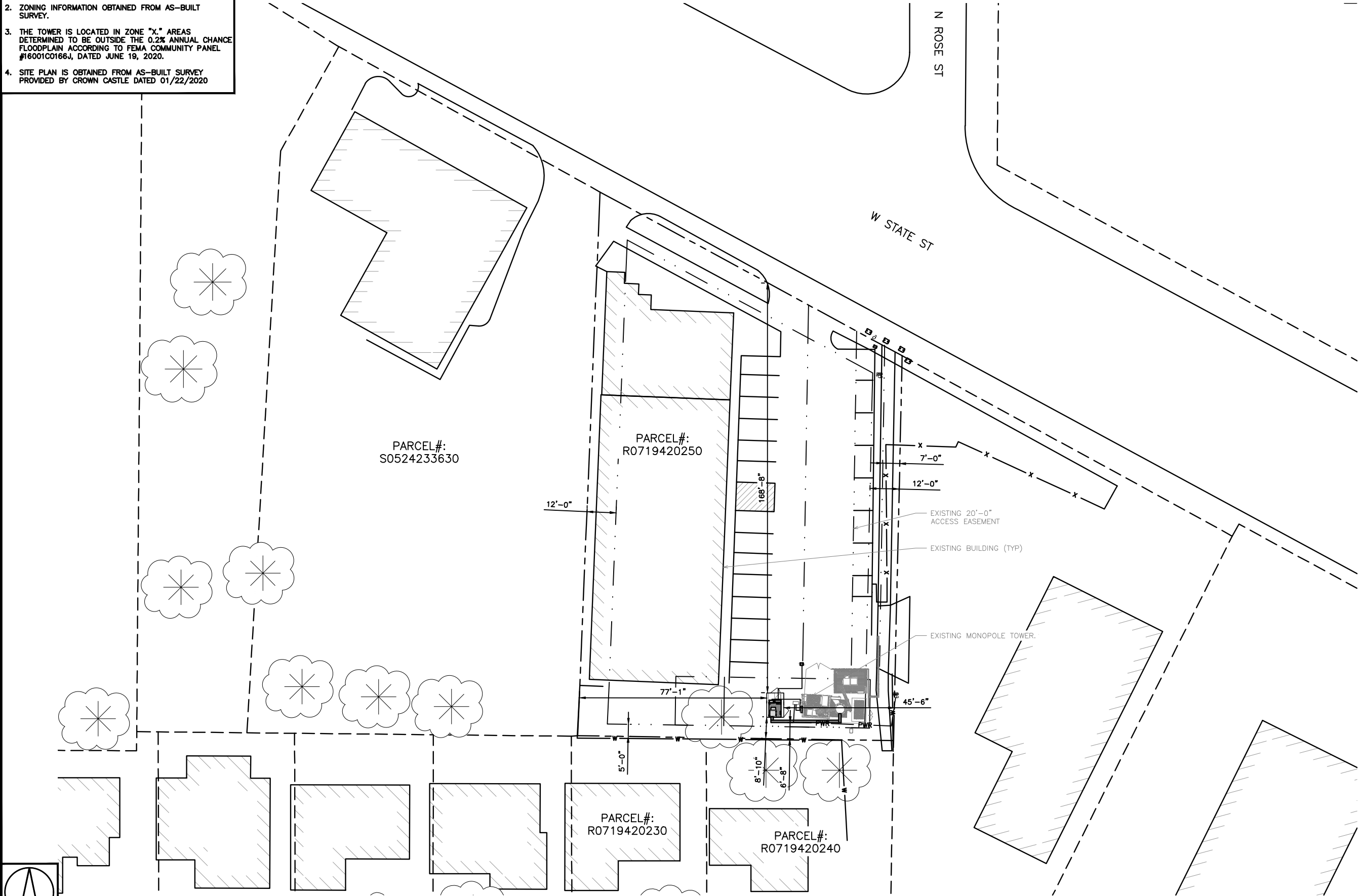
Ada County appraisers follow American National Standards Institute (ANSI) building measurement standards for square footage calculations. This information is to be used ONLY for reference purposes and Ada County is not responsible for any inaccuracies. If you have questions concerning the accuracy, please use the Help option in the Menu at the top of this screen.

- NOTES
1. BOUNDARY LINES OBTAINED FROM AS-BUILT SURVEY.

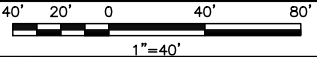
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3. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #16001C0166J, DATED JUNE 19, 2020.

4. SITE PLAN IS OBTAINED FROM AS-BUILT SURVEY PROVIDED BY CROWN CASTLE DATED 01/22/2020



OVERALL PARCEL MAP



5701 SOUTH SANTA FE DRIVE  
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SHEET TITLE  
OVERALL AND ENLARGED  
SITE PLAN

SHEET NUMBER

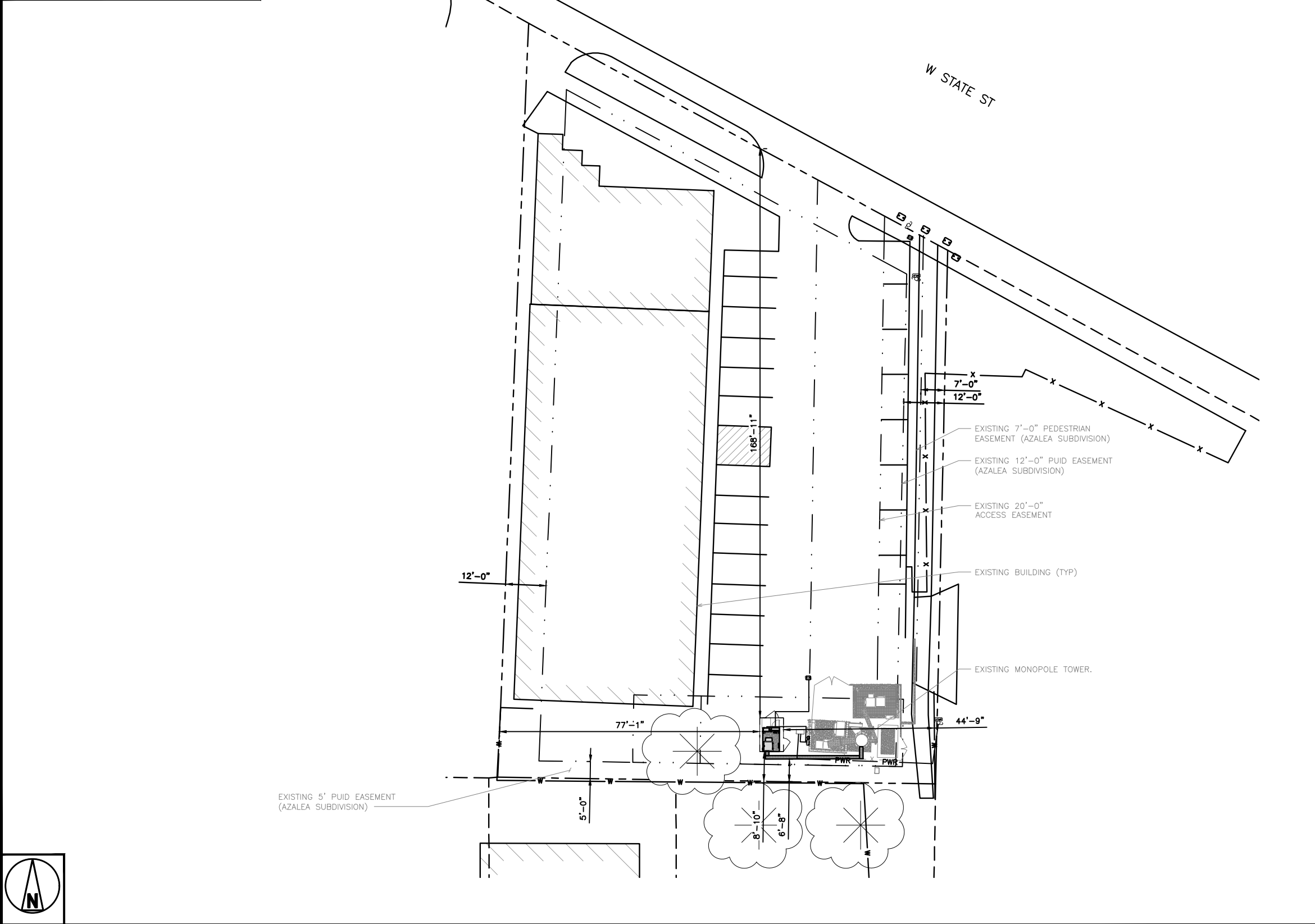
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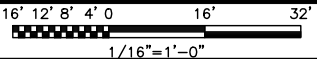
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