



DESIGN REVIEW	
Permit info: _____	DSRFY2023-0001
Application Date: _____	10/17/2022
Rec'd by: _____	CW
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: GARY Abrahams for	Name: DB II LLC
Company: Crown Castle GMA Network Services, LLC	Company:
Address: 590- 1st Ave So., #705	Address: 8247 W. State St.
City: Seattle	City: GARDEN city
State: WA Zip: 98104	State: ID Zip: 83714
Tel.: 206-349-4229	Tel.:
E-mail: GARY@GMANETWORKSERVICES.COM	E-mail:

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 8247 W. State Street, Garden City		
Subdivision Name: AZALEA	Lot: 11	Block: 2
Tax Parcel Number: R0719420250	Zoning: C-2	Total Acres: .567
Proposed Use: AT+T installation	Floodplain: Yes <input checked="" type="radio"/> No	

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?

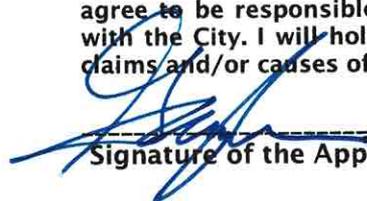
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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.


10/7/02
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 checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan (SEE Site Photos) | |
| <input checked="" type="checkbox"/> Schematic Drawing (SEE Project Plans) | |
| <input checked="" type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Grading Plan | |
| <input checked="" 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 | |

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 1/2" 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.



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

September 17, 2020

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,

A handwritten signature in blue ink, appearing to read 'Chris Listfeld'.

Chris Listfeld
Site Acquisition Project Manager – Seattle
Chris.Listfeld@crowncastle.com
(206) 336-7403



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2022 Property Details for Parcel R0719420250

2022 ▾

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Parcel: R0719420250
Year: 2022
Parcel Status: Active in 2022
Primary Owner:
 DBII LLC
Zone Code: C-2
Total Acres: 0.567
Tax Code Area: 06-3
Instrument Number:
 2020069819
Assessor ID:
 LOT 11 BLK 2
 AZALEA SUBDIVISION



[View Interactive Map of this Parcel](#)

[View 2022 Assessment Notice](#)

Any modifications made to the assessment after notices were mailed will not be reflected in this notice.

Address: 8247 W STATE ST GARDEN CITY , ID 83714
Subdivision: AZALEA SUB
Land Group Type: SUB
Township/Range/Section: 4N1E24



1505 Westlake Ave N N
Seattle, WA 98109

Phone:
www.crowncastle.com

October 7, 2022

CITY OF GARDEN CITY, ID
Ms. Hannah Veal
Planning & Zoning
6015 GLENWOOD STREET
GARDEN CITY, ID 83714-1347

RE: Request for Minor Modification to Existing Wireless Facility – 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: IDL02365 / Application Number: 585871
Affidavit of Legal Interest

Dear Hannah,

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 2** 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



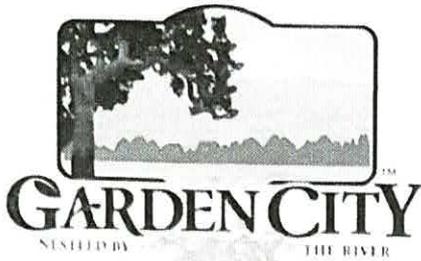
1505 Westlake Ave N N
Seattle, WA 98109

Phone:
www.crowncastle.com

Based upon this documentation, Global has the authority to sign a letter of authorization 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



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

Affidavit of Legal Interest

Arizona
State of ~~Idaho~~)
Arizona
County of ~~Ada~~)

I, Taro Sithion _____
Name Address

City State and Zip

Being first duly sworn upon oath, depose and say:

- That I am the record owner of the property described on the attached, and I grant my permission
to GMA Network Services/Emilie Deschamps 590-1st Ave S #705, Seattle, WA 98104
Name Address
to submit the accompanying application pertaining to that property.
- 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.
- 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 3rd 30th day of March, 2022

Taro Sithion
Signature Signed By Global Signal Acquisitions IV LLC, Its Attorney-In-Fact

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

Resident at 2055 S. Starman Dr., Chandler, AZ 85286

My Commission expires May 22, 2023

**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

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: [Signature]
Print Name: Shawn Lanier
Title: Vice President, US Legal

WITNESSES:

Signature: [Signature]
Print Name: Kevin P. McMahon
Signature: [Signature]
Print Name: Michael D. Peto

WITNESS AND ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 29th 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

[Signature]
Signature of Notary Public

Printed name of Notary



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

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: [Signature]
Print Name: R.Christopher Mooney
Title: Vice President

WITNESSES:

Signature: [Signature]
Print Name: J.V. BUDET

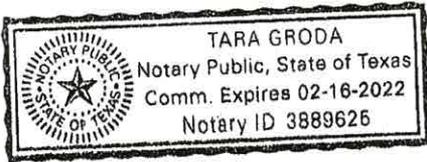
Signature: [Signature]
Print Name: Caren Shaughnessy

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

[Signature]
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, 135.00 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

GROUNDLEASE

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

**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 (8th) 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 1st day of March, 2016.

[Affix Notary Seal]



[Signature]
Notary Public
My commission expires:
July 14, 2021

[SIGNATURES CONTINUE ON NEXT PAGE]

4

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 1st day of March, 2016.

[Affix Notary Seal]



[Signature]
Notary Public
My commission expires:

July 14, 2021

[SIGNATURES CONTINUE ON NEXT PAGE]

4

ULYSSES:

WITNESS:

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

[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.

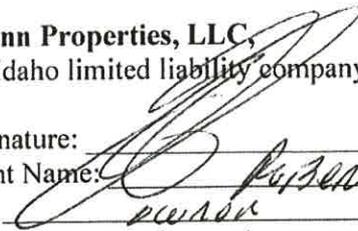
Commencing at the southeast corner of said Lot 11; Thence along the south line of said Lot, N89°02'23"W, 11.14 feet; Thence N00°57'37"E, 7.10 feet; Thence N85°45'42"W, 27.30 feet; Thence N04°14'18"E, 11.80 feet; Thence N00°00'00"E, 4.56 feet (L8) to the Point of Beginning; Thence continuing N00°00'00"E,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

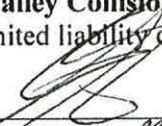
Its: owner

Date: 3-1-16

Exhibit BB-1
Communication Easement
(Continued)

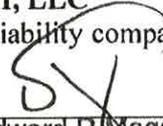
JOINDER PARTY:

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**

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/16/10 09:42 AM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Fidelity National Title

171296
58
AMOUNT 58.00 17



1070338

Prepared by:
Victoria M. de Lisle
Locke Lord Blissell & 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 18th 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 LLC *LB*

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)

COUNTY OF ADA) ss.

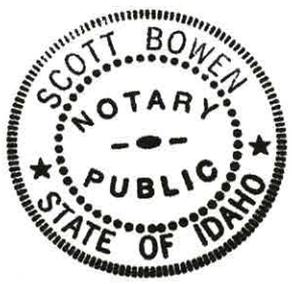
On this 18th day of Aug, in the year 2010, before me (here insert the name and quality of the officer), personally appeared Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr., known or identified to me to be the Member of the limited liability company that executed the instrument or the person who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

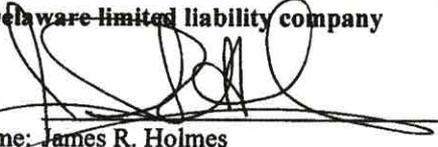
WITNESSES:

Print Name: TING WONG

Print Name: MAISHA SMITH

"UNISON":

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

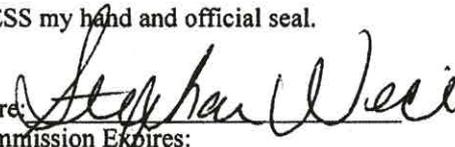
By: 
Name: James R. Holmes
Title: Authorized Signatory

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: 
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:

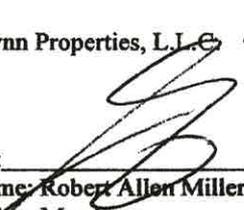
Commencing at the northeasterly corner of the Property at the southerly line of W. State Street; thence South, along the East line of said Property, 155.00 feet to a point; thence West and perpendicular to the last mentioned course, 10.00 feet to the southeasterly corner of the herein described Communication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

By: 

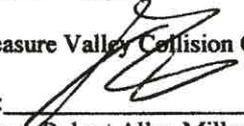
Name: Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr.

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:

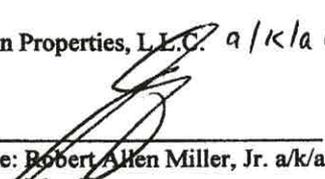
All rights of ingress and egress across the Property, more fully described on Exhibit "A" hereof, to and from the Communication Easement described in Exhibit B-1 hereof, providing access to a publicly dedicated roadway, including but not limited to W. State Street (hereinafter the "Access Easement"), 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:

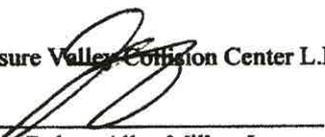
Site Owner:

Blynn Properties, L.L.C. a/k/a LLC/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

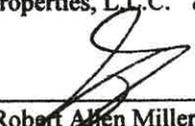
Site Owner assigns and transfers to Unison, as of the effective date herein, all of its right, title and interest in, to and under any existing lease agreements, and any amendments, transfers, modifications and/or assignments thereof, affecting any portion of the Property leased by Site Owner under any 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: 

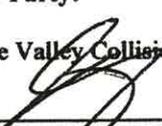
Name: Robert Allen Miller, Jr. a/k/a Robert A. Miller, Jr.

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. 10086350 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. 10086351, Official Records of Ada County, Idaho.

October 7, 2022

Hanna Veal
Garden City
6015 Glenwood Street
Garden City, Idaho 83714

Subject: Compliance Statement and Statement of Intent

Dear Reviewing Parties:

AT&T is requesting conditional use permit and design review approval to expand a current legal non-conforming use in the C-2 zone pursuant to Garden City Code § 8-1B-3. The existing facility was lawfully established through Conditional Use Permit 03-17-CU by Garden City on December 17, 2003. Garden City subsequently amended allowed uses in the C-2 zone that excluded Wireless Communication Facilities.

This letter is submitted as the Compliance Statement and Statement of Intent in consideration of the requirement by Garden City for a conditional use permit application.

Crown ID: BU: 824322
Application ID: 585871

Applicant: Crown Castle for New Cingular Wireless PCS, LLC (“AT&T”)

Preparer for Applicant: Gary Abrahams
GMA Network Services, LLC
For Crown Castle USA, Inc.
590 – 1st Ave. South, #705
Seattle, WA 98104
206-349-4279
Gary@GMAnetworkservices.com

Property Owner: DB II LLC
8247 W. State St.
Garden City, ID 83714

Tower/Facility Owner: Ulysses Asset Sub II, LLC
8247 W. State St.
Garden City, ID 83714

Request: Conditional Use Permit and design review to expand an existing legal non-conforming use, pursuant to Garden City Code 8-1B-3

Location: 8247 W. State St.
Garden City, Idaho 83714

Parcel #: R0719420250

Zoning: C-2 (General Commercial)

AT&T continues to expand and upgrade its wireless communication network to meet the public's demand for current and future technologies related to wireless services. The proposed installation includes installing antennas and ancillary equipment at the 90-foot level on the existing 119' monopole that currently exists. AT&T proposes to install associated ground equipment, including an 8' x 8' walk-in-cabinet and an emergency generator, within an expanded fenced compound. Detailed construction drawings are included with this application.

§ 8-1B-3 NONCONFORMING USES:

A. *A nonconforming use may continue as long as the use remains lawful and is not abandoned, expanded, or extended, subject to the following provisions:*

1. *Nonconforming uses, structures, or portions thereof that have been declared dangerous and not abated or are a chronic public nuisance as defined by Garden City code shall lose their nonconforming status for failure to act.*

Response: Not applicable as none of the aforementioned has been declared nor are they reasonably applicable to the facility.

2. *No existing use or structure containing a nonconforming use may be expanded in intensity or degree of use, enlarged, extended, constructed, reconstructed, moved, or structurally altered except: (a) through the approval of a conditional use permit in accord with the procedures set forth in chapter 6, article B, "Specific Provisions", of this title; or (b) where the use of the structure is changed to a conforming use.*

Response: Not applicable. The applicant and parties to the applicant (applicants) do not agree with Garden City staff's interpretation that the proposed collocation constitutes an expansion in intensity or degree of use, enlargement, or extension. The existing facility is a wireless facility that includes a tower and equipment compound. As such the proposed collocation does not change, enlarge or extend that use or facility. Additionally the proposed project is an Eligible Facilities Request. In order to move the project forward this application is submitted under protest in order to satisfy subsection (a) of this section. As such the applicants have not agreed the proposal is not an Eligible Facility nor waive any rights or remedy under Federal Law including associated Order(s).

3. *A nonconforming use may be extended to occupy additional land area only through the approval of a conditional use permit in accordance with the procedures set forth in chapter 6, article B, "Specific Provisions", of this title.*

Response: This conditional use permit application is submitted to satisfy City staff's interpretation and position for this subsection. The preceding response is incorporated by reference as it shares applicability to our position to this subsection as well.

4. The nonconforming use shall be deemed to be abandoned and shall not be reestablished if the use of the property is changed. Conducting activity of another use on the property, commencing utility service for another use, or approval of an application to change the use of a property shall be considered change of use.

Response: Not applicable. There is no proposed change of use.

B. A nonconforming use may be changed only to a conforming use.

Response: Not applicable. There is no proposed change of use.

C. If a nonconforming use has ceased for twelve (12) consecutive months and not declared the intent to continue the nonuse of the use or improvements designed for the use, as defined by Idaho Code section [67-6538](#) and approved Garden City procedures, or has been replaced with a conforming use, the nonconforming use shall be deemed abandoned and shall not be reestablished. If a nonconforming use has ceased for ten (10) consecutive years the nonconforming use shall be deemed abandoned and shall not be reestablished regardless of declaration to continue the nonuse of the use or improvements designed for the use.

Response: Not applicable. The legal non-conforming use has not ceased.

8-2C-46: **WIRELESS COMMUNICATION FACILITY:**

A. **Setback:**

1. A wireless communication facility shall not be located closer than five thousand two hundred eighty feet (5,280') (1 mile) from an existing cellular tower.

Response: Not applicable as a wireless communication facility as defined by the City's code is not proposed. § 8-7A-2 defines a Wireless Communication Facility as (a) *steel monopole, guywire tower, lattice tower or other similar structure designed to support directional antennas, parabolic dishes or antennas, microwave dishes; in addition to associated ground equipment and other similar equipment used in the wireless communications industry.* The proposed collocation of antennas are to be attached to an **existing** legal non-conforming *Wireless Communication Facility.*

2. *In addition to the setbacks required for the base zoning district as set forth in section 8-2B-3, table 8-2B-2, "Form Standards In All Base Zoning Districts", of this chapter, a support tower for a wireless communication facility shall be set back one foot (1') for every ten feet (10') of the total tower height.*

Response: Not applicable as a new support tower is not proposed.

3. *All equipment shelters, cabinets or other on ground ancillary structures shall meet the setback requirements of the zone.*

Response: AT&T proposes to expand the fenced area to accommodate its 8' x 8' walk in cabinet and an emergency generator, and the required minimum 5-foot setback to all property lines in the C-2 zone will be maintained.

- B. *Height: The maximum height, including all antenna attachments shall be one hundred feet (100') in the C-1 zone and one hundred twenty five feet (125') in the LI zone.*

Response: Not applicable as the existing facility is not within a C-1 or LI zone. As previously stated the proposed installation includes installing antennas and ancillary equipment at the 90-foot level on the existing 119' monopole that was legally established in 2003.

Further, § 8-2B-3 (E)(2) exempts maximum height limitations as follows: *The maximum height limitations shall not apply to the following: fire and hose tower; power line tower; water tank or tower; windmill; **wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances** usually required to be placed above the level of the ground and not intended for human occupancy (emphasis added in bold.)*

- C. *Collocation: No new towers shall be allowed unless there has been an analysis certified by a qualified engineer and specific to the site that collocation on an existing wireless communication facility is infeasible. Evidence to demonstrate that no existing facility can accommodate the proposed new facility may consist of any of the following:*

1. *No existing towers or structures are located within the geographic area required to meet the proposed facility's requirements;*
2. *Existing structures are not of sufficient height to meet the engineering requirements of the proposed structure;*
3. *Existing structures do not have sufficient structural strength to support the proposed antenna and/or equipment; or*

4. *The proposed antenna would cause electromagnetic interference with the antenna on existing structures, or the antenna on the existing structure would cause similar interference with the proposed antenna.*

Response: Not applicable as a new tower is not proposed.

D. Site Design:

1. *Tower facilities shall be landscaped with a buffer outside the perimeter of the compound in accordance with the standards set forth in subsection 8-4I-5C of this title.*

Response: No impact or change to the existing combination of existing solid wood fence and existing landscaping previously installed to satisfy this condition, and the AT&T equipment will be screened with a fence that will match the existing fenced area.

2. *Materials, colors, textures and screening shall be used that blend the tower facility to the natural and built environment. Supporting electrical and mechanical equipment installed on the tower shall use colors that are similar to the tower.*

Response: Supporting electrical and mechanical equipment proposed for installation on the tower will match the materials, colors and textures of the existing electrical and mechanical equipment currently installed that includes colors that are similar to the tower.

3. *Except as required by the federal aviation administration (FAA) or the federal communications commission (FCC), transmission structures shall not be artificially lighted. Equipment shelters may use lighting consistent with the lighting standards set forth in section 8-4A-4, "Outdoor Lighting", of this title.*

Response: No new tower lighting is proposed as part of this application.

- E. Site Maintenance: A wireless communication facility that is no longer in use shall be completely removed and the site restored to its preexisting condition within six (6) months of the cessation of operation.*

Response: The proposed wireless communication facility will be removed within six months of the cessation of operation to the extent that any conflicting law or right that may conflict including legal remedy(s) is not waived should this unlikely event occur.

- F. Other Regulations Apply: The site and structure design shall be subject to review by the design committee and the process set forth in section 8-6B-3 of this title. (Ord. 898-08, 9-8-2008; and. Ord. 944-12, 5-14-2012)*

Response: This section is recognized not withstanding pre-emptive law and ruling under the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) and subsequent FCC Infrastructure Orders.

Conclusion

Thank you in advance for your prompt review and approval of this application.

Sincerely,

Gary Abrahams
GMA Network Services, LLC
Agent for Crown Castle



1505 Westlake Ave N., #800
Seattle, WA 98109

Phone:
www.crowncastle.com

VIA BOX LINK
CITY OF GARDEN CITY, ID

October 7, 2022

CITY OF GARDEN CITY, ID
Ms. Hannah Veal
Planning & Zoning
6015 GLENWOOD STREET
GARDEN CITY, ID 83714-1347

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

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 8247 W State Street, Garden City, ID 83714

DESIGN REVIEW APPLICATION -
NEW CARRIER INSTALLATION AT EXISTING SITE

Crown Site Number: 824322 / Crown Site Name: GrdnCity_Roe
Customer Site Number: IDLo2365 / Application Number: 585871

-Pre-application meeting: Completed via MSFT Teams with Hannah Veal
-Community meeting: Completed via Zoom on September 13, 2022

Dear Hannah,

On behalf of New Cingular Wireless PCS, LLC (“AT&T Mobility” 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 6409¹ and the rules of the Federal Communications Commission (“FCC”).²

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

² *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).

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



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Phone:
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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.³ Additionally, if a state or local government, 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 law⁴. 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 November 6, 2022, and the deadline for issuance of approval is December 6, 2022.

The proposed scope of work for this project includes:

Add or replace antennas, ancillary equipment and ground equipment as per plans for an existing carrier 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 Cover Letter and narrative (see this document), with **Attachment “A,”** Section 6409 Substantial Change Checklist, and **Exhibit “B,”** Proposed Scope of Work, **Exhibit “C,”** Photo of subject site; **Exhibit “D,”** Location map; and **Exhibit “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 Telcyte dated 2/18/2022;
- (7) Photos of the site (in lieu of landscaping plan);
- (8) Neighborhood Meeting verification – meeting held on September 13, 2022, including list of mailing labels (addresses) the notice was sent to and a copy of the community meeting notice;
- (9) Affidavit of Legal Interest;
- (10) Structural Calculations prepared by Morrison Hershfield dated 12/16/2021;
- (11) Ada County assessor information; and
- (12) Warranty Deed.

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.

The Foundation for a Wireless World

CrownCastle.com



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Seattle, WA 98109

Phone:
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Deployment of AT&T upgraded technologies in the subject area will improve public safety by putting advanced wireless technologies into the hands of public safety agencies and first responders.

Due to the public safety benefits associated with this EFR, AT&T respectfully requests that the requisite approvals and building permit be issued within 15 days but no later than 60 days from the date of this letter, so that AT&T can proceed with this important modification expeditiously thereafter. If you have any questions regarding this application, please contact me.

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



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Seattle, WA 98109

Phone:
www.crowncastle.com

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 NO	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 NO	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 NO	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 NO	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 NO	Does the modification defeat the concealment elements of the eligible support structure?
YES/NO NO	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

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / FIBER TO SITE LOCATION
2. ADD AT&T APPROVED 8'X8' CONCRETE WALK IN CABINET (CWIC) & ASSOCIATED INTERIOR EQUIPMENT
3. ADD NEW COMPOUND FENCE
4. ADD (1) 30KW AC DIESEL GENERATOR
5. ADD (1) NEW GPS UNIT
6. ADD (3) VFA12-HD-WLL SECTOR MOUNTS ON (E) MONOPOLE
7. ADD (6) ANTENNAS, (2) PER SECTOR
8. ADD (9) RRHs, (3) PER SECTOR
9. ADD (3) DC9 SURGE SUPPRESSORS, (1) PER SECTOR
10. ADD (6) DC TRUNKS
11. ADD (3) FIBER TRUNKS

Attachment "C"
Photo of Subject Site



Attachment “D”

Location Map





1505 Westlake Ave N., #800
Seattle, WA 98109

Phone:
www.crowncastle.com

Attachment "E"

Crown Castle Authorization to Submit for permit applications



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

September 17, 2020

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,

A handwritten signature in blue ink, appearing to read 'Chris Listfeld'.

Chris Listfeld
Site Acquisition Project Manager – Seattle
Chris.Listfeld@crowncastle.com
(206) 336-7403

The pathway to possible.
CrownCastle.com

The Foundation for a Wireless World

CrownCastle.com

NEIGHBORHOOD MAP



COMMUNITY MEETING REPORT

Date of community meeting: Tuesday, September 13, 2022

Location: Meeting held via Zoom

Time of Meeting: 6 PM Mountain time (5 PM Pacific time)

Project: AT&T's collocation at this existing wireless communication facility

Address: 8247 W. State Street, Garden City, ID

Attendees: No one from the community attended the meeting

NOTICE OF COMMUNITY MEETING

PROPOSED AT&T INSTALLATION PROJECT AT 8247 W. STATE STREET, GARDEN CITY, IDAHO

PROPOSED PROJECT DETAILS AND SCOPE OF WORK:

AT&T proposes to collocate at this existing wireless facility:

1. BRING POWER / FIBER TO SITE LOCATION
2. ADD AT&T APPROVED 8'X8' CONCRETE WALK IN CABINET (CWIC) & ASSOCIATED INTERIOR EQUIPMENT
3. ADD NEW COMPOUND FENCE
4. ADD (1) 30KW AC DIESEL GENERATOR
5. ADD (1) NEW GPS UNIT
6. ADD (3) VFA12-HD-WLL SECTOR MOUNTS ON (E) MONOPOLE
7. ADD (6) ANTENNAS, (2) PER SECTOR
8. ADD (9) RRHs, (3) PER SECTOR
9. ADD (3) DC9 SURGE SUPPRESSORS, (1) PER SECTOR
10. ADD (6) DC TRUNKS
11. ADD (3) FIBER TRUNKS

MEETING INFORMATION:

**The meeting will be held on Tuesday, September 13, 2022
@ 6:00 PM Mountain Time**

The meeting will be held via **ZOOM**, and can be accessed on-line or
via phone at the links below:

Join on-line:

<https://zoom.us/j/97437031917?pwd=Z1lTZk1QemNnYUJSZ0pNaGtRkRXh3UT09>

Meeting ID: 974 3703 1917

Passcode: 560465

One tap mobile

+12532158782,,97437031917#,,,,*560465# US (Tacoma)

+16699006833,,97437031917#,,,,*560465# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

Meeting ID: 974 3703 1917

Passcode: 560465

Find your local number: <https://zoom.us/j/adKmyfKR8K>

LAIRD ANDREA
8351 W PAMELA ST
GARDEN CITY, ID 83714-0000

HALPIN GERARD J
8333 W PAMELA ST
GARDEN CITY, ID 83714-0000

SOMMER SCOTT E
8315 W PAMELA ST
GARDEN CITY, ID 83714-0000

MURDOCK TAYLOR LEE DAVID
6934 S BOYSENBERRY AVE
BOISE, ID 83709-6568

SOMMER MICHAEL W
8279 W PAMELA ST
GARDEN CITY, ID 83714-0000

HATFIELD DAVID
1464 E TERRITORY DR
MERIDIAN, ID 83646-6547

HATCH SHELLEY J
2804 S BLACKSPUR WAY
MERIDIAN, ID 83642-0000

MCCALED CLINTON
12862 N 10TH AVE
BOISE, ID 83714-0000

DANIEL MORGAN
8360 W PAMELA ST
GARDEN CITY, ID 83714-0000

CARTER RICHARD
8332 W PAMELA ST
GARDEN CITY, ID 83714-0000

STEVENSON JEFFREY
8314 W PAMELA ST
GARDEN CITY, ID 83714-0000

HFP REDLEG 12 LLC
PO BOX 140111
GARDEN CITY, ID 83714-0000

HENRY JUDITH A
8270 W PAMELA ST
BOISE, ID 83714-0000

ELDER KIMBERLEY JEAN
8252 W PAMELA ST
GARDEN CITY, ID 83714-0000

LAFRANCE EMILY MARIE
8234 W PAMELA ST
GARDEN CITY, ID 83714-0000

DBII LLC
9884 STONY BROOK WAY
MIDDLETON, ID 83644-0000

STATE OF IDAHO (DEPT OF
FORESTRY)
8355 W STATE ST
BOISE, ID 83714-6071

PETERSON CHARLES RAY
307 E 680 N
LINDON, UT 84042-0000

BISS JOHN W
499 S MERIDIAN RD
MERIDIAN, ID 83642-0000

MH RENTALS LLC
1272 N TYRA AVE
BOISE, ID 83713-0000

STATE OF IDAHO (DEPT OF LANDS)
300 N 6TH ST
BOISE, ID 83702-0000

MHC SHENANDOAH ESTATES LLC
PO BOX 6115
CHICAGO, IL 60606-0000

MHC SHENANDOAH ESTATES LLC
PO BOX 6115
CHICAGO, IL 60606-0000

DBII LLC
9884 STONY BROOK WAY
MIDDLETON, ID 83644-0000

Hanna Veal, Associate Planner
City of Garden City
6015 Glenwood Street
Garden City, ID 83714

OBJECTID	PARCEL	PRIMARY OWNER	ADDRESS	CITY, STATE, ZIP
1	R0719420080	LAIRD ANDREA	8351 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
2	R0719420090	HALPIN GERARD J	8333 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
3	R0719420100	SOMMER SCOTT E	8315 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
4	R0719420110	MURDOCK TAYLOR LEE DAVID	6934 S BOYSENBERRY AVE ✓	BOISE, ID 83709-6568 ✓
5	R0719420120	SOMMER MICHAEL W	8279 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
6	R0719420130	HATFIELD DAVID	1464 E TERRITORY DR ✓	MERIDIAN, ID 83646-6547 ✓
7	R0719420140	HATCH SHELLEY J	2804 S BLACKSPUR WAY ✓	MERIDIAN, ID 83642-0000 ✓
8	R0719420170	MCCAULEB CLINTON	12862 N 10TH AVE ✓	BOISE, ID 83714-0000 ✓
9	R0719420180	DANIEL MORGAN	8360 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
10	R0719420190	CARTER RICHARD	8332 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
11	R0719420200	STEVENSON JEFFREY	8314 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
12	R0719420210	HFP REDLEG 12 LLC	PO BOX 140111 ✓	GARDEN CITY, ID 83714-0000 ✓
13	R0719420220	HENRY JUDITH A	8270 W PAMELA ST ✓	BOISE, ID 83714-0000 ✓
14	R0719420230	ELDER KIMBERLEY JEAN	8252 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
15	R0719420240	LAFRANCE EMILY MARIE	8234 W PAMELA ST ✓	GARDEN CITY, ID 83714-0000 ✓
16	R0719420250	DBII LLC	9884 STONY BROOK WAY ✓	MIDDLETON, ID 83644-0000 ✓
17	R8123251765	STATE OF IDAHO (DEPT OF FORESTRY)	8355 W STATE ST ✓	BOISE, ID 83714-6071 ✓
18	S0524233604	PETERSON CHARLES RAY	307 E 680 N ✓	LINDON, UT 84042-0000 ✓
19	S0524233630	BISS JOHN W	499 S MERIDIAN RD ✓	MERIDIAN, ID 83642-0000 ✓
20	S0524233640	MH RENTALS LLC	1272 N TYRA AVE ✓	BOISE, ID 83713-0000 ✓
21	S0524233660	STATE OF IDAHO (DEPT OF LANDS)	300 N 6TH ST ✓	BOISE, ID 83702-0000 ✓
22	S0524244410	MHC SHENANDOAH ESTATES LLC	PO BOX 6115 ✓	CHICAGO, IL 60606-0000 ✓
23	S0524244412	MHC SHENANDOAH ESTATES LLC	PO BOX 6115 ✓	CHICAGO, IL 60606-0000 ✓
24	S0524244452	DBII LLC	9884 STONY BROOK WAY ✓	MIDDLETON, ID 83644-0000 ✓

24

Gary Abrahams
For Crown Castle
590 - 1st Ave. S., # 705
Seattle, WA 98104



COMMUNITY MEETING NOTICE

LAFRANCE EMILY MARIE
8234 W PAMELA ST
GARDEN CITY, ID 83714-0000

EXAMPLE

If you have any questions about the
community meeting,
contact Gary Abrahams, Agent for
Crown Castle, at
206-349-4279

8247 W. State Street, Garden City, ID
Conditional Use Permit application

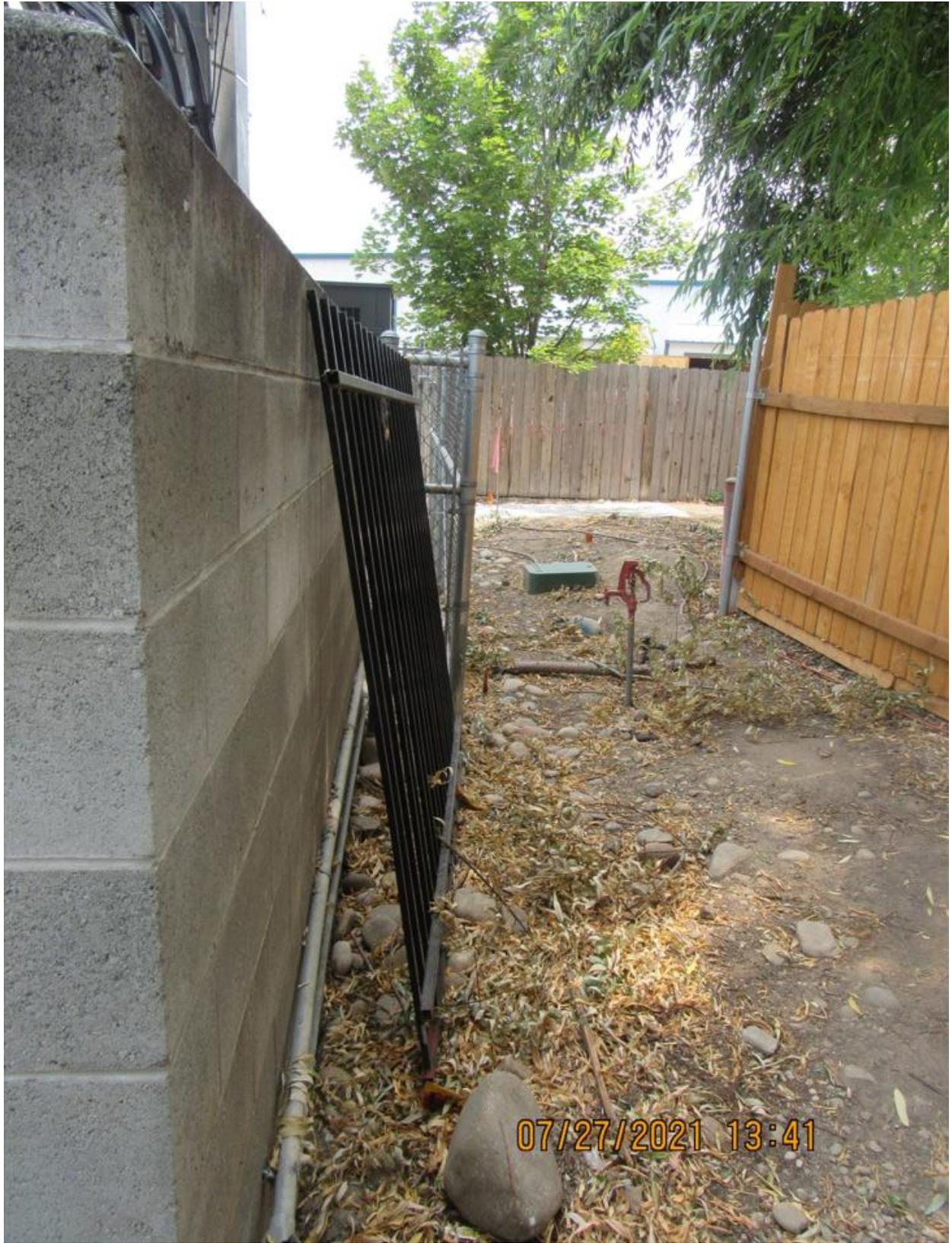
PHOTOS OF SUBJECT SITE

The tower is in the parking lot, with existing screening to the south









07/27/2021 13:41



GENERAL STEEL WORK NOTES:

PART 1 - GENERAL

1.1 SCOPE:

- A. PROVIDE FABRICATION AND ERECTION OF STRUCTURAL STEEL AND OTHER ITEMS AS SHOWN ON THE DRAWINGS OR REQUIRED BY OTHER SECTIONS OF THESE SPECIFICATIONS.

1.2 REFERENCES:

- A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD).
B. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
ASTM A36: STRUCTURAL STEEL
ASTM A53: PIPE, STEEL BLACK AND HOT DIPPED, ZINC-COATED WELDED AND SEAMLESS.
ASTM A108: STEEL BARS, CARBON, COLD FINISHED, STANDARD QUALITY.
ASTM A123: ZINC (HOT-DIPPED GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM A307: CARBON STEEL BOLTS AND STUDS, 60,000 P.S.I. TENSILE STRENGTH.
ASTM A325: HIGH-STRENGTH BOLT FOR STRUCTURAL STEEL JOINTS.
ASTM A490: HEAT-TREATED, STRUCTURAL STEEL BOLTS, 150 (KSI) (1035MPA) TENSILE STRENGTH.
ASTM A500: COLD-FORMED WELDED AND SEAMLESS CARBON STEEL STRUCTURAL TUBING IN ROUNDS AND SHAPES.
ASTM A563: CARBON AND ALLOY STEEL NUTS.
ASTM B695: COATINGS OF ZINC MECHANICALLY DEPOSITED ON IRON AND STEEL.
ASTM F436: HARDENED STEEL WASHERS.
ASTM F959: COMPRESSIBLE-WASHER-TYPE DIRECT TENSION INDICATOR FOR USE WITH STRUCTURAL FASTENERS.
C. AMERICAN WELDING SOCIETY (AWS):
AWS A5.1: COVERED CARBON STEEL ARC WELDING ELECTRODES.
AWS A5.5: LOW ALLOY STEEL COVERED ARC WELDING ELECTRODES.
AWS D1.1: STRUCTURAL WELDING CODE - STEEL.
D. RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC): "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS OR ASTM A490 BOLTS." AS ENDORSED BY AISC.
E. STEEL STRUCTURES PAINTING COUNCIL (SSPC):
SSPC-SP3: POWER TOOL CLEANING.
SSPC-PAINT 11: RED IRON OXIDE, ZINC CHROME, RAW LINSEED OIL OR ALKYD PAINT.

1.3 SUBMITTALS:

- A. SUBMIT THE FOLLOWING FOR APPROVAL:
1. FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND ALL TOP STEEL ELEVATIONS.
B. WELDERS SHALL BE QUALIFIED AS PRESCRIBED IN AWS D1.1.

PART 2 - PRODUCTS

2.1 STRUCTURAL STEEL:

- A. SHAPES, PLATES AND BARS SHALL CONFIRM TO ASTM A36.
B. STRUCTURAL TUBING SHALL CONFIRM TO ASTM A500, GRADE B. STEEL PIPE SHALL CONFIRM TO ASTM A53, TYPE E OR S, GRADE B.

2.2 ANCHOR BOLTS:

- A. ANCHOR BOLTS SHALL CONFIRM TO ASTM A307 WITH HEAVY HEXAGONAL NUTS.

2.3 BOLTS:

- A. COMMON (MACHINE) BOLTS SHALL CONFIRM TO ASTM A307 GRADE A AND NUTS TO ASTM A563. ONE COMMON BOLT ASSEMBLY SHALL CONSIST OF A BOLT, A HEAVY HEX NUT AND A HARDENED WASHER.
B. HIGH-STRENGTH BOLTS SHALL CONFORM TO ASTM A325; ONE HIGH STRENGTH BOLT ASSEMBLY SHALL CONSIST OF A HEAVY HEX STRUCTURAL BOLT, A HEAVY HEX NUT, A HARDENED WASHER CONFORMING TO ASTM F436. THE HARDENED WASHER SHALL BE INSTALLED AGAINST THE ELEMENT TURNED IN TIGHTENING. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS.

2.4 WELDING ELECTRODES:

- A. WELDING ELECTRODES SHALL COMPLY WITH AWS D1.1 USING A5.1 OR A5.5 E70XX AND SHALL BE COMPATIBLE WITH THE WELDING PROCESS SELECTED.

2.5 PRIMER:

- A. PRIMER SHALL BE RED OXIDE-CHROMATE PRIMER COMPLYING WITH SSPC PAINT SPECIFICATION NO. 11.

PART 3 - EXECUTION

3.1 FABRICATION:

- A. SHOP FABRICATE AND ASSEMBLY MATERIALS AS SPECIFIED HEREIN.
1. FABRICATE ITEMS OF STRUCTURAL STEEL IN ACCORDANCE WITH THE AISC-ASD SPECIFICATION, AND AS INDICATED ON THE APPROVED SHOP DRAWINGS.
2. ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED PER ASTM.
3. PROPERLY MARK AND MATCH-MARK MATERIALS FOR FIELD ASSEMBLY AND FOR IDENTIFICATION AS TO LOCATION FOR WHICH INTENDED.
4. FABRICATE AND DELIVER IN A SEQUENCE WHICH WILL EXPEDITE ERECTION AND MINIMIZE FIELD HANDLING OF MATERIALS.
5. WHERE FINISHING IS REQUIRED, COMPLETE THE ASSEMBLY, INCLUDING THE WELDING OF UNITS, BEFORE START OF FINISHING OPERATIONS.
6. PROVIDE FINISH SURFACE OF MEMBERS EXPOSED IN THE FINAL STRUCTURE FREE FROM MARKINGS, BURNS, AND OTHER DEFECTS.
B. PROVIDE CONNECTIONS AS SPECIFIED HEREIN:
1. PROVIDE BOLTS AND WASHERS OF TYPES AND SIZE REQUIRED FOR COMPLETION OF FIELD ERECTION. USE 3/4 INCH DIAMETER A325 BOLTS UNLESS NOTED OTHERWISE.
2. INSTALL HIGH STRENGTH THREADED FASTENERS IN ACCORDANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS."
3. WELDED CONSTRUCTION SHALL COMPLY WITH AWS D1.1 FOR PROCEDURES, APPEARANCE, QUALITY OF WELD, AND METHODS USED IN CORRECTING WELDED WORK.
4. THE FABRICATOR SHALL FURNISH AND INSTALL ERECTION CLIPS FOR FIT-UP OF WELDED CONNECTIONS.
5. DOUBLE ANGLE MEMBERS SHALL HAVE WELDED FILLERS SPACED IN ACCORDANCE WITH CHAPTER E4 OF THE AISC-ASD SPECIFICATION.
6. GUSSET AND STIFFENER PLATES SHALL BE 3/8 INCH THICK MINIMUM.

3.2 PRIMING:

- A. STRUCTURAL STEEL SHALL BE PRIMED AS SPECIFIED HEREIN, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
B. STRUCTURAL STEEL SURFACE PREPARATION SHALL CONFIRM TO SSPC-SP3, "POWER TOOL CLEANING."
C. SURFACE PREPARATION AND PRIMER SHALL BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE AS INCLUDED IN THE ASD MANUAL OF STEEL CONSTRUCTION.
D. MATERIALS SHALL REMAIN CLOSED UNTIL REQUIRED FOR USE, MANUFACTURER'S POT-LIFE REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
E. PRIMER SHALL BE APPLIED TO DRY, CLEAN, PREPARED SURFACE AND UNDER FAVORABLE CONDITIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER PRIMING SHALL NOT BE DONE WHEN AMBIENT TEMPERATURE IS LESS THAN 50 DEGREE F. THE RELATIVE HUMIDITY IS MORE THAN 90 PERCENT, OR THE SURFACE TEMPERATURE IS LESS THAN 5 DEGREE F ABOVE THE DEW POINT.
F. GENERALLY ALL PRIMER SHALL BE SPRAY APPLIED. BRUSH OR ROLLER APPLICATION SHALL BE RESTRICTED TO TOUCHUP AND TO AREAS NOT ACCESSIBLE BY SPRAY GUN.
G. PRIMER SHALL BE UNIFORMLY APPLIED WITHOUT RUNS, SAGS, SOLVENT BLISTERS, DRY SPRAY OR OTHER BLEMISHES. ALL BLEMISHES AND OTHER IRREGULARITIES SHALL BE REPAIRED OR REMOVED AND THE AREA RE-COATED. SPECIAL ATTENTION SHALL BE PAID TO CREVICES, WELD LINES, BOLT HEADS, CORNERS, EDGES, ETC., TO OBTAIN THE REQUIRED NOMINAL FILM THICKNESS.
H. THE DRY FILM THICKNESS OF THE PRIMER SHALL BE 2.0 MILS.
I. IF THE PRIMER IS DAMAGED BY WELDING OR PHYSICAL ABUSE, THE AREA SHALL BE TOUCHED UP AND REPAIRED. THE TOUCHUP PAINT SHALL BE COMPATIBLE WITH THE APPLIES PRIMER WITH MINIMUM DRY FILM THICKNESS OF 1.5 MILS.

3.3 INSTALLATION:

- A. INSTALLATION OF STRUCTURAL STEEL SHALL COMPLY WITH AISC "CODE OF STANDARD PRACTICE."
B. STRUCTURAL FIELD WELDING SHALL BE DONE BY THE ELECTRIC SUBMERGED OR SHIELDED METAL ARC PROCESS. WELDED CONSTRUCTION SHALL COMPLY WITH AWS D1.1.

C. PROVIDE ANCHOR BOLTS AND OTHER CONNECTORS REQUIRED FOR SECURING STRUCTURAL STEEL TO ELEVATOR SHAFT WALLS AND OTHER IN-PLACE WORK. PROVIDE TEMPLATES AND OTHER DEVICES NECESSARY FOR PRESETTING BOLTS AND ANCHORS TO ACCURATE LOCATIONS.

D. SPLICE MEMBERS ONLY WHERE INDICATED ON THE DRAWINGS.

E. ANY GAS CUTTING TORCHES HAVE TO BE APPROVED IN WRITING BY THE PROJECT STRUCTURAL ENGINEER.

F. PROVIDE TEMPORARY SHORING BRACING WITH CONNECTIONS OF SUFFICIENT STRENGTH TO BEAR IMPOSED LOADS. REMOVE TEMPORARY CONNECTIONS AND MEMBERS WHEN PERMANENT MEMBERS ARE IN PLACE AND THE FINAL CONNECTIONS HAVE BEEN MADE.

G. ALIGN AND ADJUST MEMBERS, AND OTHER SURFACES WHICH WILL BE IN THE PERMANENT CONTACT, BEFORE ASSEMBLY.

H. HIGH-STRENGTH BOLTS AS A MINIMUM, SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE LATEST AISC SPECIFICATION. ALL HIGH-STRENGTH BOLTS SPECIFIED ON THE DESIGN DRAWINGS TO BE USED IN PRETENSIONED OR SLIP-CRITICAL JOINTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN AISC TABLE J3.1. INSTALLATION SHALL BE BY ANY OF THE FOLLOWING METHODS: TURN-OF NUT METHOD, A DIRECT-TENSION-INDICATOR, TWIST-OFF-TYPE TENSION-CONTROL BOLT, CALIBRATED WRENCH, OR ALTERNATIVE DESIGN BOLT.

STRUCTURAL NOTES

1.0 GENERAL CONDITIONS

1.1 DESIGN AND CONSTRUCTION OF ALL WORK SHALL CONFORM TO THE IBC 2006 EDITION AND ALL OTHER APPLICABLE STATE CODES, ORDINANCES, AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, AND REGULATIONS. SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS. USE THE MOST STRINGENT PROVISION.

1.2 IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.

1.3 DO NOT SCALE DRAWINGS.

1.4 VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS.

1.5 SUBMIT ONE SEPIA AND TWO PRINTS OF ALL STRUCTURAL SHOP DRAWINGS. MARKED UP SEPIA SHALL BE RETURNED.

1.6 DESIGN LOADS ARE:

Table with 2 columns: Load Type and Value. Includes WIND SPEED (115 MPH 3 SEC EXP C), SNOW LOAD (300 PSF), SEISMIC ZONE (SBC & UBC - 4 AND IBC - E), SHELTER WEIGHT (WITHOUT EQUIPMENT: 5,500lbs; WITH EQUIPMENT: 7,500lbs).

2.0 STEEL

2.1 MEET OR EXCEED THE FOLLOWING CODES & STANDARDS (LATEST EDITION) EXCEPT AS NOTED:

- A. STRUCTURAL STEEL...AISC SPECIFICATION & CODE OF STANDARD PRACTICE
-SHAPES AND PLATES...ASTM A572
-PLATES BENT OR COLD FORMED...ASTM A 283, GRADE C
-PIPES...ASTM A 53, GRADE B
-STRUCTURAL SHEETS, HOT ROLLED...ASTM A 510
-COLD FORMED STEEL TUBING...ASTM A 500 GRADE B
-BOLTS, NUTS & WASHERS FOR ANCHOR BOLTS AND SECONDARY CONNECTIONS...ASTM A307
-ALL STEEL SHALL BE HOT-DIPPED GALVANIZED.

B. WELDS...AWS E 70XX
EXCEPTION IS TAKEN TO AISC CODE OF STANDARD PRACTICE PARAGRAPH 4.2.1 REGARDING OWNERS AND FABRICATOR'S RESPONSIBILITY FOR CONNECTION DESIGN AND DETAILING IS THE CONTRACTORS RESPONSIBILITY. ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONSIDERATIONS ONLY AND DOES NOT CONSTITUTE AN ACCEPTANCE OF THESE RESPONSIBILITIES BY THE OWNER AND/OR ENGINEER.

3.0 FIBER REINFORCED PLASTIC

3.1 ALL FRP MATERIAL SHALL BE EXTREN SERIES 500 OR EQUIV.

3.2 ALL ADHESIVE SHALL BE PLEXUS METHACRYLATE ADHESIVE OR EQUIV.

3.3 ALL FRP CONNECTIONS SHALL BE FULL BONDED EACH SIDE WITH 3/8" PLATE AND MINIMUM (2) 3/8" PAN HEAD FRP SCREWS PER MEMBER.

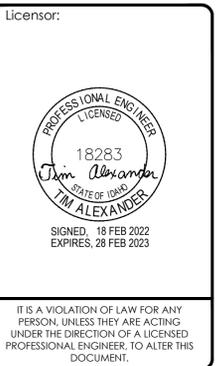
3.4 ALL PANELS SHALL BE FULL BONDED W/ 3/8" PAN HEAD FRP SCREWS AT 12" O.C.

AT&T Site ID: IDL02365
8247 W STATE STREET
BOISE, ID 83714



AT&T SITE NO: IDL02365
BU NO: 824322
DRAWN BY: JD
CHECKED BY: CM

Revision table with columns: REV, DATE, DESCRIPTION. Includes entries for PRELIMINARY CDS and CLIENT REVISIONS.



Issued For: 2/18/22
PRELIMINARY CD'S

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GN-5

GENERAL ELECTRICAL NOTES:

PART 1 - GENERAL

1.1 GENERAL CONDITIONS:

A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION. NOT AFTER THE CONTRACT HAS BEEN AWARDED.

B. THE CONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.

C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWING SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES.

A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

1.3 REFERENCES:

A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

- 1. ANSII/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
6. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
7. UL (UNDERWRITERS LABORATORIES, INC.)
8. AT&T GROUNDING AND BONDING STANDARDS TP-76416

1.4 SCOPE OF WORK:

A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.

B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE CONTRACTOR.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.

D. THE CONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF A FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.

E. THE CONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANGES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

2.1 GENERAL:

A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW, AND FREE FROM DEFECTS.

B. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.

C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

D. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 10,000 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 PER THE GOVERNING JURISDICTION.

2.2 MATERIALS AND EQUIPMENT:

A. CONDUIT:

1. RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

2. LIQUIDTIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.

3. CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.

4. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

B. CONDUCTORS AND CABLE:

1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, #12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.

2. #10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.

3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.

4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURER'S RECOMMENDATIONS. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL.

5. BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

C. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION, RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR ENGINEERED APPROVED EQUAL.

D. CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:

1. INSTALL CHEMICAL GROUNDING AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM #2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUNDING ROD TYPES K2-(-)CS OR K2L-(-)CS (*) LENGTH AS REQUIRED.

2. GROUND ACCESS BOX SHALL BE A POLYPLASTIC BOX FOR NON-TRAFFIC APPLICATIONS, INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.

3. BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.

E. SYSTEM GROUNDING:

1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE #2 AWG BARE, SOLID, TINNED, COPPER. ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.

2. GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.

3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLE COMPRESSION LUGS WITH CLEAR HEAT SHRINK FOR MECHANICAL CONNECTIONS. USE TWO-HOLE COMPRESSION LUGS WITH INSPECTION WINDOW AND CLEAR HEAT SHRINK.

4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.

5. GROUND RODS SHALL BE ERICO #615800, COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.

6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE AT&T SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULLBOXES, DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.

F. OTHER MATERIALS:

1. THE CONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.

2. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

1. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

3.1 GENERAL:

A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.

B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE CONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.

C. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

A. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

A. CONDUIT:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.

2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.

3. INSTALL SCH. 40 PVC CONDUIT WITH A MINIMUM COVER OF 24" UNDER ROADWAYS, PARKING LOTS, STREETS, AND ALLEYS. CONDUIT SHALL HAVE A MINIMUM COVER OF 18" IN ALL OTHER NON-TRAFFIC APPLICATIONS (REFER TO 2011 NEC, TABLE 300.5).

4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.

5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTORY 90 DEGREE ELBOWS MAY BE USED.

6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.

7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.

8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. CONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.

9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.

10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.

11. INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.

12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.

13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

Table with 2 columns: DESCRIPTION, 208/240/120 VOLT SYSTEMS. Rows include PHASE A (BLACK), PHASE B (RED), PHASE C (BLUE), NEUTRAL (WHITE), GROUNDING (GREEN).

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDUITS APPROVED FOR THIS PURPOSE.

3. PULLING LUBRICANTS SHALL BE UL APPROVED. CONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.

4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS IS PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T GROUNDING AND BONDING STANDARDS TP-76416, ND-00135, AND THE NATIONAL ELECTRICAL CODE.

2. PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.

3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN

4. GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUND RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2 AWG COPPER. ROOFTOP GROUND 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). SEE STANDARD 6.3.2.2.

5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. CONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING

6. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE GROUNDING SYSTEM. EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR FINISH JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.

8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED.

9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.

10. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.

11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.

12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.

13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.

14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUND BAR AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LINE ARRESTORS

16. CONTRACTOR SHALL REPAIR, AND/OR REPLACE, EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING

A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.

B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON-COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST RESULTS.

2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.

3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES

4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURED VALUE IS OVER 5 OHMS.

AT&T Site ID:

IDL02365

8247 W STATE STREET

BOISE, ID 83714

Tower Owner:



2055 SOUTH STEARMAN DRIVE CHANDLER, AZ 85286

PREPARED FOR:



161 Inverness Drive West 2nd floor Englewood, Colorado 80112

A&E:



AT&T SITE NO: IDL02365

BU NO: 824322

DRAWN BY: JD

CHECKED BY: CM

Table with 3 columns: REV, DATE, DESCRIPTION. Rows include A (9/16/21) PRELIMINARY CDS, B (12/3/21) CLIENT REVISIONS, 0 (12/24/21) CLIENT REVISIONS, 1 (1/10/22) CLIENT REVISIONS, 2 (2/18/22) CLIENT REVISIONS.

Licensior:



SIGNED: 18 FEB 2022 EXPIRES: 28 FEB 2023

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Issued For:

2/18/22

PRELIMINARY CDS

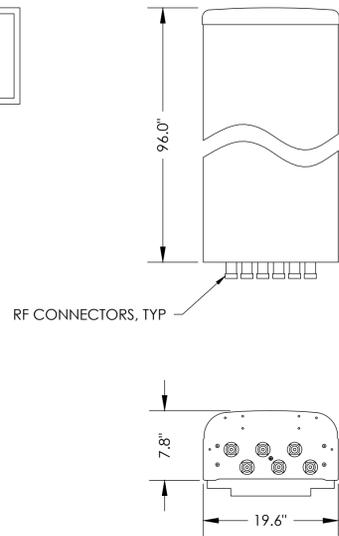
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-6

LENGTH: 96.0"
 WIDTH: 19.6"
 DEPTH: 7.8"
 WEIGHT: 102.1 lbs.

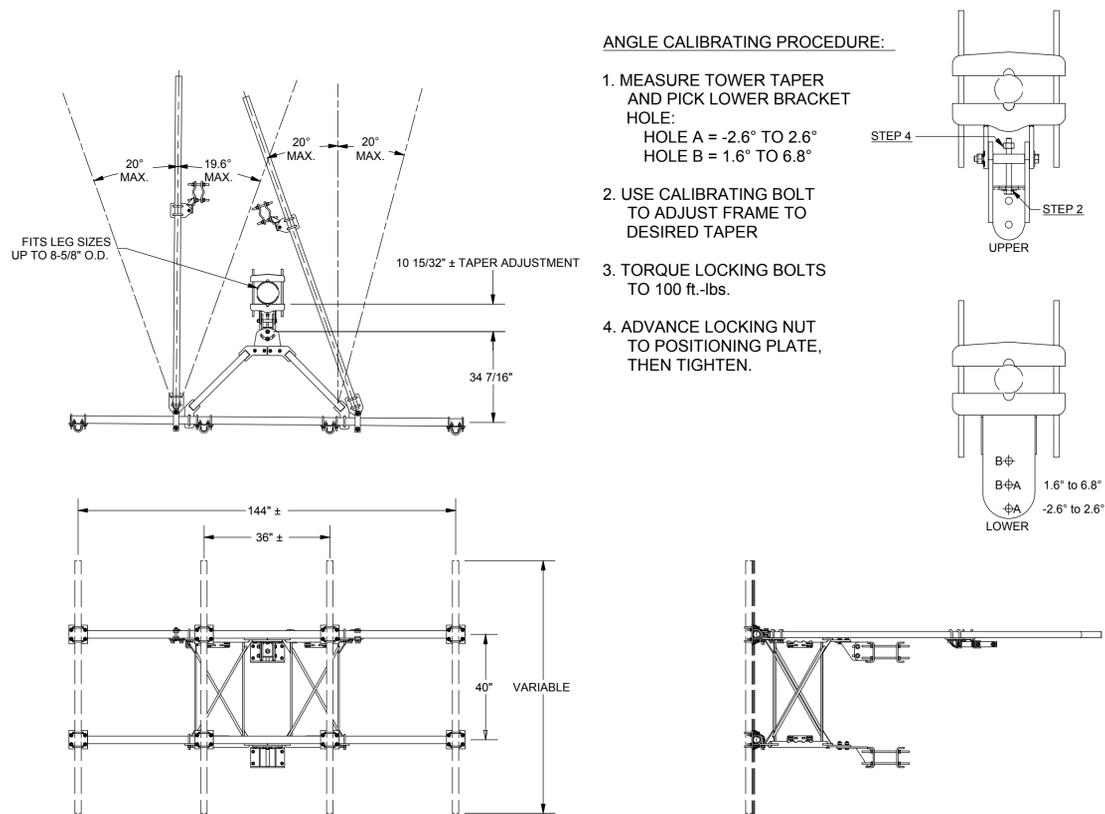


4 COMMSCOPE - NNH4-65C-R6-V3
 SCALE: NOT TO SCALE

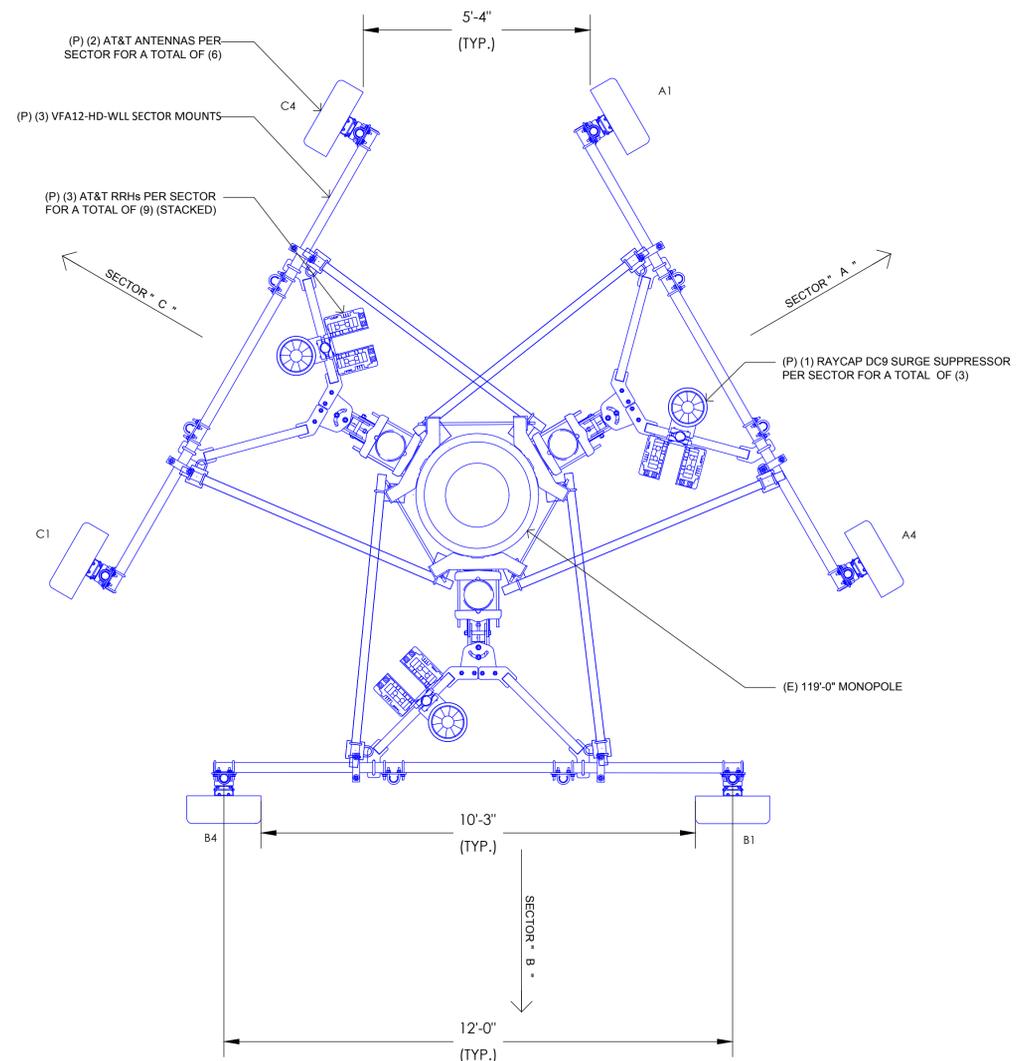
NEW ANTENNA SCHEDULE							
SECTOR	POSITION	TECH	ANTENNA	RRH	AZIMUTH	TIP HEIGHT	ANTENNA DIMS (HxWxD)
ALPHA	1	5G	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHCA*	SEE FINAL RFDS	90'-0"	96X19.6X7.8
ALPHA	2	-	-	-	-	-	-
ALPHA	3	-	-	-	-	-	-
ALPHA	4	LTE	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHBBA* (1) AHRIB*	SEE FINAL RFDS	90'-0"	96X19.6X7.8
BETA	1	5G	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHCA*	SEE FINAL RFDS	90'-0"	96X19.6X7.8
BETA	2	-	-	-	-	-	-
BETA	3	-	-	-	-	-	-
BETA	4	LTE	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHBBA* (1) AHRIB*	SEE FINAL RFDS	90'-0"	96X19.6X7.8
GAMMA	1	5G	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHCA*	SEE FINAL RFDS	90'-0"	96X19.6X7.8
GAMMA	2	-	-	-	-	-	-
GAMMA	3	-	-	-	-	-	-
GAMMA	4	LTE	COMMSCOPE - NNH4-65C-R6-V3*	(1) AHBBA* (1) AHRIB*	SEE FINAL RFDS	90'-0"	96X19.6X7.8

NOTE: CONFIRM THAT GENERAL CONTRACTOR IS USING LATEST VERSION OF RFDS.
 *OR SIMILAR

2 RF SCHEDULE
 SCALE: NOT TO SCALE



3 SITEPRO1 VFA12-HD-WLL-30120 HEAVY WLL ANTENNA FRAME DETAIL - ANT# 15997
 SCALE: NOT TO SCALE



1 ANTENNA PLAN
 SCALE: 1/2"=1'-0" (FULL SIZE)
 1/4"=1'-0" (11x17)

SITE TYPE: MONOPOLE/WIC

AT&T Site ID:
 IDL02365
 8247 W STATE STREET
 BOISE, ID 83714

Tower Owner:

 2055 SOUTH STEARMAN DRIVE
 CHANDLER, AZ 85286

PREPARED FOR:

 161 Inverness Drive West 2nd floor
 Englewood, Colorado 80112

A&E:

 INFRASTRUCTURE SERVICES
 3450 N HIGLEY RD - SUITE 102,
 MESA, AZ 85215

AT&T SITE NO: IDL02365
 BU NO: 824322
 DRAWN BY: JD
 CHECKED BY: CM

REV	DATE	DESCRIPTION
A	9/16/21	PRELIMINARY CD'S
B	12/3/21	CLIENT REVISIONS
0	12/24/21	CLIENT REVISIONS
1	1/10/22	CLIENT REVISIONS
2	2/18/22	CLIENT REVISIONS

Licenser:

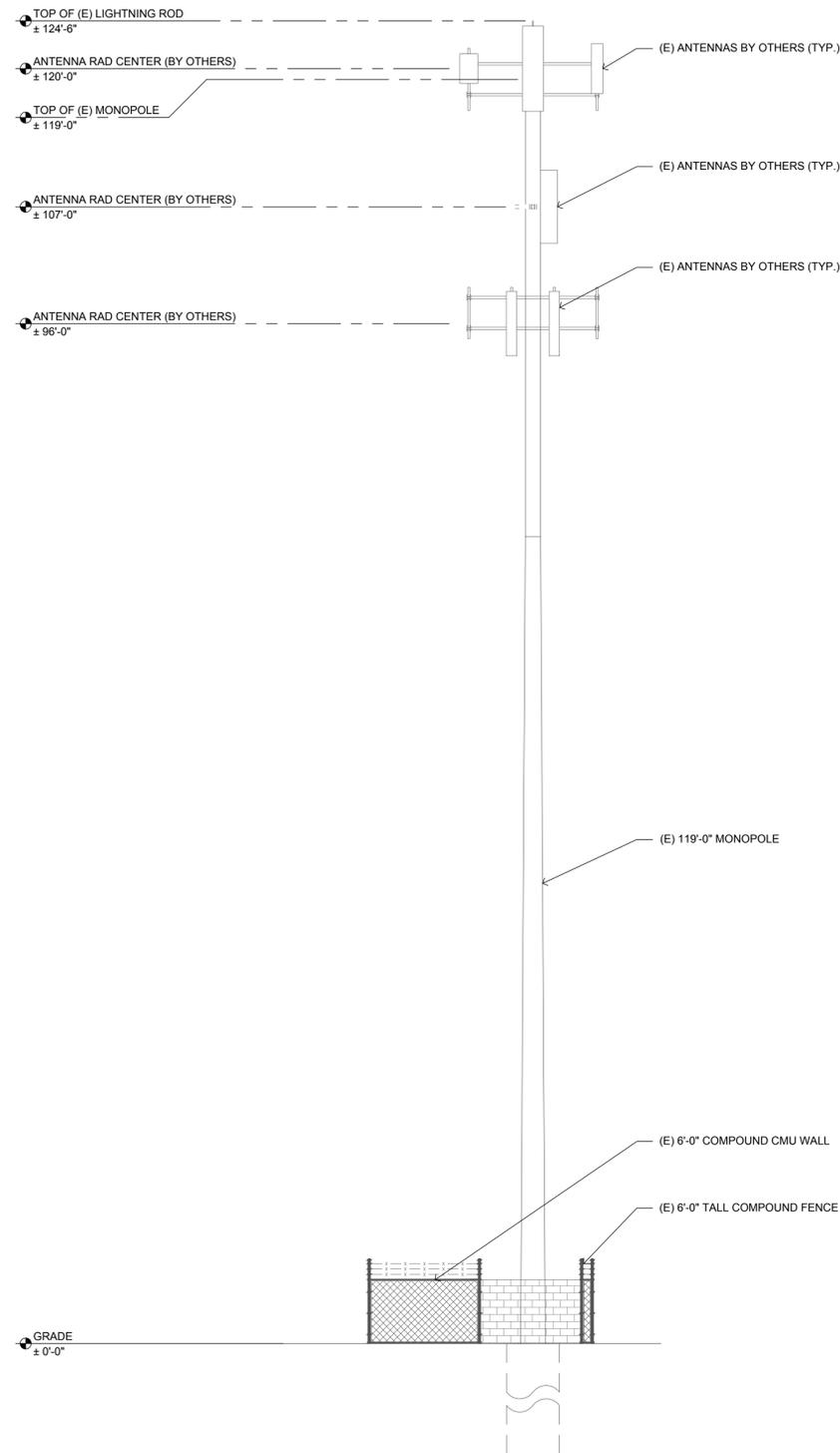
 SIGNED: 18 FEB 2022
 EXPIRES: 28 FEB 2023

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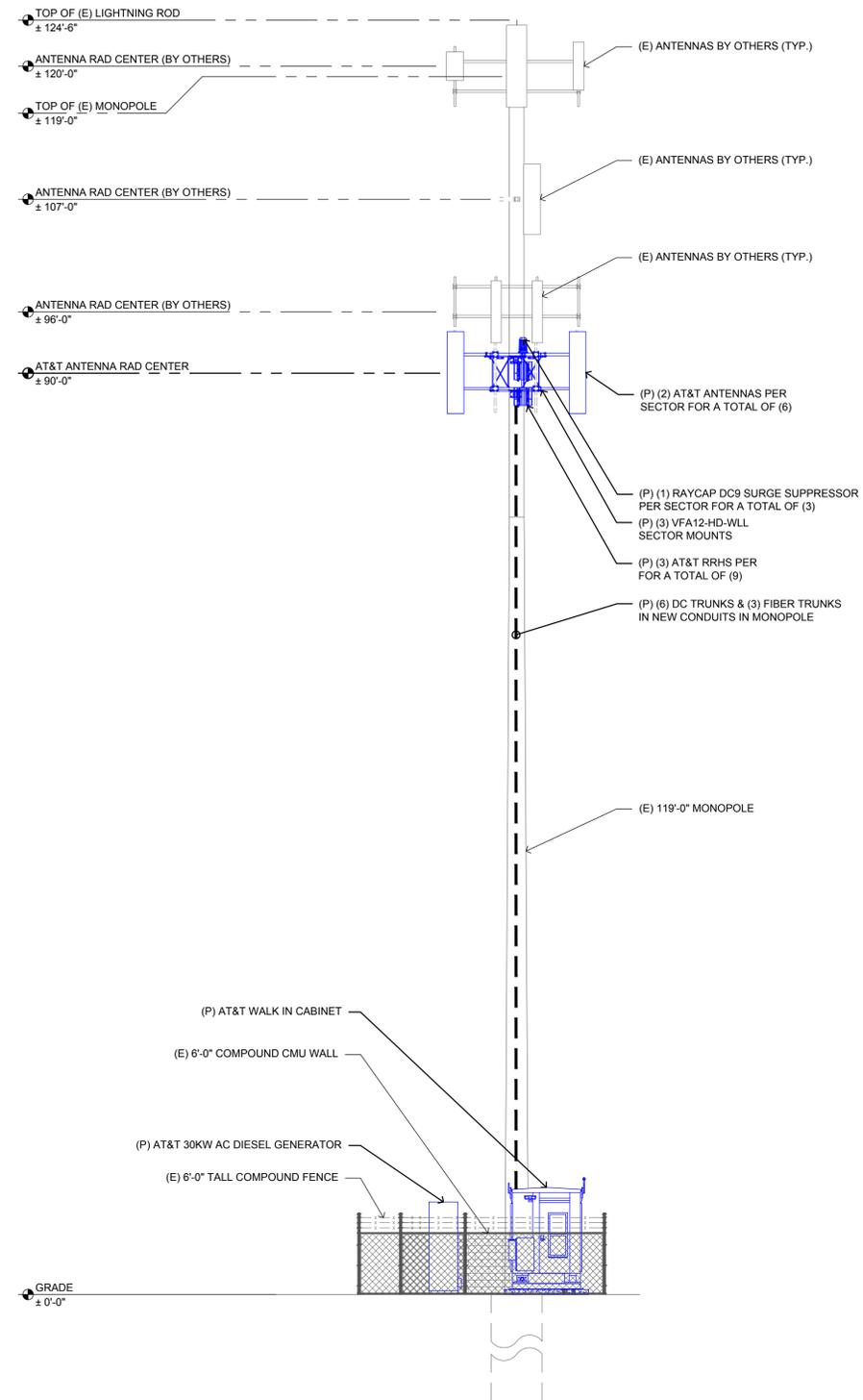
Issued For:
 2/18/22
 PRELIMINARY CD'S

SHEET TITLE:
 ANTENNA PLAN
 & DETAILS

SHEET NUMBER:
A-3



2 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)



1 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)

SITE TYPE: MONOPOLE/WIC

AT&T Site ID:
IDLO2365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

PREPARED FOR:
at&t Mobility
161 Inverness Drive West 2nd floor
Englewood, Colorado 80112

A&E:
TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

AT&T SITE NO: IDLO2365
BU NO: 824322
DRAWN BY: JD
CHECKED BY: CM

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Licensors:
PROFESSIONAL ENGINEER
LICENSED
18283
Jim Alexander
STATE OF IDAHO
JIM ALEXANDER
SIGNED: 18 FEB 2022
EXPIRES: 28 FEB 2023

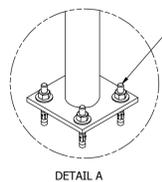
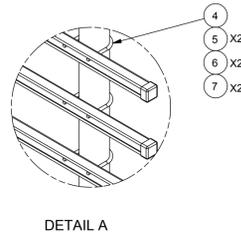
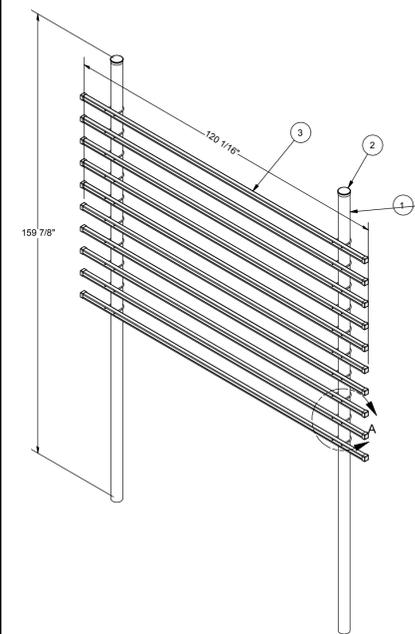
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PRELIMINARY CD'S

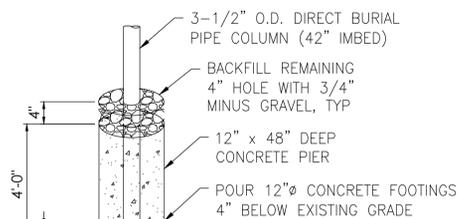
SHEET TITLE:
PROPOSED
MONOPOLE WEST
ELEVATION

SHEET NUMBER:
A-4.2

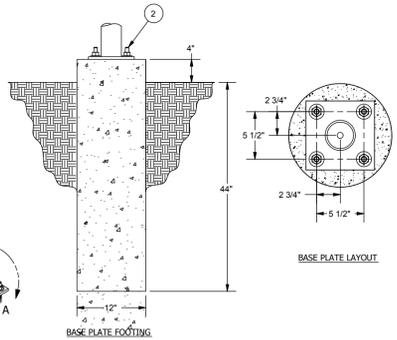
PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	UNIT WT.	NET WT.
1	2	P3160	3-1/2" X 160" SCH 40 GALVANIZED PIPE	101.25	202.50
2	2	PC312	3-1/2" FENCE POST CAP	0.59	1.17
3	10	UNT10	UNISTRUT	20.38	203.79
4	20	X-UB3312	3/8" X 3-1/2" X 4-3/4" X 2" U-BOLT (HDG.)	0.73	14.63
5	40	G38FW	3/8" HDG USS FLATWASHER	0.01	0.47
6	40	G38LW	3/8" HDG LOCKWASHER	0.01	0.27
7	40	G38NUT	3/8" HDG HEAVY 2H HEX NUT	0.03	1.35
8	20	UNICAP	UNISTRUT END CAP	0.03	0.64
				TOTAL WT. #	417.77



PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	UNIT WT.	NET WT.
1	1	X-SP126	BASE SHOE PLATE PIPE COLUMN	89.00	89.00
2	4	SWA585	5/8" X 5" STAINLESS WEDGE ANCHOR	0.64	2.55
				TOTAL WT. #	91.55

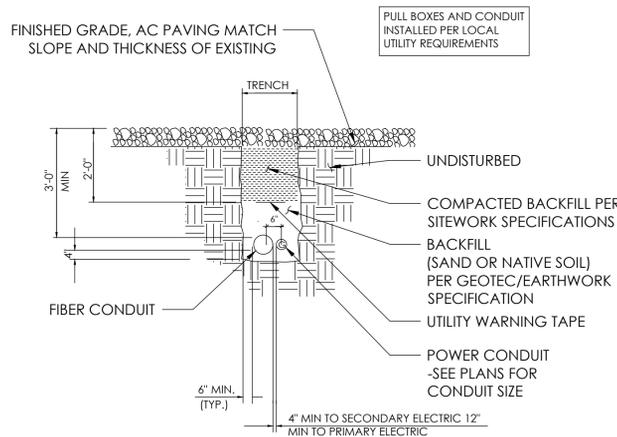


DIRECT BURIAL

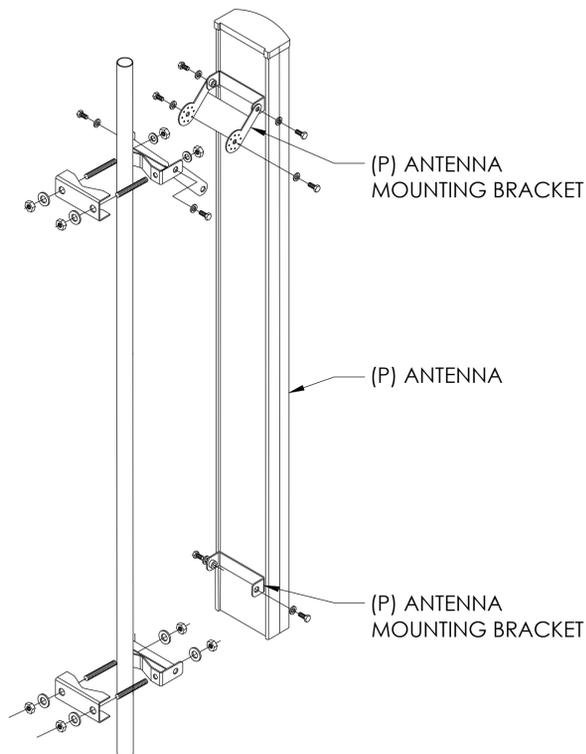


BASE SHOE

5 SITEPRO1 - ER105D H-FRAME DETAIL
NOT TO SCALE

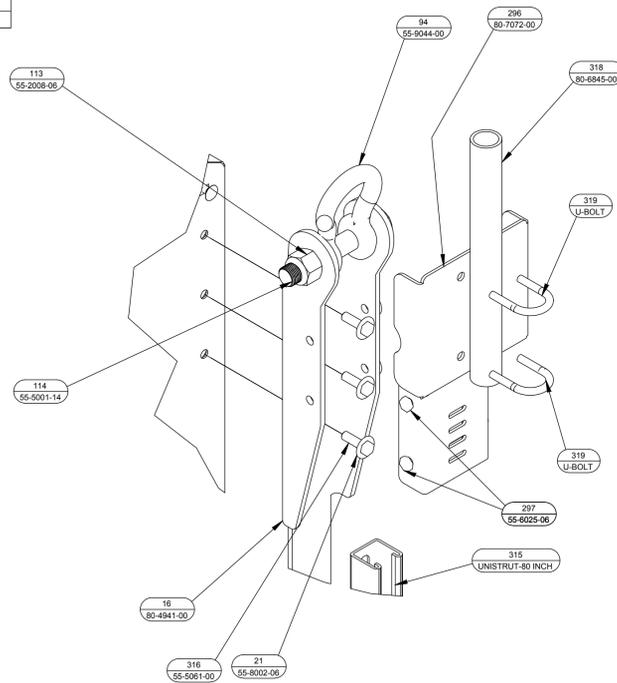


4 CONDUIT TRENCHING DETAIL
NOT TO SCALE



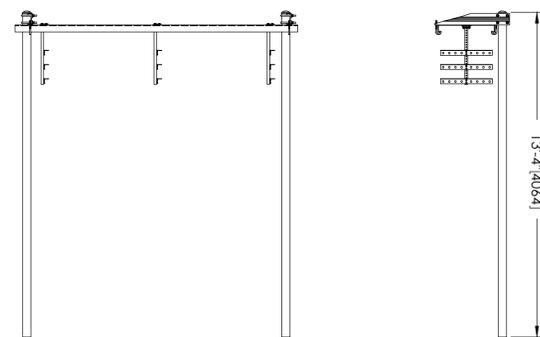
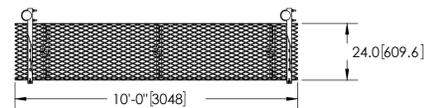
3 ANTENNA MOUNTING DETAILS
NOT TO SCALE

Parts List			
ITEM	QTY	PART NUMBER	DESCRIPTION
16	4	80-4941-00	LIFTING EYE
21	100	55-8002-06	Washer Flat SS 3/8
94	4	55-9044-00	ANCHOR SHACKLE
113	4	55-2008-06	7/8-14 ZN NYLOCK
114	4	55-5001-14	7/8-14 X 5.00 HHCS
296	4	80-7072-00	GPS MOUNT
297	4	55-6025-06	3/8-16 X 4.5 SS HHCS
315	4	80-7070-00	PAINTED UNISTRUT
316	32	55-5061-00	HHCS ZN 3/8-16 X 1 1/4
318	2	80-6845-00	GPS PIPE MOUNT
319	4	U-BOLT	



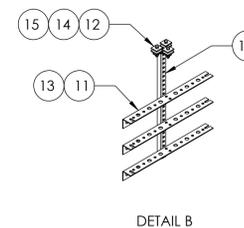
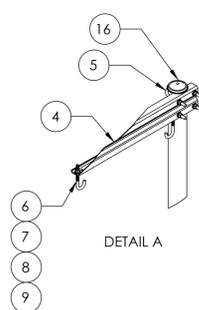
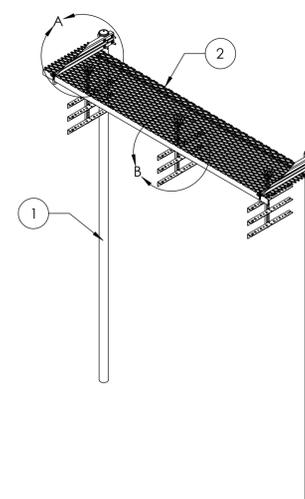
2 GPS MOUNTING DETAIL
NOT TO SCALE

ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	MF-130	Ø3.5" O.D. X 13'-4" DIRECT BURIAL PIPE COLUMN	2	101.38 LBS
2	WB-CY210	SAFETY GRATING 24" X 10"	1	111.00 LBS
3	WBK210BHK	HARDWARE KIT (ITEMS 4-16)	1	
4	WBLB243.08	24" WAVEGUIDE BRIDGE SUPPORT BRACKET	2	7.14 LBS
5	GUB-4356	1/2" X 3-5/8" X 6" GALV U-BOLT KIT	4	0.83 LBS
6	WBJB6	1/2" J-BOLT	4	0.41 LBS
7	GW-F-04	1/2" GALV FLAT WASHER	4	0.01 LBS
8	GW-L-04	1/2" GALV LOCK WASHER	4	0.01 LBS
9	GN-04	1/2" GALV HEX NUT	4	0.04 LBS
10	WBT243.01	VERTICAL TRAPEZE SECTION	3	2.53 LBS
11	WBT243.02	HORIZONTAL TRAPEZE SECTION	9	2.81 LBS
12	MT-387	SQUARE WASHER, 1-1/2" X 1-5/8" W/ 7/16" HOLE	18	0.12 LBS
13	GB-03105	3/8" X 1" GALV BOLT KIT	18	0.04 LBS
14	GB-03205	3/8" X 2" GALV BOLT KIT	9	0.04 LBS
15	GW-F-03	3/8" GALV FLAT WASHER	9	0.01 LBS
16	PC-034	Ø3 1/2" PIPE CAP	2	0.28 LBS



NOTES:
1. ALL METRIC DIMENSIONS ARE IN BRACKETS.

1 ICE BRIDGE DETAIL
NOT TO SCALE



SITE TYPE: MONOPOLE/WIC

AT&T Site ID:
IDLO2365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

PREPARED FOR:
at&t Mobility
161 Inverness Drive West 2nd floor
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A&E:
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INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
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Licenser:
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LICENSED
18283
Jim Alexander
STATE OF IDAHO
TIM ALEXANDER
SIGNED: 18 FEB 2022
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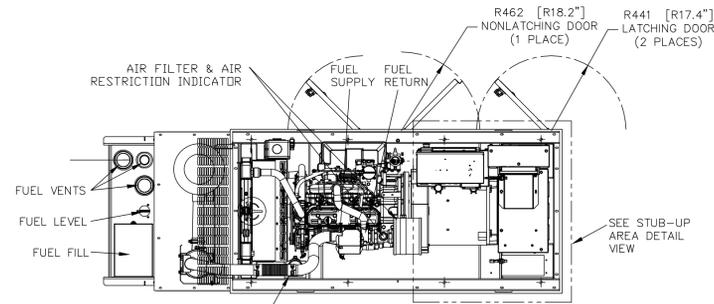
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PRELIMINARY CD'S

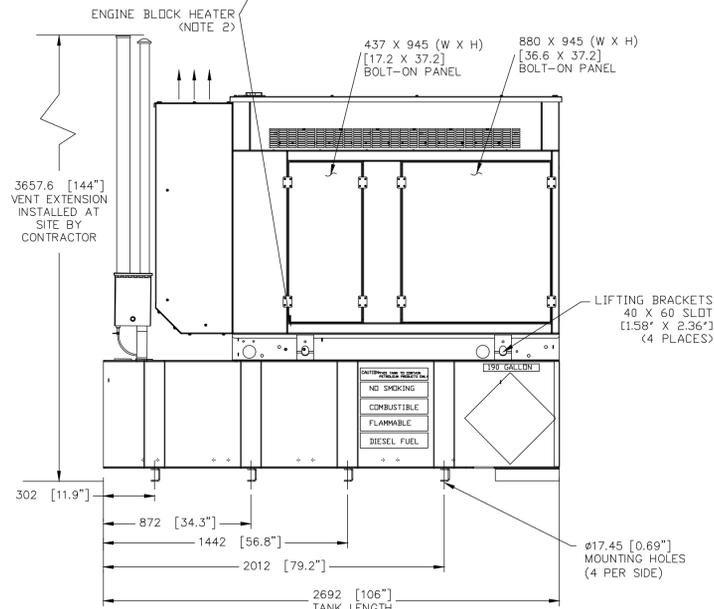
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DETAILS

SHEET NUMBER:
A-5.1

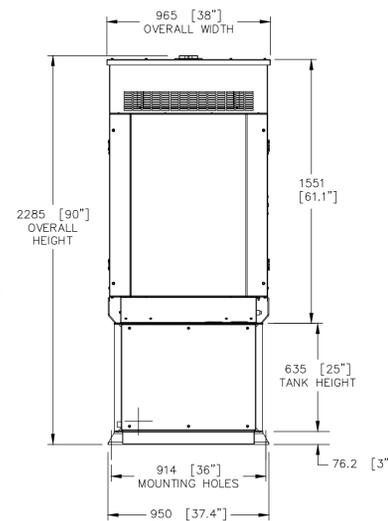
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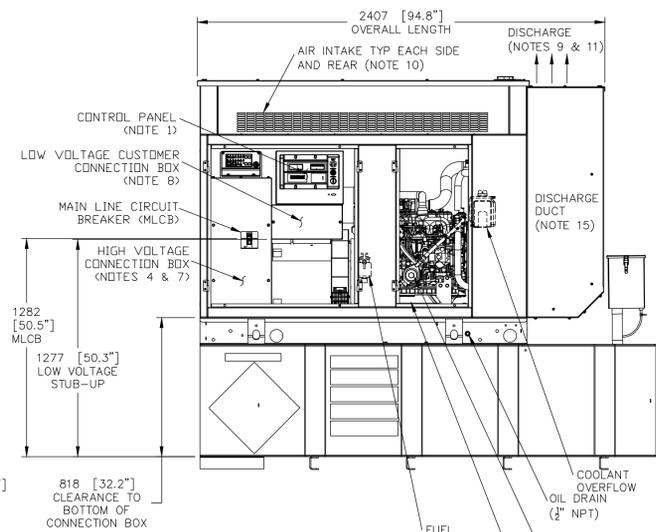
TOP VIEW



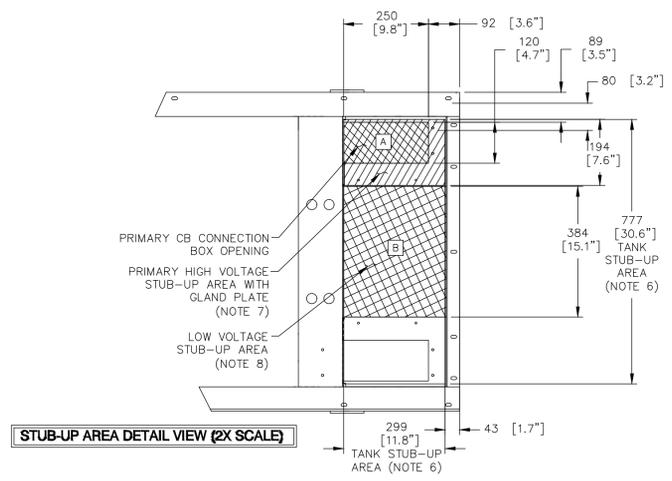
LEFT SIDE VIEW



REAR VIEW



RIGHT-SIDE VIEW
(SHOWN WITH DOORS REMOVED)



STUB-UP AREA DETAIL VIEW (2X SCALE)

RECOMMENDED ELECTRICAL STUB-UPS
(SEE DETAILED VIEW & TOP VIEW)

DESCRIPTION	INSIDE BASE
HIGH VOLTAGE STUB-UP AREA 1) AC LOAD LEAD CONDUIT AREA. 2) 120/240 VAC FROM UTILITY (BY OTHERS) (GLAND PLATE INCLUDED)	A
LOW VOLTAGE STUB-UP AREA 1) TRANSFER SWITCH/ COMMUNICATION CONDUITS, COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING. (SEE NOTE 8)	B

NOTES:

- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD.
- 1500W 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
- 12 VOLT NEGATIVE GROUND SYSTEM.
- GENERATOR MUST BE GROUNDED.
- CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
- STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
- HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTION TO THE MAIN LINE CIRCUIT BREAKER, THE NEUTRAL CONNECTION, AND AUXILIARY 120/240V CONNECTION.
- CONNECTION POINTS FOR CONTROL WIRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
- MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
- IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
- 190 GALLON USEABLE CAPACITY BASETANK IS INCLUDED WITH GENERATOR.
- UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
- SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.

WEIGHT DATA: (INCLUDES EMPTY FUEL TANK)
GENERATOR: 1409 KG (3106 LBS)
GENERATOR WITH WOODEN SHIPPING SKID: 1474 KG (3250 LBS)

UNITS: mm [INCHES]

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INSTALL SD030
DIESEL 2.2L G16

L2A Y02 SSM

190 GAL EXT VNT/FILL BASETANK

GENERAC POWER SYSTEMS
Waukesha
P.O. BOX 8
WAUKESHA, WIS. 53187

FILE NAME	SIZE B
SCALE	FIRST USE CALIFORNIA
DWG NO.	REV
OJ7500D	A

INSTALLATION DRAWING

AT&T Site ID:
IDLO2365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

PREPARED FOR:
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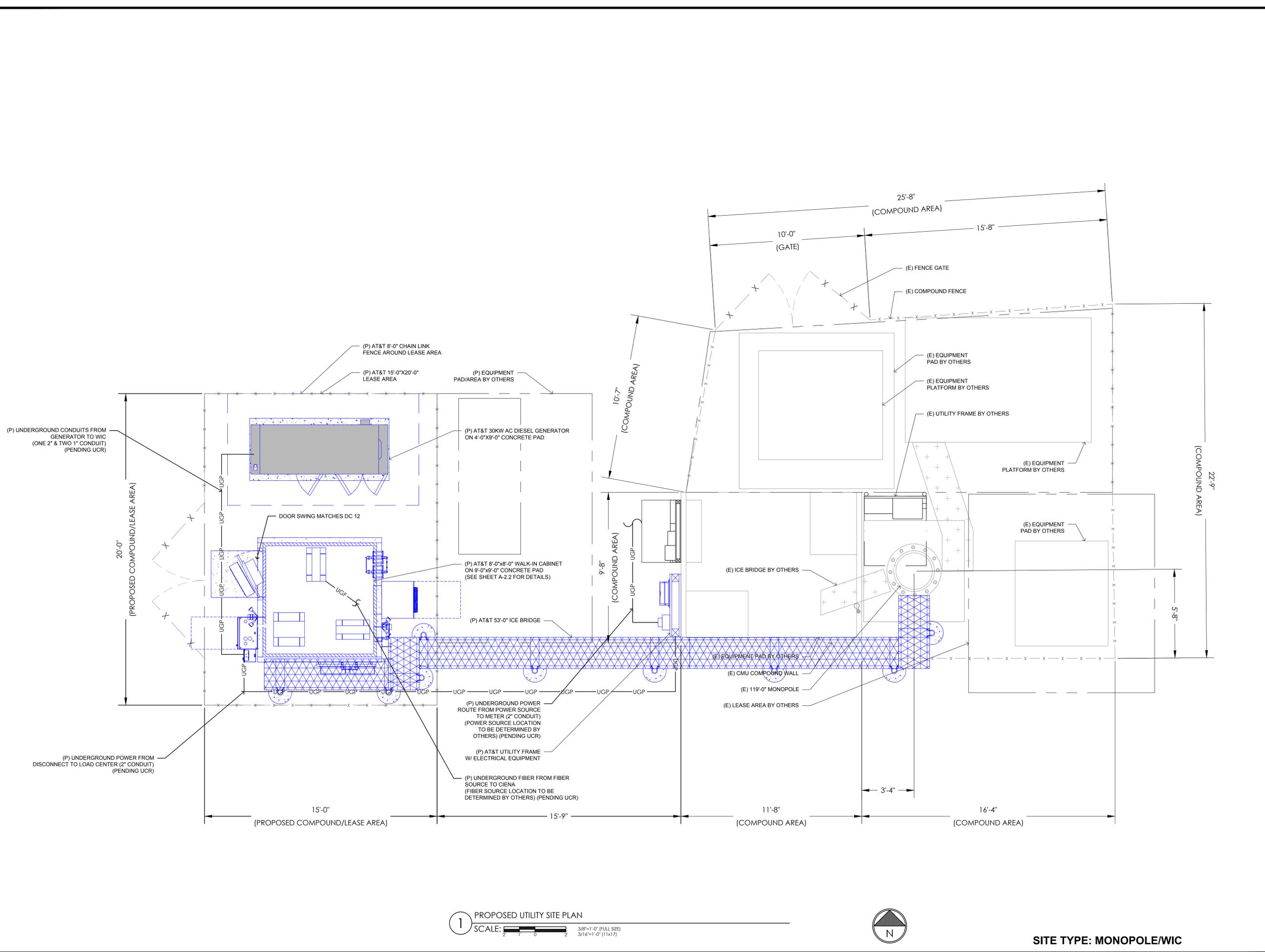
Licensor:
PROFESSIONAL ENGINEER
LICENSED
18283
Jim Alexander
STATE OF IOWA
JIM ALEXANDER
SIGNED: 18 FEB 2022
EXPIRES: 28 FEB 2023

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SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER:
S-3



AT&T Site ID:
IDL02365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

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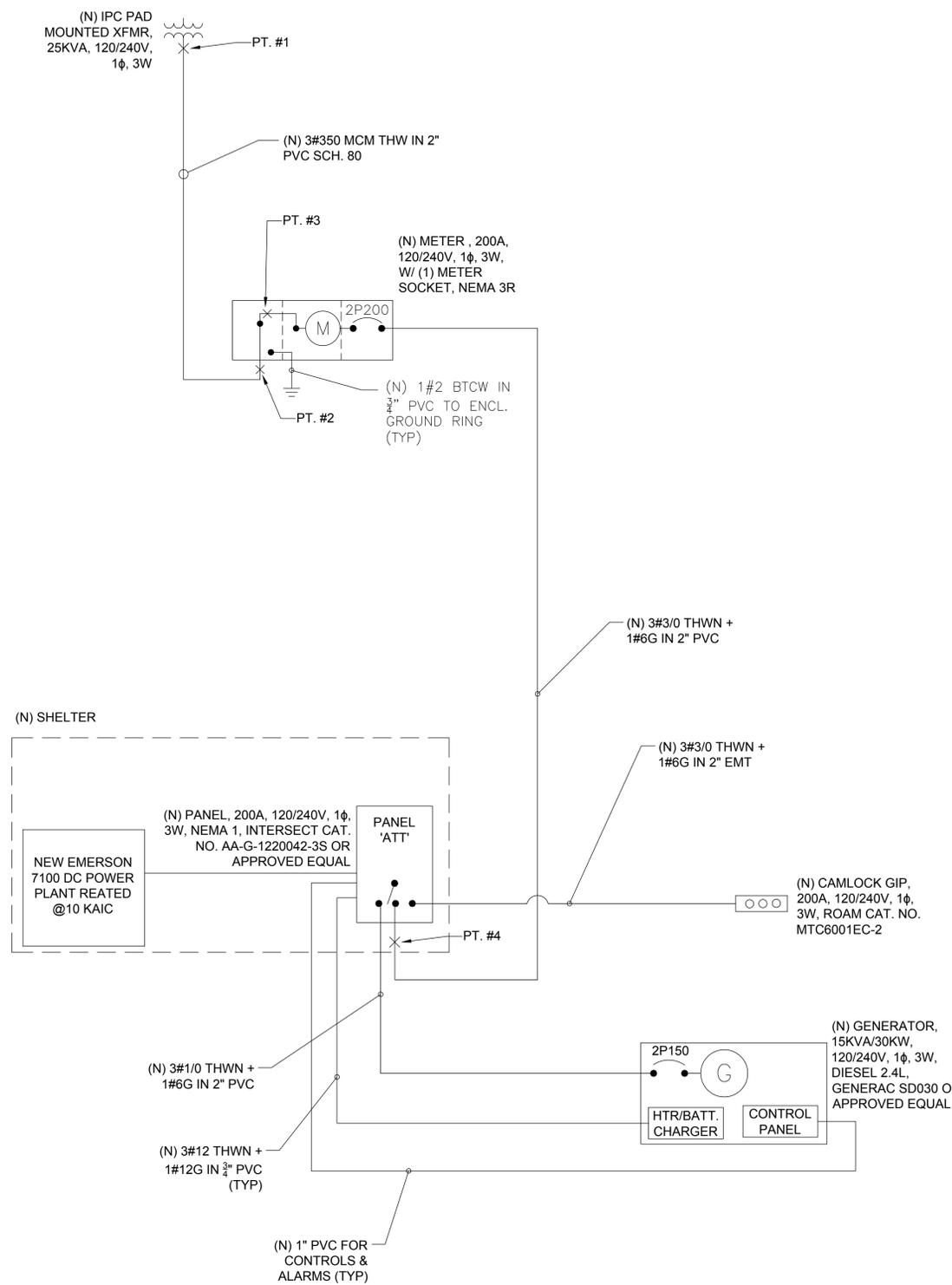
SHEET TITLE:
UTILITY SITE PLAN

SHEET NUMBER:
E-2

1 PROPOSED UTILITY SITE PLAN
SCALE: 3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)



SITE TYPE: MONOPOLE/WIC



NOTES:
1. ACTUAL VALUES FOR FAULT CURRENT SHOWN IN DETAIL 1.

AC POWER PANEL No. 1
120/240 VOLTS, 1-PHASE, 3-WIRE, 200

DESCRIPTION	MAIN BREAKER RATING (A) :		200		SYSTEM VOLTAGE (V) :		240		DESCRIPTION	
	VA	c/nc	POSN	BKR	L1	L2	POSN	BKR		c/nc
RECTIFIER # 1	1725	c	30	1	3450		2	30	c	1725
	1725	c		3		3450	4		c	1725
RECTIFIER # 2	1725	c	30	5	3450		6	30	c	1725
	1725	c		7		3450	8		c	1725
RECTIFIER # 3	1725	c	30	9	3450		10	30	c	1725
	1725	c		11		3450	12		c	1725
RECTIFIER # 7	1725	c	30	13	1725		14	30		
	1725	c		15		1725	16			
RECTIFIER # 8 / SPARE			30	17	0		18	30		
				19	0		20			
RECTIFIER # 9 / SPARE			30	21	0		22	30		
				23	0		24			
HVAC	2122	c	25	25	2482		26	20	nc	360
	2122	c		27		2482	28	20	nc	360
GFCI	180	nc	20	29	360		30	20	c	180
PHASE TOTALS (VA):				14917	14557					
CURRENT PER PHASE (A):				154	151	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):				29474	Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):				48.0	CONNECTED LOAD (kVA):		29.5			
PANEL LOADING (100% non-cont. load) (kVA):				0.9						
PANEL LOADING (125% continuous load) (kVA):				35.7						
PANEL LOADING (TOTAL) (kVA):				36.6						
SPARE CAPACITY (kVA):				11.4						

3 PANEL SCHEDULE
N.T.S.

SHORT CIRCUIT CALCULATIONS BASED UPON POINT METHOD AS ILLUSTRATED IN BUSSMAN PUBLICATION SPD-90. FAULT VALUES SHOWN ARE FOR LINE-TO-LINE FAULT @ 240 VAC

FAULT CURRENT AT TRANSFORMER SECONDARY PER LOCAL POWER COMPANY

I_{sc1}	=	$V_{p-UT}/V_{s-UT} \times M_{IT} \times I_{SCP-UT}$	=	12175 A
f_1	=	$\frac{2 \times L \times I_{SC(1-L)}}{C_1 \times n \times V_{L-L}}$	=	$\frac{2 \times 10 \times 12175}{22737 \times 1 \times 240}$ = 0.0446
M_1	=	$\frac{1}{1 + f_1}$	=	$\frac{1}{1 + 0.0446}$ = 0.9573

FAULT CURRENT AT METER BANK

I_{sc2}	=	$M_1 \times I_{sc1}$	=	0.957 x 12175 = 11652 A
f_2	=	$\frac{2 \times L \times I_{SC(2-L)}}{C_2 \times n \times V_{L-L}}$	=	$\frac{2 \times 3 \times 11652}{36500 \times 240}$ = 0.0080
M_2	=	$\frac{1}{1 + f_2}$	=	$\frac{1}{1 + 0.0080}$ = 0.9921

FAULT CURRENT AT METER BANK BUSBAR

I_{sc3}	=	$M_2 \times I_{sc2}$	=	0.9921 x 11652 = 11560 A
f_3	=	$\frac{2 \times L \times I_{SC(3-L)}}{C_3 \times n \times V_{L-L}}$	=	$\frac{2 \times 50 \times 11560}{13923 \times 1 \times 240}$ = 0.3460
M_3	=	$\frac{1}{1 + f_3}$	=	$\frac{1}{1 + 0.3460}$ = 0.7429

FAULT CURRENT AT PANEL 'ATT'

I_{sc4}	=	$M_3 \times I_{sc3}$	=	0.7429 x 11560 = 8588 A
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1 FAULT CALCULATIONS
N.T.S.

SITE TYPE: MONOPOLE/WIC

AT&T Site ID:
IDLO2365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

PREPARED FOR:
at&t Mobility
161 Inverness Drive West 2nd floor
Englewood, Colorado 80112

A&E:
TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

AT&T SITE NO: IDLO2365
BU NO: 824322
DRAWN BY: JD
CHECKED BY: CM

REV	DATE	DESCRIPTION
A	9/16/21	PRELIMINARY CD'S
B	12/31/21	CLIENT REVISIONS
0	12/24/21	CLIENT REVISIONS
1	1/10/22	CLIENT REVISIONS
2	2/18/22	CLIENT REVISIONS

Licensor:
PROFESSIONAL ENGINEER
LICENSED
18283
Jim Alexander
STATE OF IDAHO
JIM ALEXANDER
SIGNED: 18 FEB 2022
EXPIRES: 28 FEB 2023

Issued For:
2/18/22
PRELIMINARY CD'S

SHEET TITLE:
POWER ONE-LINE
DIAGRAM

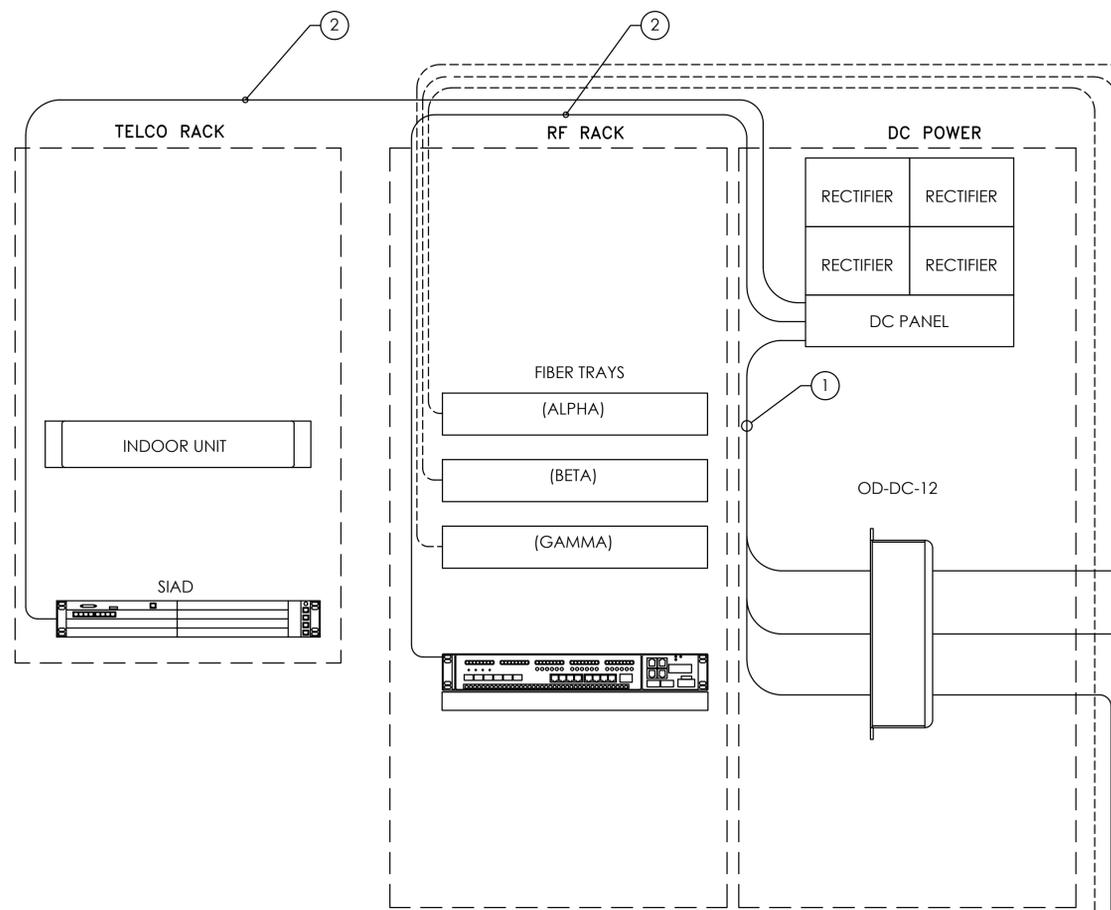
SHEET NUMBER:
E-3

2 ONE-LINE DIAGRAM
N.T.S.

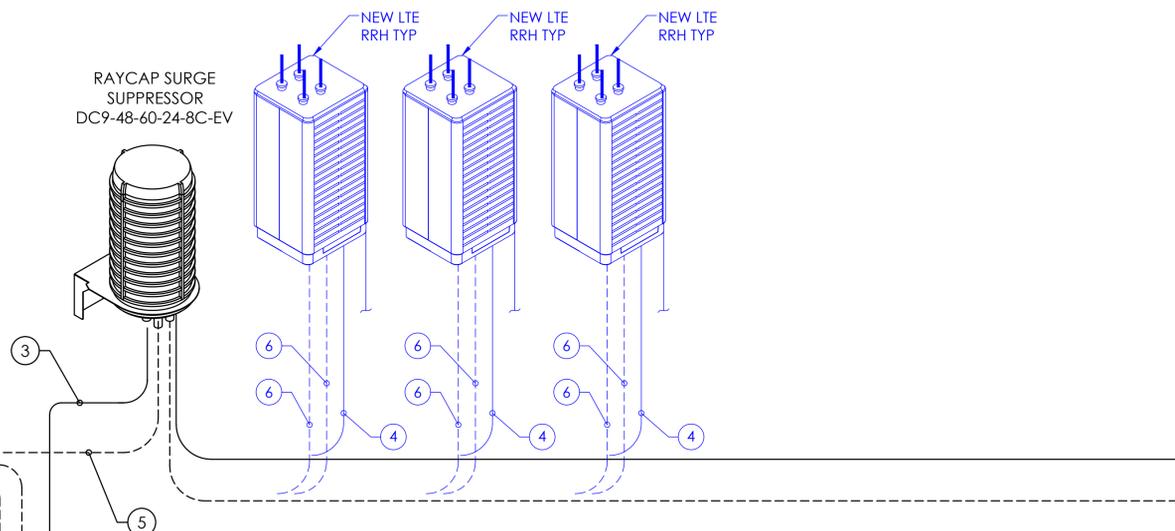
CIRCUIT SCHEDULE	
①	-48VDC 50A CIRCUIT (8-AWG)
②	-48VDC 50A CIRCUIT (8-AWG)
③	3 PAIR #8-AWG DC TRUNK CABLE
④	#8-AWG DC JUMPER
⑤	18 PAIR FIBER OPTIC TRUNK CABLE
⑥	FIBER OPTIC JUMPER CABLE

NOTES:

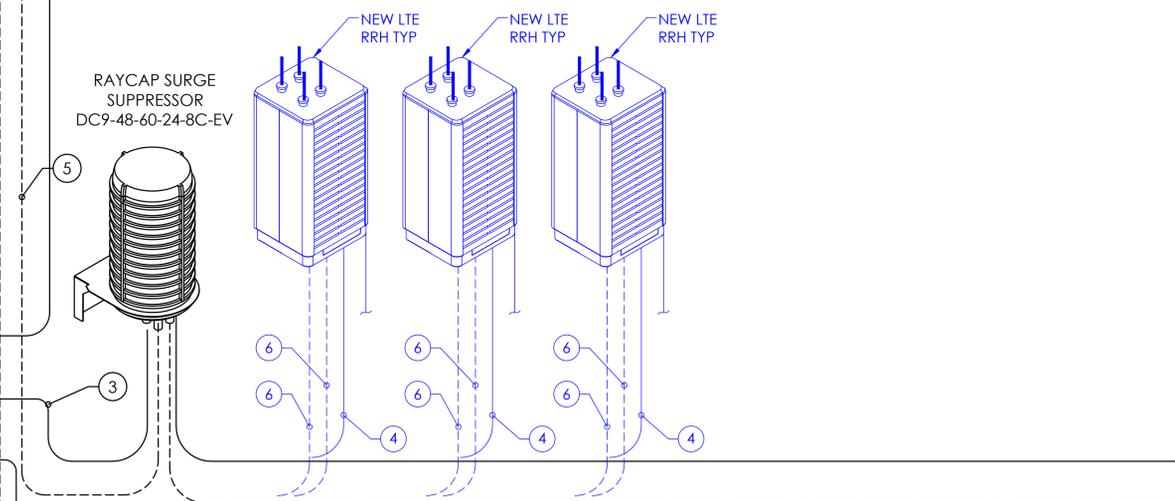
- REFER TO FINAL RFDS FOR RF DESIGN AND PLUMBING.
- REFER TO FINAL RFDS FOR FINAL RADIO HEAD COUNT.
- REFER TO EQUIPMENT LAYOUT FOR RACK LOCATION.
- WIRE LENGTH NOT TO EXCEED 15' FROM SURGE SUPPRESSOR TO RRH.
- RRH & SQUID DESIGN TYPICAL PER SECTOR.
- ROUTE TO THE NEAREST GROUND BAR TYP.
- DAISY CHAIN RRHs ONLY WHEN REQUIRED BY SPECTRUM CONSTRAINTS.



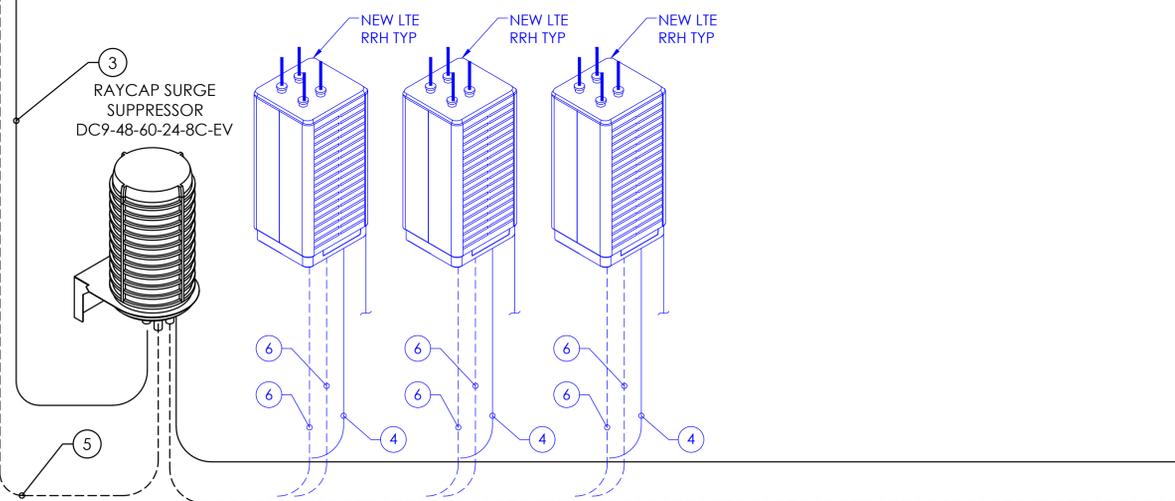
ALPHA



BETA



GAMMA



AT&T Site ID:
IDL02365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
CHANDLER, AZ 85286

PREPARED FOR:
at&t Mobility
161 Inverness Drive West 2nd floor
Englewood, Colorado 80112

A&E:
TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

AT&T SITE NO: IDL02365

BU NO: 824322

DRAWN BY: JD

CHECKED BY: CM

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Licenser:



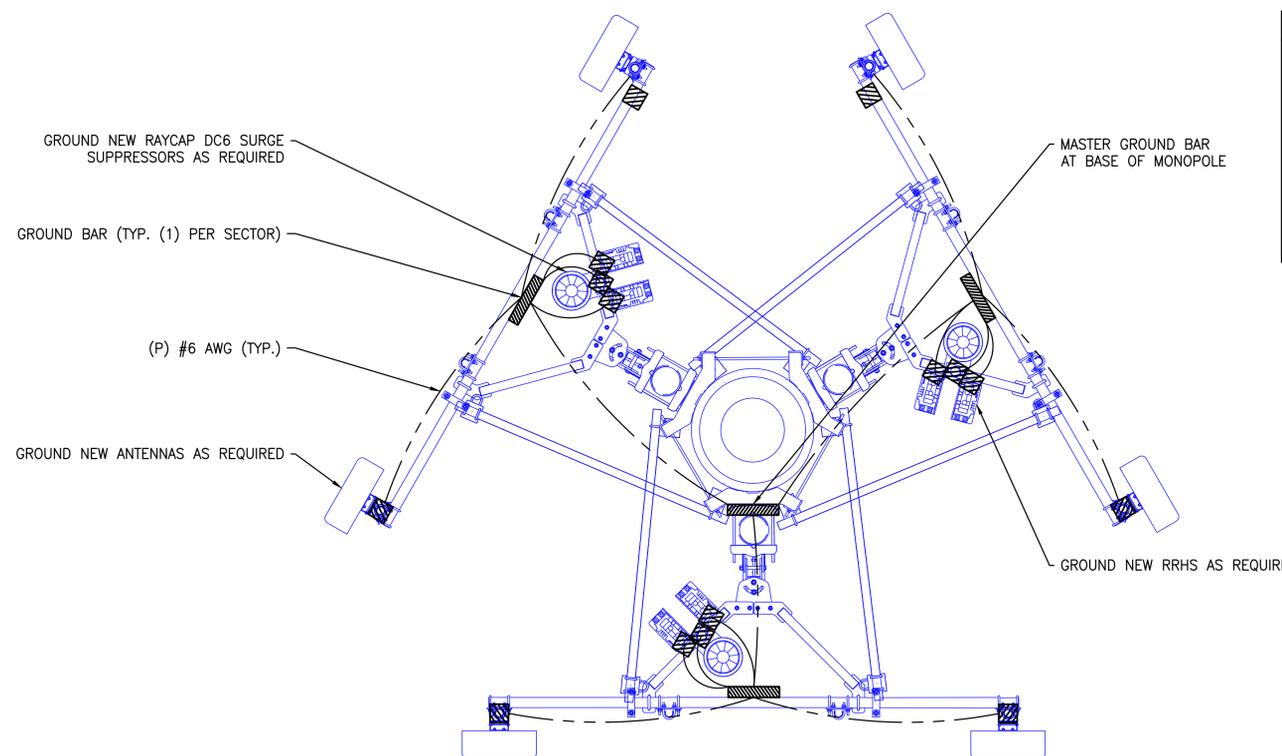
SIGNED: 18 FEB 2022
EXPIRES: 28 FEB 2023

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.

Issued For:
2/18/22
PRELIMINARY CD'S

SHEET TITLE:
ELECTRICAL DC & FIBER CABLE DIAGRAM

SHEET NUMBER:
E-5



1 ANTENNA GROUNDING PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)

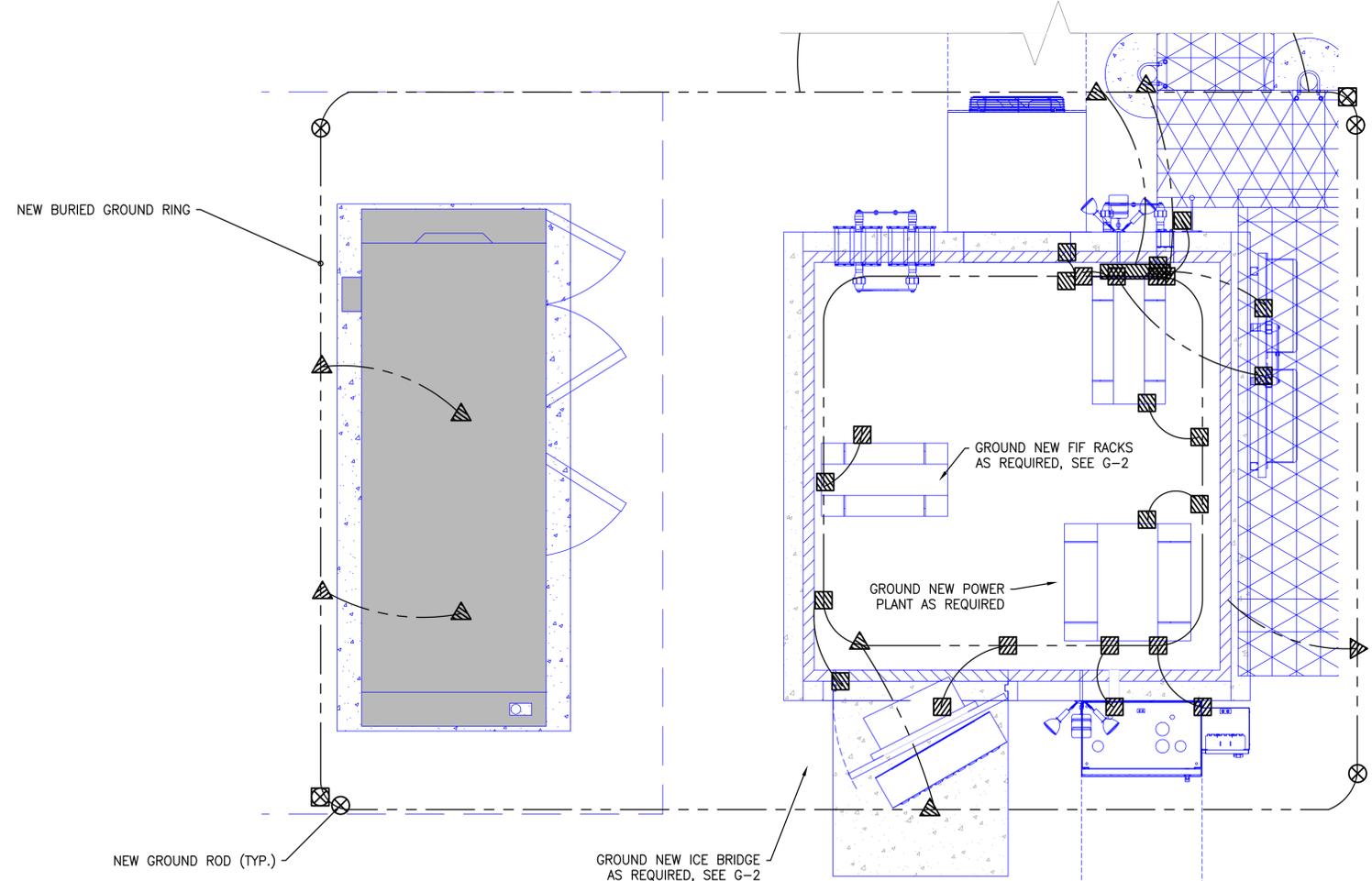
SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD
⊠	TEST WELL
▲	CADWELD CONNECTION
▨	GROUND BAR
▩	MECHANICAL CONNECTION
⋯	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM

- GENERAL GROUNDING NOTES:**
- GROUNDING SHALL BE INSTALLED 6" BELOW FROST DEPTH OR 30" BELOW GRADE, WHICHEVER IS GREATER. CONFIRM FROST DEPTH WITH JURISDICTION.
 - ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
 - GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
 - ALL GROUND CONNECTIONS SHALL BE CADWELDED. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
 - CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY AT&T REPRESENTATIVE.
 - ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED AT&T MOBILITY REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING
 - NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

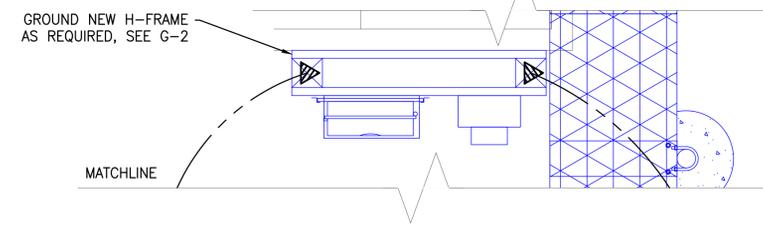
- GENERAL ROD NOTES (WHERE APPLICABLE):**
- ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
 - 2 POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFOREMENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.



MATCHLINE



1 EQUIPMENT GROUNDING PLAN
SCALE: 3/4"=1'-0" (FULL SIZE)
3/8"=1'-0" (11x17)



SITE TYPE: MONOPOLE/WIC

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BOISE, ID 83714

Tower Owner:
CROWN CASTLE
2055 SOUTH STEARMAN DRIVE
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PREPARED FOR:
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AT&T SITE NO: IDLO2365
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Licenser:

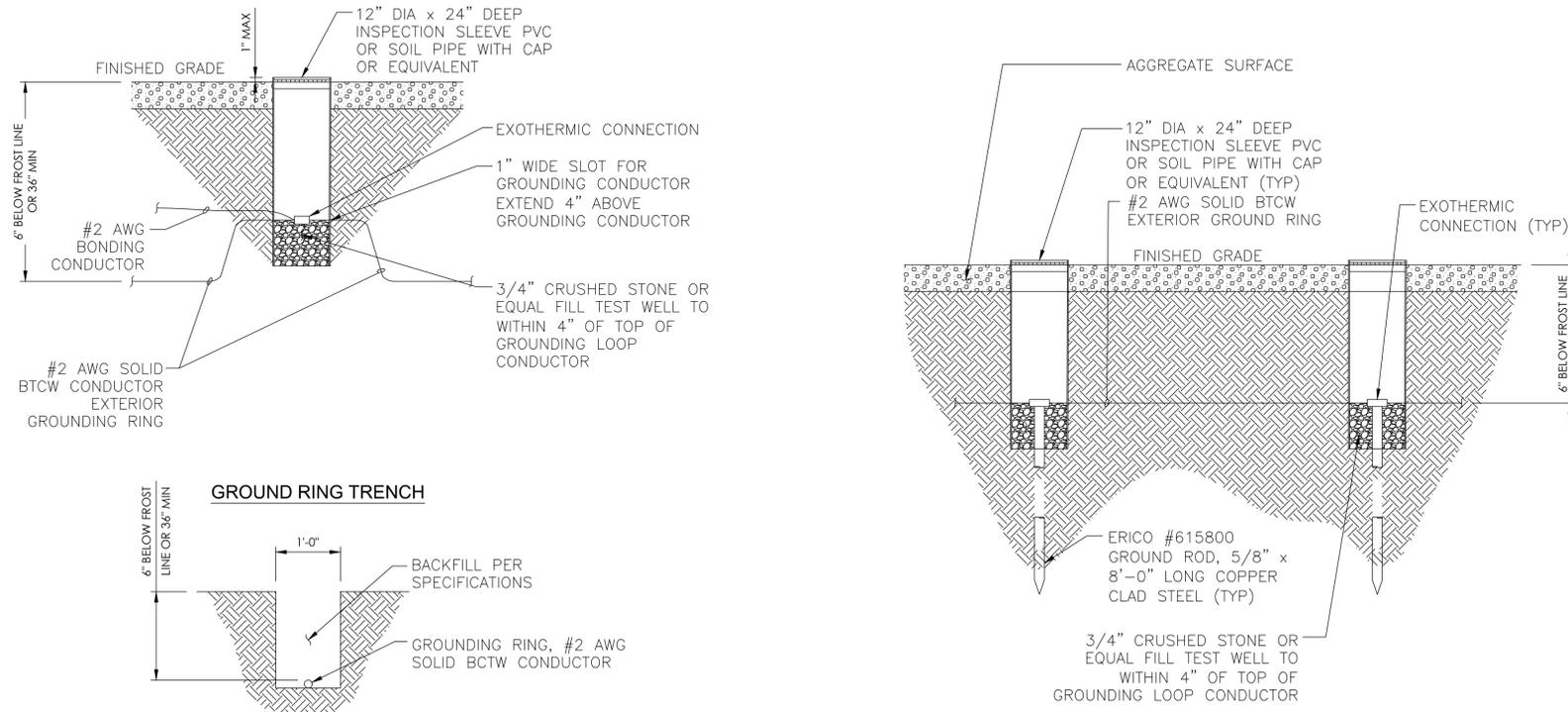
SIGNED: 18 FEB 2022
EXPIRES: 28 FEB 2023

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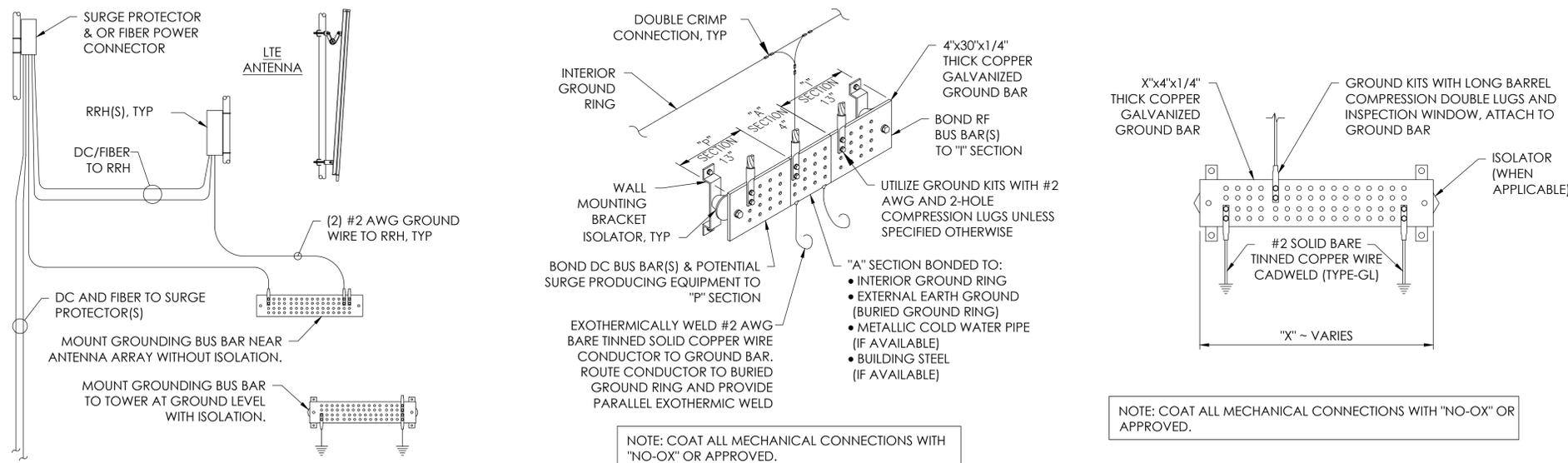
SHEET TITLE:
GROUNDING PLAN,
NOTES & DETAILS

SHEET NUMBER:
G-1



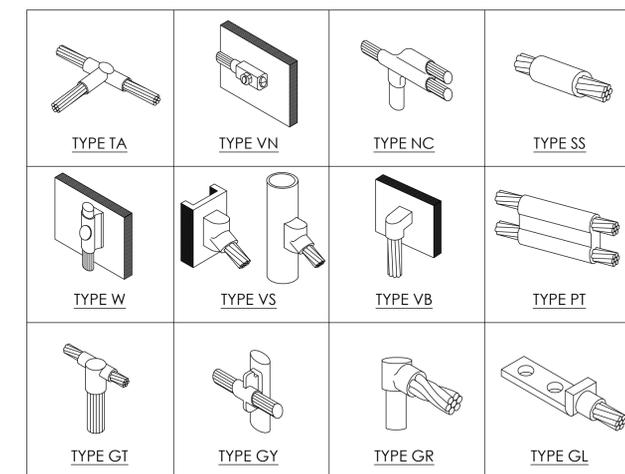
4 EXOTHERMIC WELD AND GROUND ROD WITH INSPECTION SLEEVE
N.T.S.

3 NOT USED
N.T.S.



2 GROUNDING DETAILS
N.T.S.

1 CAD WELD EXAMPLES
N.T.S.



NOTE: CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES - CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED.

AT&T Site ID:
IDL02365
8247 W STATE STREET
BOISE, ID 83714

Tower Owner:



PREPARED FOR:



A&E:



AT&T SITE NO: IDL02365

BU NO: 824322

DRAWN BY: JD

CHECKED BY: CM

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Licenser:



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Issued For:

2/18/22

PRELIMINARY CD'S

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-3



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: [Signature]
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.

[Signature]

Notary Public for IDAHO
Residing at: Kuna, ID
My Commission Expires: 3/29/22

TAYLER TIBBITTS
COMMISSION #67394
NOTARY PUBLIC
STATE OF IDAHO
COMMISSION EXPIRES 03/29/2022

TAYLER TIBBITTS
COMMISSION #67394
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/29/2022

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.