



Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attention: General Counsel
Ref: US MN 5385

Sent Via FedEx:7726 6504 5383

March 12, 2025

City of Lake Elmo, Minnesota
Attn: Finance Director
3800 Lavene Avenue North
Lake Elmo, Minnesota, 55042

Re: Consent to Sublease

VB Site ID: US-MN-5385
VB Site Name: Tickle
Site Address: 11351 Upper 33rd Street, Lake Elmo MN, 55042

Dear Landlord:

VB Acquisitions, LLC, a Delaware limited liability company ("Vertical Bridge") is the current tenant under that certain Land Lease Agreement, dated July 17, 2018 (the "Lease", with City of Lake Elmo, Minnesota ("Landlord"). At this time, Vertical Bridge requests Landlord's consent for Vertical Bridge to sublease space within the Communications Facility and/or Tower to T-Mobile West LLC, or one of its affiliates ("T-Mobile"), to the extent such consent is required, under the terms outlined in the Lease, please countersign this letter and return in the self-addressed envelope enclosed, or send a scanned copy via email to, mary.allan@verticalbridge.com.

VB Acquisitions, LLC
c/o Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attention: General Counsel
Ref: US MN 5385

If you have any questions, please contact me at mary.allan@verticalbridge.com or 561.246.5462.

Very Truly Yours,
Mary Allan, Asset Manager

Agreed and acknowledged

by Landlord:

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE 1
SCOPE OF WORK OF MODIFICATIONS

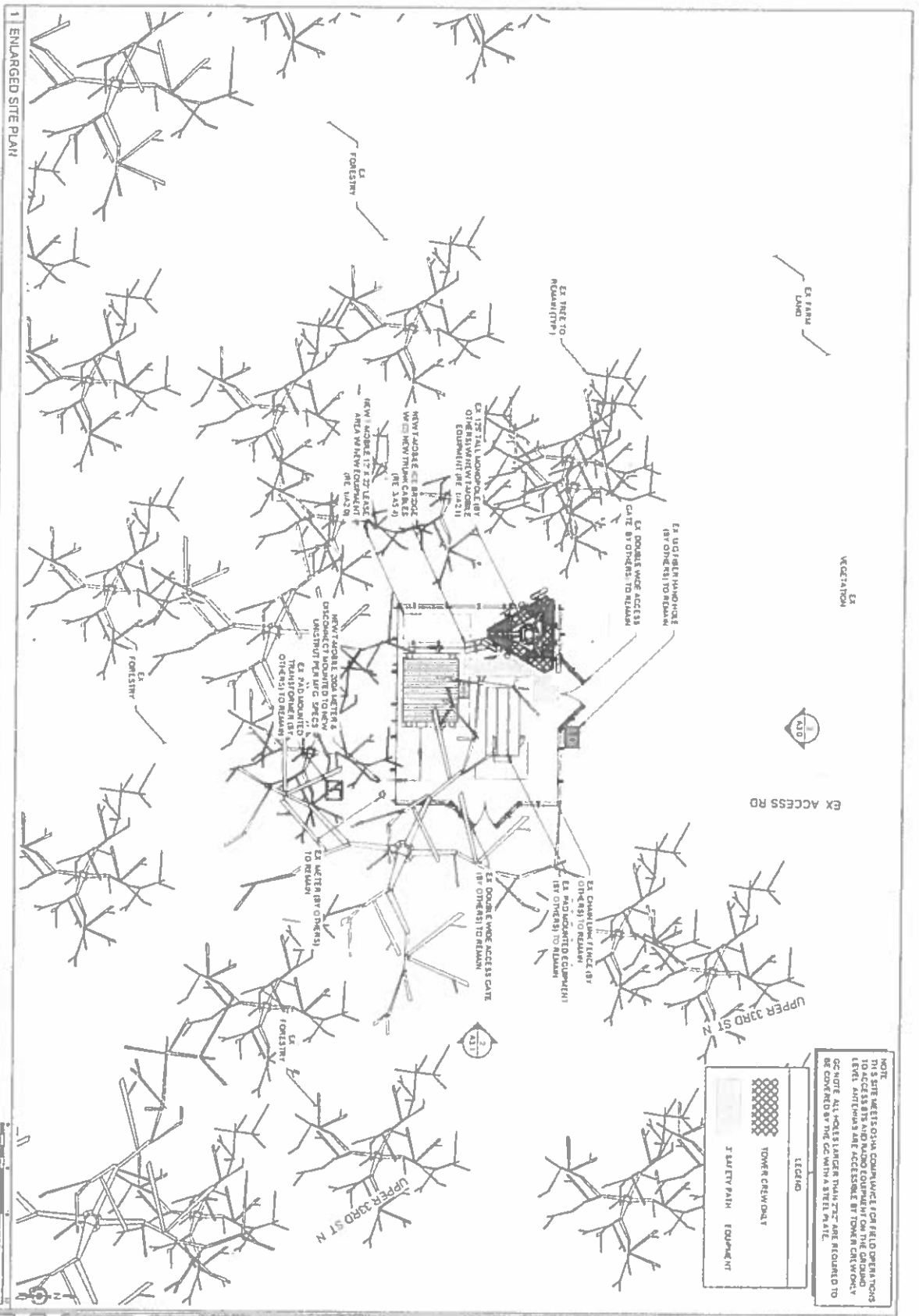


33RD CIRCLE N.
LAKE ELMO, MN 55042
LATITUDE: 44.99841
LONGITUDE: -92.873186

† From LISA W. GIBBS, 9428A BETHLEHEM AVE., NEW YORK, N.Y. 10024, and R. COO, 4000 R.D. DATE 1251, NEW BR. Co., Weymouth, Mass.

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From CIA1HQ3BA4007A56VLA0011HQ3BA 4007 - and ECR has PL01E41E 13112004 BY CARSON



NOTE
THIS SITE USES EROSION CONTROL FOR FIELD OPERATIONS
LEVEL. ALL ACCESS LARGER THAN 2" ARE REQUIRED TO
BE COVERED BY THE COMPANY'S STEEL PLATE.

LEGEND

TOUR CEMENT PAINT

SAFETY PATH EQUIPMENT

T-Mobile	
PROJECT INFORMATION SITE NAME LAKE ELMO VERIZON SITE ID A110239A ALT ID SITE ADDRESS 3300 CIRCLE N LAKE ELMO, MN 55042 SITE COUNTY WASHINGTON COUNTY	
Date 12/11/24 By RPN CONSTRUCTION GW	UCI UCI CONSTRUCTION INC. 10000 13TH AVE S SUITE 100 MINNEAPOLIS, MN 55425 TEL: 612.344.1111 FAX: 612.344.1112 WWW.UCI-CONSTRUCTION.COM
SHEET NAME A1.1 DRAWN BY CKE/ST CHECKED BY CA	
ENLARGED SITE / SAFETY PLAN	

1 ENLARGED SITE PLAN

• NO MOUNTAIN VIEW HAS BEEN PLANNED AND NO ASSUMES NO RESPONSIBILITY FOR THE MOUNT DETERMINED BY T.M. ADVICE



* NO MOUNT ANALYSIS WAS BEEN PERFORMED AND UNDER ASSUMES NO RESPONSIBILITY FOR THE MOUNT DETERMINED BY 1 MODEL.



FFV-65C-R2N23



8-PORT SECTOR ANTENNA, 4X 617-894 AND 4X 1695-2690 MHZ, 65" HPBW, 2X RET

- MEETS -153DB 3RD ORDER PIM FOR 617-894MHZ & 1695-2690MHZ, USING 2X40W CARRIERS
- EQUIVALENT PERFORMANCE DESIGNED INTO A NARROWER ANTENNA EQUIPMENT PLATFORM
- IMPROVED AERODYNAMIC DESIGN ALLOWS FOR REDUCED WIND LOAD
- REDUCED WEIGHT EQUIPMENT PLATFORM ALLOWS FOR DECREASED TOWER LOADING

GENERAL SPECIFICATIONS

ANTENNA TYPE	
BAND	SECTOR
COLOR	MULTIBAND
GROUNDING TYPE	LIGHT GRAY (RAL 7035)
PERFORMANCE NOTE	
RADOME MATERIAL	RF CONNECTOR INNER CONDUCTOR AND BODY GROUNDED TO REFLECTOR AND MOUNTING BRACKET
RADIATOR MATERIAL	OUTDOOR USAGE
REFLECTOR MATERIAL	FIBERGLASS UV RESISTANT
RF CONNECTOR INTERFACE	ALUMINUM LOW LOSS CIRCUIT BOARD
RF CONNECTOR LOCATION	ALUMINUM
RF CONNECTOR QUANTITY	4 3-10 FEMALE
RF CONNECTOR QUANTITY	4 4
RF CONNECTOR QUANTITY	4 4
RF CONNECTOR QUANTITY	8 8

REMOTE ELECTRICAL TILT (RET) INFORMATION

RET HARDWARE	COMMRET V2
RET INTERFACE	8-PIN DIN FEMALE 8-PIN DIN MALE
RET INTERFACE QUANTITY	1 FEMALE 1 MALE
INPUT VOLTAGE	10-30 VDC
INTERNAL RET	LOW BAND (1) MID BAND (1)
POWER CONSUMPTION, ACTIVE STATE, MAXIMUM	10 W
POWER CONSUMPTION, IDLE STATE, MAXIMUM	2 W
PROTOCOL	3GPP/4G 2.0

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1 | ANTENNA SPECIFICATIONS

FFV-65C-R2N23

FREQUENCY BAND, MHZ	R1 R2	Y1 Y2	Y1 Y2	Y1 Y2	Y1 Y2	Y1 Y2
617 - 698	098 - 894	1695 - 1890	1890 - 1990	1990 - 2200	2200 - 2500	2500 - 2690
RF PORT	1-4	5-8	5-8	5-8	5-8	5-8
GAIN, DBI	15.7	16.5	18	18.2	18.6	19.1
BEAMWIDTH, HORIZONTAL, DEGREES	70	62	65	63	63	52
BEAMWIDTH, VERTICAL, DEGREES	10.4	8.9	5.5	5.3	5.1	4.4
DEGREES BEAM TILT, USLS (FIRST LOBE), DB	2-12	2-12	2-12	2-12	2-12	2-12
FRONT-TO-BACK RATIO AT 180°, DB	17	17	18	17	17	18
FRONT-TO-BACK TOTAL POWER AT 180° ± 30°, DB	32	31	36	39	37	32
ISOLATION, CROSS POLARIZATION, DB	25	25	25	25	25	25
ISOLATION, INTER-BAND, DB	25	25	25	25	25	25
VSWR RETURN LOSS, DB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0

PIM, 3RD ORDER, 2 X 40 W,

MECHANICAL SPECIFICATIONS
INPUT POWER PER PORT AT 50°C, MAXIMUM, WATTS

-153

-153

250

250

50°C, MAXIMUM, WATTS

-153

UCI
2101
2101

20

LOADING @ VELOCITY, MAXIMUM

683.0 N @ 150 KM/H (153

LOADING @ VELOCITY, LATERAL

280.0 N @ 150 KM/H (62.1

LOADING @ VELOCITY, MAXIMUM

1,090.0 N @ 150 KM/H (24

LOADING @ VELOCITY, REAR

692.0 N @ 150 KM/H (155

SPEED, MAXIMUM 241 KM/H

1 | ANTENNA SPECIFICATIONS

(150 MPH)

T Mobile

DATE: 12/12/14
BY: [Signature]
DESCRIPTION: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
CA

AEHC AIRSCALE MAA 64T64R 192AE B41 320W PRELIMINARY TECHNICAL DATA

SPECIFICATION DETAILS

STANDARD	3GPP NR AND LTE COMPLIANT, TDD, FCC COMPLIANT
BAND/FREQUENCY RANGE	2496-2690 MHz 3 GPP B41
MAX. SUPPORTED MODULATION	256 QAM
NUMBER OF TX/RX PATHS	64T/64R
MIMO STREAMS	16
INSTANTANEOUS BANDWIDTH BW	194 MHz
OCCUPIED BANDWIDTH OBW	190 MHz
TOTAL AVERAGE EIRP	79 DBM
MAX. OUTPUT POWER PER TRX	5 W / TRX (320 W TOTAL)
DIMENSIONS	970 MM (H) X 540 MM (W) X 205 MM (D)
VOLUME	941
WEIGHT	47 KG (WITHOUT MOUNTING BRACKETS)
SUPPLY VOLTAGE / CONNECTOR TYPE	DC -36 V -660 V / 2 POLE CONNECTOR
POWER CONSUMPTION	1280 W TYPICAL (75% DL DUTY CYCLE, 30% RF LOAD) 1690 W MAX (75% DL DUTY CYCLE, 100% RF LOAD)
OPTICAL PORTS	4 X SFP28, 10/25 GE ECPRI (OCTIS)
OTHER INTERFACES / CONNECTOR TYPE	RF MONITOR PORT / SMA, CONTROL AISG, EXTERNAL ALARMS / MDR26, STATUS LED
OPERATIONAL TEMPERATURE RANGE	-40 °C +55 °C
COOLING	NATURAL CONVECTION COOLING
INSTALLATION OPTIONS	POLE / WALL, ± 15° VERTICAL
INGRESS / SURGE PROTECTION	IP65, CLASS II 20 KA
SUPPORTED RAT	5G, TD-LTE

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AIRSCALE HIGH POWER WIDE BAND MAA BENEFITS

- 5G ADAPTIVE ANTENNA SYSTEM FOR OPTIMIZED CAPACITY AND COVERAGE
- BEAMFORMING CAPABLE 64T64R WITH TOTAL 320W OUTPUT POWER
- FULL BAND OPERATION FOR B41



AEHC 475124A

NOKIA

T-Mobile
US Cellular

PROJECT INFORMATION

SITE NAME
LAKE ELMO VERIZON

SITE ID
A1N023BA
ALT 6

SITE ADDRESS
3200 COASTAL BLVD
LAKE ELMO, MN 55042

SITE COUNTY
Hennepin COUNTY

By
Date
A 12/1/24 80% CONSTRUCTION CM

UCI
COMMUNICATIONS, LLC

SHEET TITLE:
Antenna and Mounting for Nokia Airscale MAA 64T64R 192AE B41
for use with the Nokia Airscale MAA 64T64R 192AE B41

ANTENNA SPECIFICATIONS

SHEET NUMBER:
A4 2

DRAWN BY
CM CM CA
A4 2

T Mobile

PROJECT INFORMATION

SITE NAME
LAKE ELMO VERIZON

SITE ID
A1N023BA
ALT ID

SITE ADDRESS
33RD CIRCLE N
LAKE ELMO, MN 55042

SITE COUNTY
WASHINGTON COUNTY

Rev A 12/17/24 10N CONSTRUCTION CW

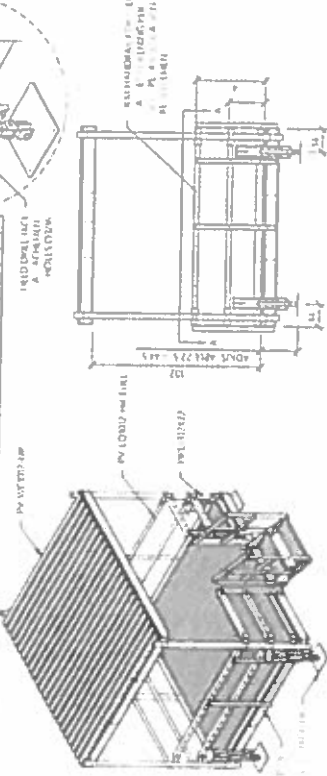
UCI
CONSTRUCTION INC.

EQUIPMENT DETAILS

SHEET NUMBER
A50

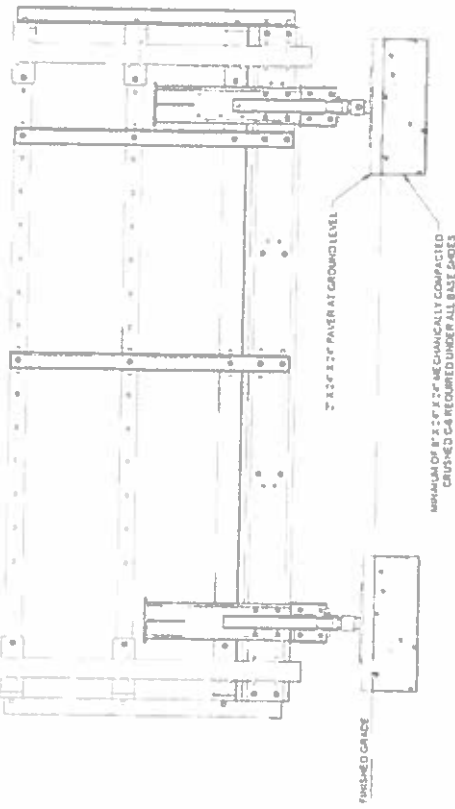
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TABLE 1 - MATERIALS	
ITEM NO.	DESCRIPTION
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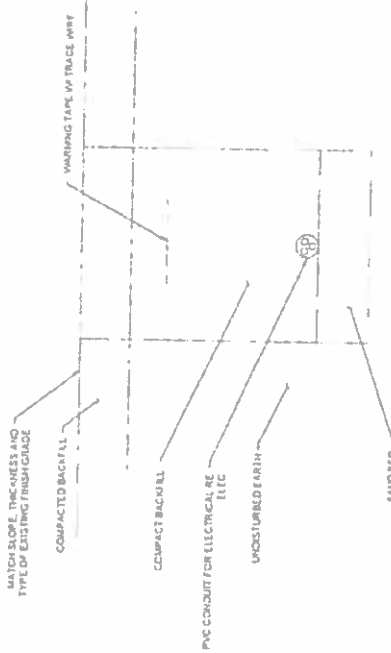


PV WCIQ012-HR 4-A-K-TWO

NTS 2 PERFECT VISION PV-EQ1012-HR 4-JACK-TWO DETAIL

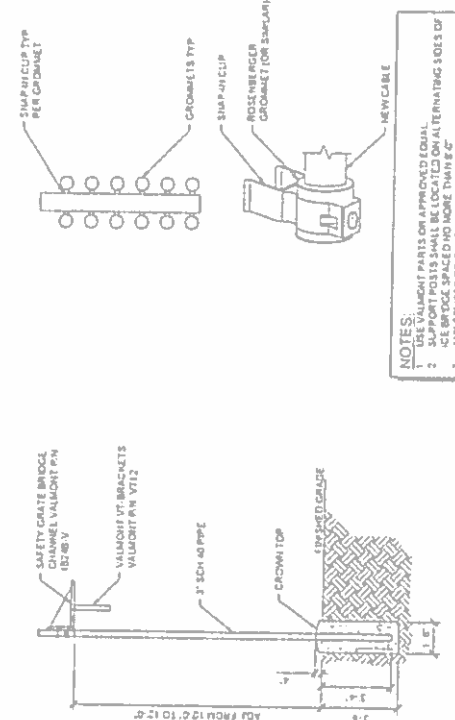


NTS 1 PLATFORM GROUND PREPARATION DETAIL



1. INSTALL ALL UNDERGROUND UTILITIES PER LOCAL UTILITY REQUIREMENTS
2. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING
3. COORDINATE SIZE AND TYPE WITH LOCAL UTILITY COMPANIES REGARDING NTS
4. REFER TO UTILITY COORDINATION/ELEC SITE PLAN FOR EXACT LOCATION

4 ELECTRICAL TRENCHING DETAIL



- NOTES:
1. USE VALMONT PARTS ON APPROVED LOCAL
 2. ICE BRIDGE SHALL BE LOCATED ON ALTERNATING SIDES OF
 3. ICE BRIDGE SPACED NO MORE THAN 8' C
 4. VALMONT UT BRACKETS FOR CANTILEVERED SECTIONS OF THE ICE BRIDGE
 5. SHALL BE LOCATED WITHIN 3' OF A SUPPORT POST

3 ICE BRIDGE WITH CAISSON DETAIL

FIBER JUMPERS

The radio-end of the 6.25 trunk has breakoutbar pairs terminated with ODC connectors. An ODC-to-Radio four jumper is needed to connect the trunk to the radio. 1 four jumper.

The table below lists the fiber jumper types needed by radio model, with the various wavelengths. Each jumper type is available on 3 lengths: 5, 10 and 20 meters.



Floor Jumper Type	AEHC ODC-to-AOPC	ANFIG ODC-to-R2CT	AHLOA ODC-to-R2CT	APFA ODC-to-AOPC	A2PIL ODC-to-AOPC	ANLOB ODC-to-AOPC
Jumper Qty Needed	4	2	2	4	2	2

T-Mobile Confidential

NTS

AHLO9 871785 WIDEBAND LOW-BAND RRH

BAND	B71-B85
OUTPUT POWER	400W (GATED) 100W (UNGATED)
BANDWIDTH RANGE	81-114 MHz (GATED) 75-125 MHz (UNGATED)
INSTANTANEOUS BW	MAX. 112.5 MHz (GATED) 75-125 MHz (UNGATED)
COGNITIVE BW	FULL BAND
SUPPORT OF MODULATION SCHEMES	256QAM (4) 16QAM (12) QPSK (4)
SUPPORTED MODEMOS	11.25K 15.625 31.25 37.5 KHz
DC CONNECTION	APPS
OPTICAL FIBER CONNECTION	2.1 Gbps (S) 10 Gbps (R) 40 Gbps (R) 100 Gbps (R) 400 Gbps (R) 1 Tbps (R)
NO. OF RF PORTS	4768
RF CONNECTION	2.5G SFP PORTS 10G SFP PORTS 40G SFP PORTS 100G SFP PORTS
40G	20.81 x 14.32 x 8.62
100G	8.7
POWER CONSUMPTION	100W (GATED) 1316W (UNGATED)
100G SFP PORTS	INT. GATED IN RADIO
100G SFP PORTS	INT. GATED IN RADIO
COOLING	FORCED AIR CONVECTION
ENVIRONMENTAL AVAILABILITY	INDOOR
3G/4G SUPPORT	YES
5G/6G SUPPORT	YES (IN BAND) GUARANTEED 5G/6G (OUT OF BAND)



151

	SPECIFICATION	DETAILS
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CONFIDENTIAL

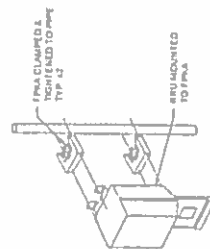
WYOMING

NTS	2	NOKIA AHFI RRU DETAIL
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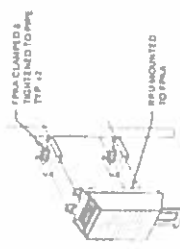
NOKIA FPKA BRACKET



TO THE BOARD
OF DIRECTORS
OF THE COMPANY



— LIMITED TO 100



FOR CLAIMING
RIGHTS IN THE

NEW ANTENNAS AND RRS SHALL BE
INSTALLED PER MANUFACTURER
RECOMMENDATION WHEN AN ANTENNA
IS REMOVED UNLESS SPECIFICALLY
NOTED AND APPROVED BY EOR



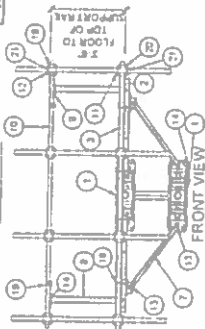
47% L2A

NTS

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T-Mobile

[illegible]

[illegible]

4 | SABRE INDUSTRIES C10855667C 12 FT HD PLATFORM WITH COLLARS AND SUPPORT RAIL DETAIL

NTS	2	NOT USED
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NTS

3 | NOT USED

NTS	NOT USED
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NTS



PROJECT INFORMATION

SITE NAME:
LAKE ELMO VERIZON

SITE ID
 IN0239A
 ALT ID

SITE ADDRESS
33RD CIRCLE N
LAKE ELMO MN 55042

SITE COUNTY
WASHINGTON COUNTY

Ref	Date	Description	By
A	17 17 24	90% CONSTRUCTION	QW

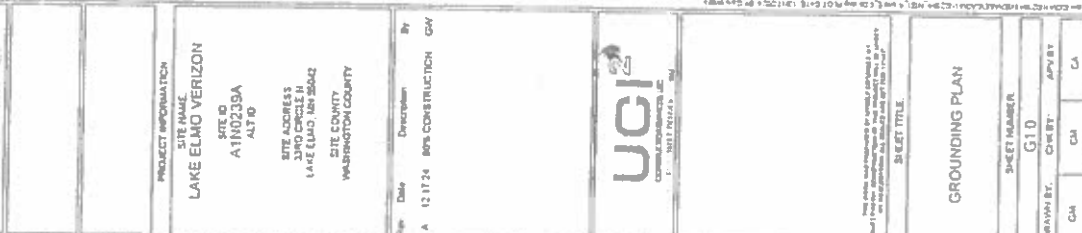


at a time when the British Empire was at its height, and the world was a very different place from the one we live in today. The British Empire was a vast and powerful empire, and it was a time of great achievement and progress. The British Empire was a time of great achievement and progress, and it was a time of great achievement and progress.

EQUIPMENT DETAILS

A5.4

ADP	ADP	ADP
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1 GROUNDING PLAN

T Mobile

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PROJECT INFORMATION

SITE NAME
LAKE ELMO VERIZON

SITE ID
A100238A

ALT ID

SITE ADDRESS
3370 CIRCLE N

LAKE ELMO WA 98042

SITE COUNTY
WASHINGTON COUNTY

By
CH

Date
12/17/14

Description
90% CONSTRUCTION

UCI
COMMUNICATIONS
UNIVERSITY OF CALIFORNIA

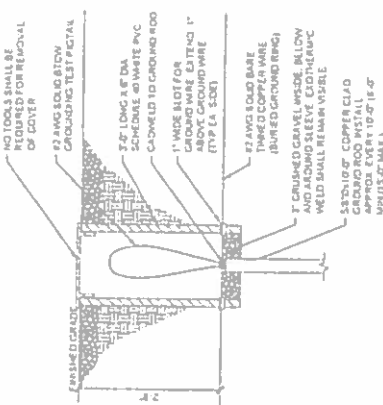
GROUNDING DETAILS

SHEET NUMBER
G40

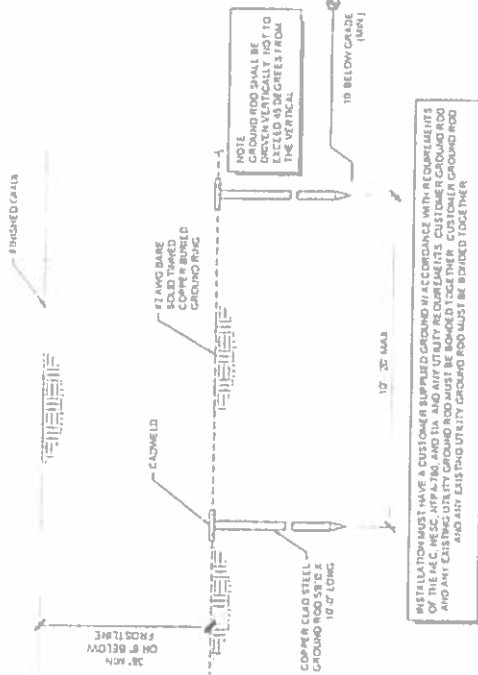
DATE BY
CH

APPROVED BY
CA

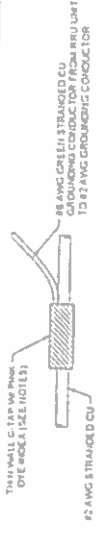
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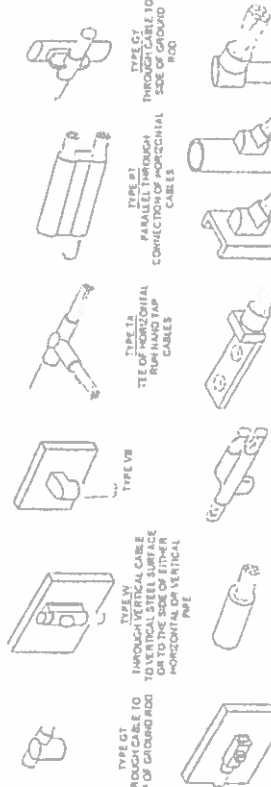
2 | GROUND TEST WELL DETAIL



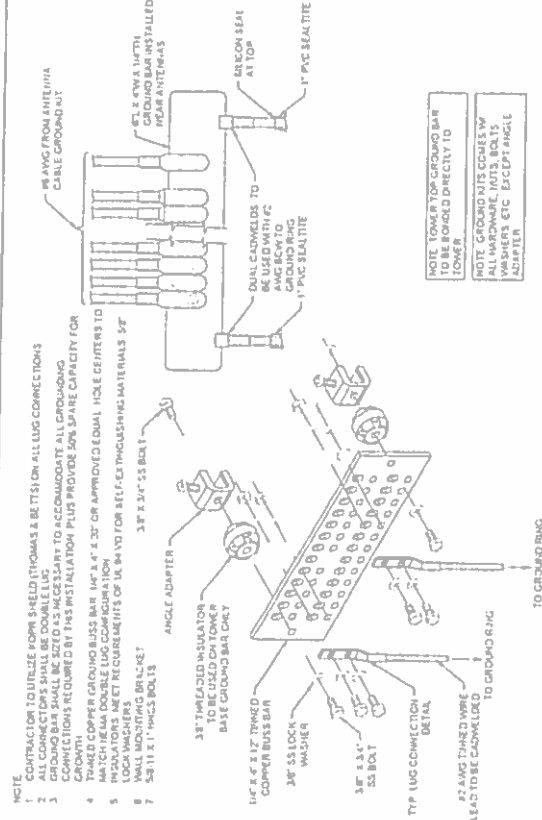
1 | GROUND ROD DETAIL



NOTE: CONTRACTION TO SURROUND COMPLETED CONNECTION WITH WEATHER PROOFING TAPE TO ENSURE WEATHER PROOF CONNECTION



3 | GROUND BAR DETAIL

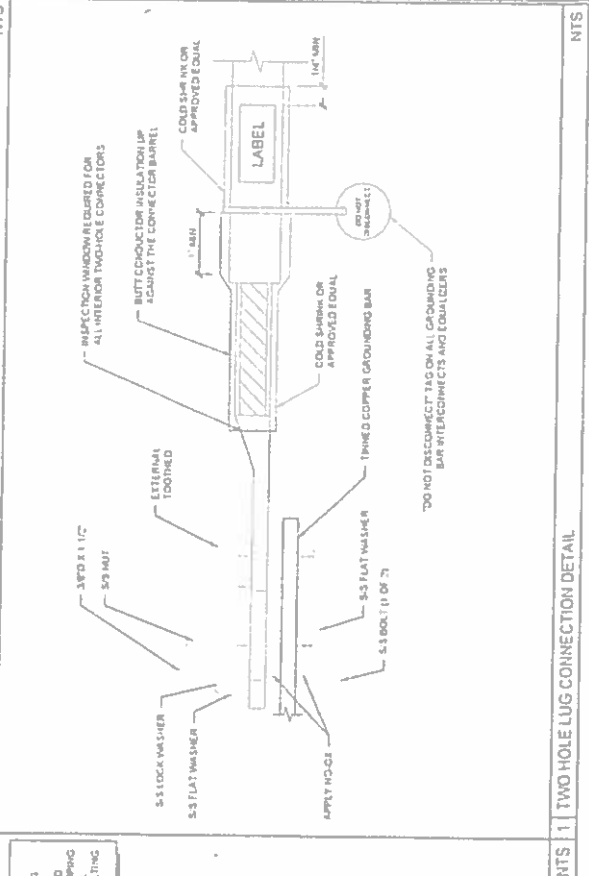


2 | GROUND TEST WELL DETAIL

1 | GROUND ROD DETAIL

NTS

NTS



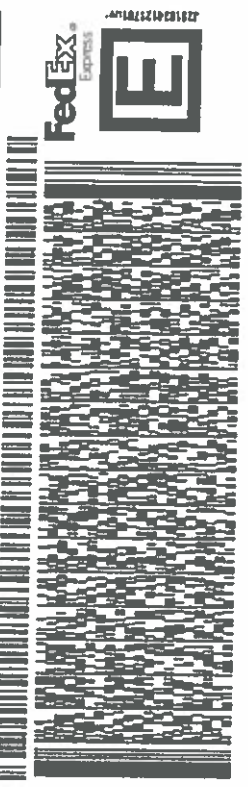
ORIGIN ID: BCTA (561) 246-5462
MARY ALLAN
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
UNITED STATES US

SHIP DATE: 12MAR25
ACTWGT: 0.50 LB
CAD: 11093522&INET4820

BILL SENDER

TO CITY OF LAKE ELMO
ATT: FINANCE DIRECTOR
3800 LAVERNE AVENUE NORTH

LAKE ELMO MN 55042
(561) 246-5462
REF US-SO-5365 TICKLE
PO DEPT ASSET MANAGEMENT - 310



MON - 17 MAR 5:00P
EXPRESS SAVER

TRK# 7726 6504 5383
0201

SS JDTA
55042
MN-US MSP



After printing this label:
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

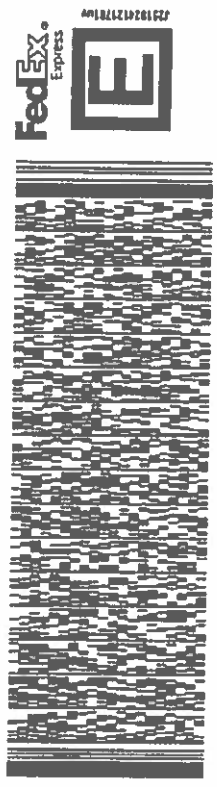
Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](https://www.fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

ORIGIN ID: JDTA (561) 246-5462
CITY OF LAKE ELMO
ATT: FINANCE DIRECTOR
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042
UNITED STATES US

SHIP DATE: 12MAR25
ACTWGT: 0.50 LB
CAD: 110935226/NET4820

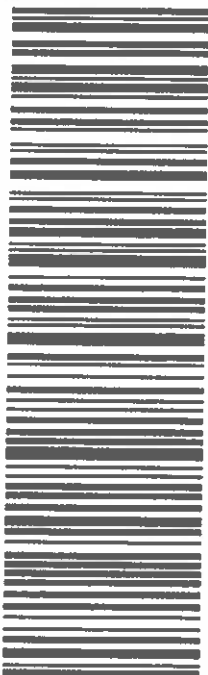
TO MARY ALLAN
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON FL 33487
(561) 246-5462
REF US-MN-5385 TICKLE
NV
PO
DEPT ASSET MANAGEMENT 310

58 J36027 06C4



TRK# 0221 7916 7629 6750

RETURNS MON-FRI
** 2DAY **
33487
FL-US



1. Select the 'Print' button to print 1 copy of each label.
2. The Return Shipment instructions, which provide your recipient with information on the returns process, will be printed with the label(s).
3. After printing, select your next step by clicking one of the displayed buttons.

Note: To review or print individual labels, select the Label button under each label image above.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](https://www.fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Return Shipment Instructions



Return Shipment Instructions

1. Place the shipping label on the container's most visible side away from seams.

2. Ship your package one of three ways:

- Use your regular scheduled pickup.
- Drop off at FedEx. Find your closest location at fedex.com/locate or by calling 1 800 GoFedEx 1 800 463 3339
- Schedule a pickup. No account number required but label information may be needed. Go to fedex.com/returnpickup for FedEx Ground labels with "G" or "PRP" or call 1 800 GoFedEx 1 800 463 3339 and say "Express Return" for FedEx Express labels with "E" or "Shippable Stamp"
- "Return Manager" or "PRP" for FedEx Ground labels with "G" or "PRP" or call 1 800 GoFedEx 1 800 463 3339 and say "Express Return" for FedEx Express labels with "E" or "Shippable Stamp"

Prepare Your Package With Care.

- Use an appropriate container, cushioning materials and at least three strips of packing tape
- If reusing packaging, remove or black out old shipping labels including their barcode(s)

Special Instructions from the merchant: