

323 Cedar Street North
Chaska, MN 55318

June 18, 2015
Kyle Klatt, Planning Director
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 5504

Re: Verizon Wireless Request to Lease City Property
Proposed Monopole Tower
Site Address: 3303 Langly Court North, Lake Elmo MN
Verizon Site: MIN TICKLE

Dear Mr. Klatt,

Please accept this letter as an official request on behalf of Verizon Wireless to enter into a Lease Agreement with the City of Lake Elmo to install wireless antennas and associated ground equipment at the above referenced property.

The City has been provided with the following documentation in order to review this request:

- Verizon Lease Agreement Template
- Preliminary Construction Drawings Dated 6-18-2015
- Lease Exhibit Dated 5-27-2015
- Site Sketch Dated 2-10-2015
- Final Survey Dated 6-3-2015

We have been in contact with City staff over the last six months. On 9 February 2015 Verizon performed a site walk with City staff to determine equipment configuration and overall construction feasibility of the proposed site.

At this time, we request inclusion on the 7 July 2015 City Council agenda in order to obtain official approval from the City to engage in lease negotiations.

My firm, representing KGI and Verizon Wireless, will continue to be your point-of-contact throughout this process and we look forward to working with the City.

Very sincerely,

Karyn O'Brien, President
kobrien@techscapewireless.com
952.288.8130

SITE SURVEY

PROPERTY DESCRIPTION: (per U.S. Title Solutions File No. 50772–MN1503–5030, effective date 3/11/15.)

Certificate of Title No. 10707 and Deed Instrument Number 17153 legal description is as follows:

The East One Hundred Ninety–four and Sixty–five One Hundredths (194.65) feet of Lot Six (6), Block Two (2), Lake Elmo Park, as surveyed and platted and now on file and of record in the Office of the Register of Deeds of Washington County, Minnesota.

SCHEDULE “B” EXHIBITS: (per U.S. Title Solutions File No. 50772–MN1503–5030, effective date 3/11/15.)

1–6.)Not related to the survey.

7.) Regulating and Measuring Station Easement by City of Lake Elmo to Northern States Power Company, a Minnesota Corporation, d/b/a Xcel Energy, dated 12/20/2005 recorded 1/13/2006 in Instrument No.1164090.

This easement does affect the surveyed area and is as shown on the survey.

8.) Map – Lake Elmo Park recorded 3/8/1911 in book 109 page 227.

The plat of LAKE ELMO PARK is as shown on the survey.

9.) Memorandum of Agreement between The City of Lake Elmo, a Minnesota municipal corporation and APT Minneapolis, Inc., a Delaware corporation dated 3/21/2000 recorded 3/29/2005 in Instrument No. 1155667.

This Memorandum of Agreement describes a lease over part of the property described above. No specific lease areas or easements were described in the document and this document is not shown on the survey.

LAND SPACE DESCRIPTION:

That part of Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet to the Point of Beginning of the land space to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 20.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 20.00 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the Point of Beginning.

ACCESS & UTILITIES RIGHTS OF WAY DESCRIPTION:

A 12.00 foot wide right of way for ingress, egress and utility purposes over, under and across Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 6.00 feet to the Point of Beginning of the centerline to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 26.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 9.00 feet to a point hereinafter referred to as Point “A”; thence continue North 0 degrees 00 minutes 00 seconds East, a distance of 47.00 feet and said centerline there terminating.

TOGETHER WITH

A 30.00 foot wide right of way for ingress, egress and utility purposes over, under and across said Lot 6, Block 2, LAKE ELMO PARK and Tracts D, E and F, Registered Land Survey Number 95, according to the recorded plats thereof said Washington County, the centerline of said right of way is described as follows:

Beginning at the previously described Point “A”; thence North 90 degrees 00 minutes 00 seconds West, a distance of 53.57 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 48.95 feet; thence North 8 degrees 11 minutes 44 seconds West, a distance of 52.68 feet; thence North 14 degrees 58 minutes 28 seconds West, a distance of 76.14 feet; thence North 18 degrees 58 minutes 45 seconds West, a distance of 240.22 feet to a point hereinafter referred to as Point “B”; thence continue North 18 degrees 58 minutes 45 seconds West, a distance of 12.75 feet to the southeasterly right of way line of 33rd Street North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said southeasterly right of way line of 33rd Street North.

TOGETHER WITH

A 30.00 foot wide right of way for ingress, egress and utility purposes over, under and across said Tracts D and E, the centerline of said right of way is described as follows:

Beginning at the previously described Point “B”; thence North 5 degrees 10 minutes 48 seconds East, a distance of 13.83 feet to said southeasterly right of way line of 33rd Street North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said southeasterly right of way line of 33rd Street North.

UTILITIES RIGHT OF WAY DESCRIPTIONS:

A 10.00 foot wide right of way for ingress, egress and utility purposes over, under and across Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 6.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 26.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 9.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 3.38 feet to the Point of Beginning of the centerline to be described; thence South 11 degrees 00 minutes 29 seconds West, a distance of 82.00 feet and said centerline there terminating.




SITE NAME:
MINC TICKLE

Washington County, MN

No.	Date	REVISIONS			By	CHK APPD
FIELD WORK: 4/2/15		CHECKED BY: SMK		DRAWN BY: JMB/SMK		

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

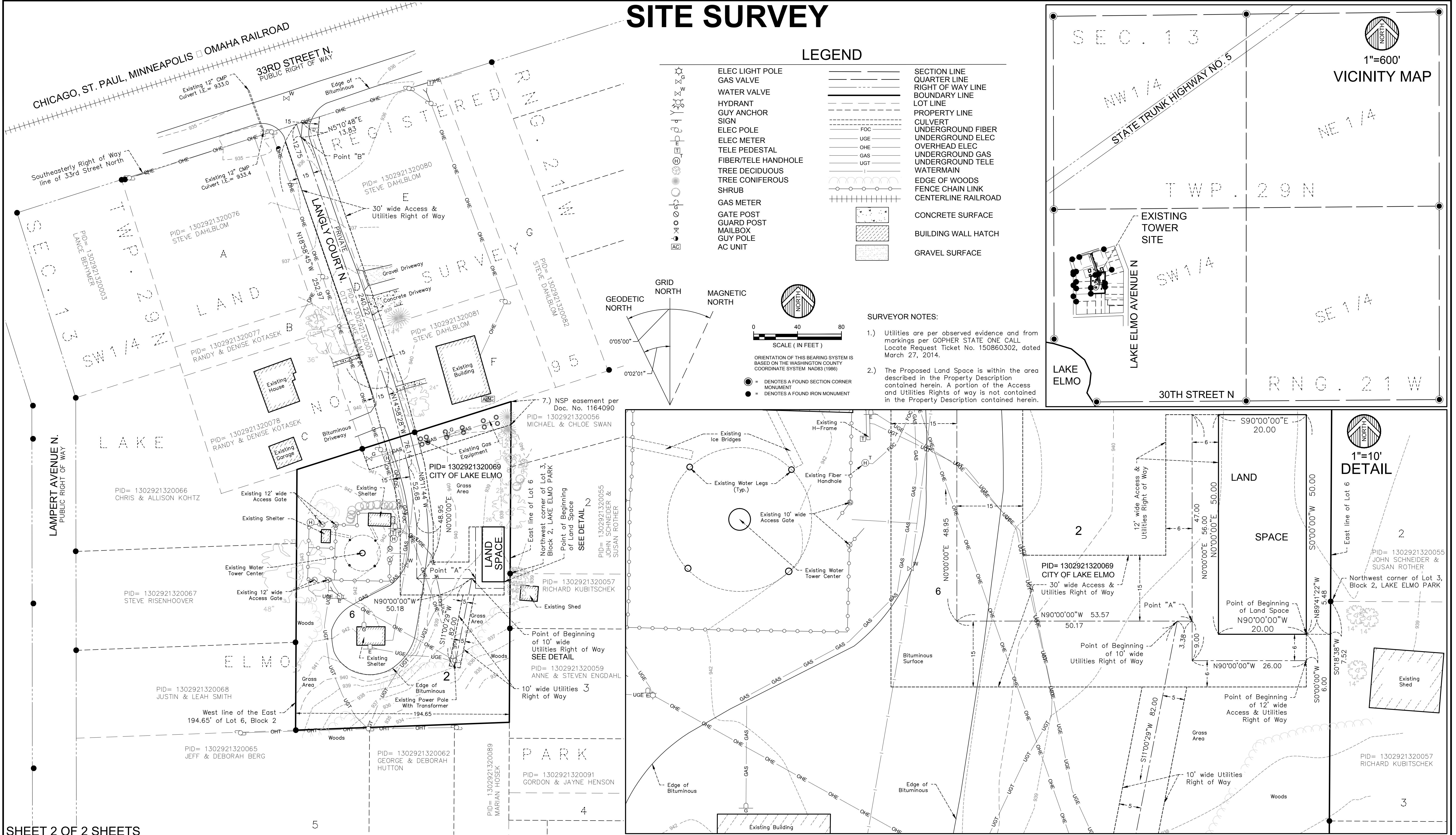
SIGNATURE:  SHAWN M. KUPCHO, L.S.
DATE: 6/3/15 LICENSE # 49021

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"
0494A1618.000



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

SITE SURVEY



SHEET 2 OF 2 SHEETS

DESIGN 1

SITE NAME:
MINC TICKLE

Washington County, MN

No.	Date	REVISIONS							By	CHK	APPT'
FIELD WORK:		4/2/15	CHECKED BY:	SMK	DRAWN BY:	JMB/SMK					

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PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
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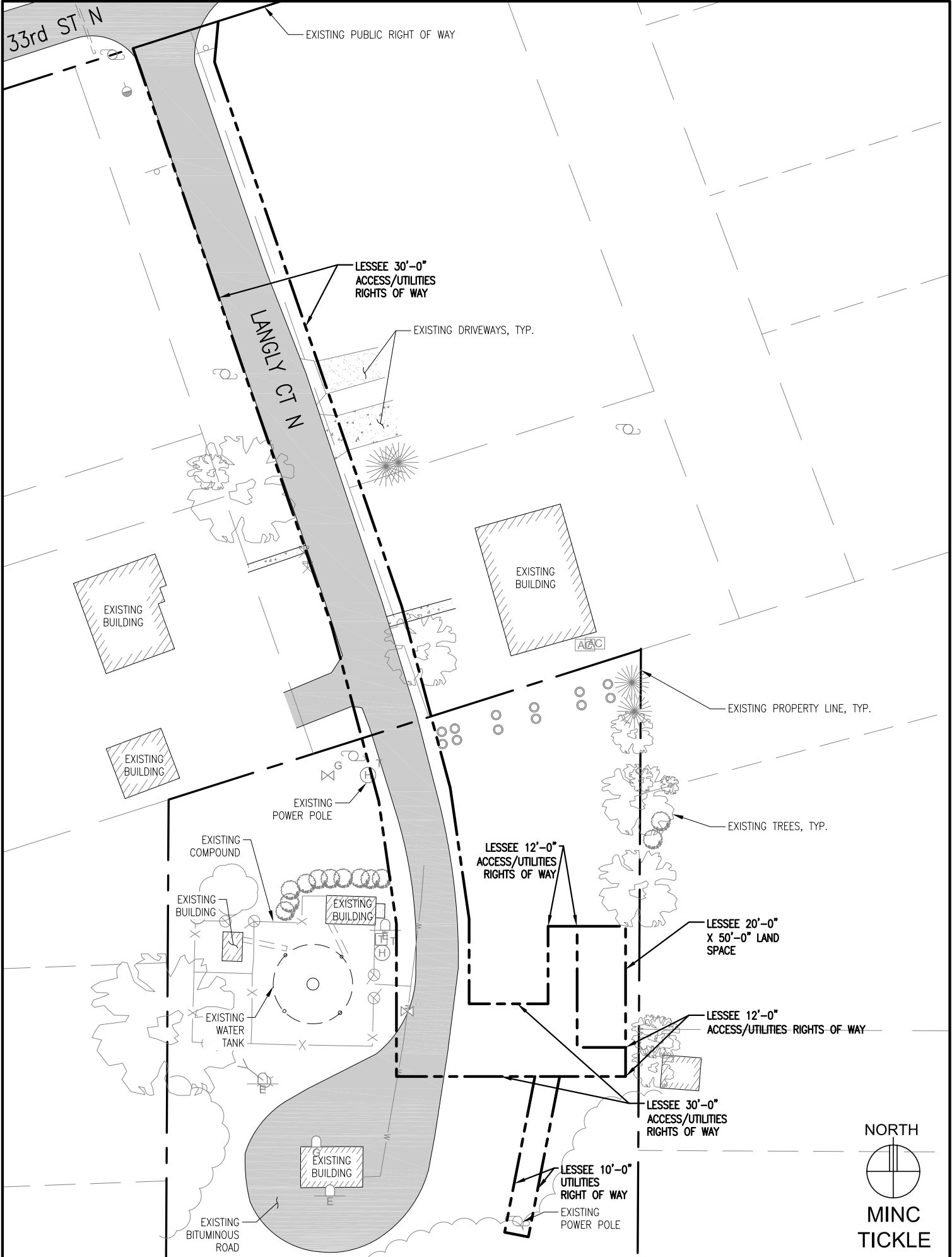
FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"

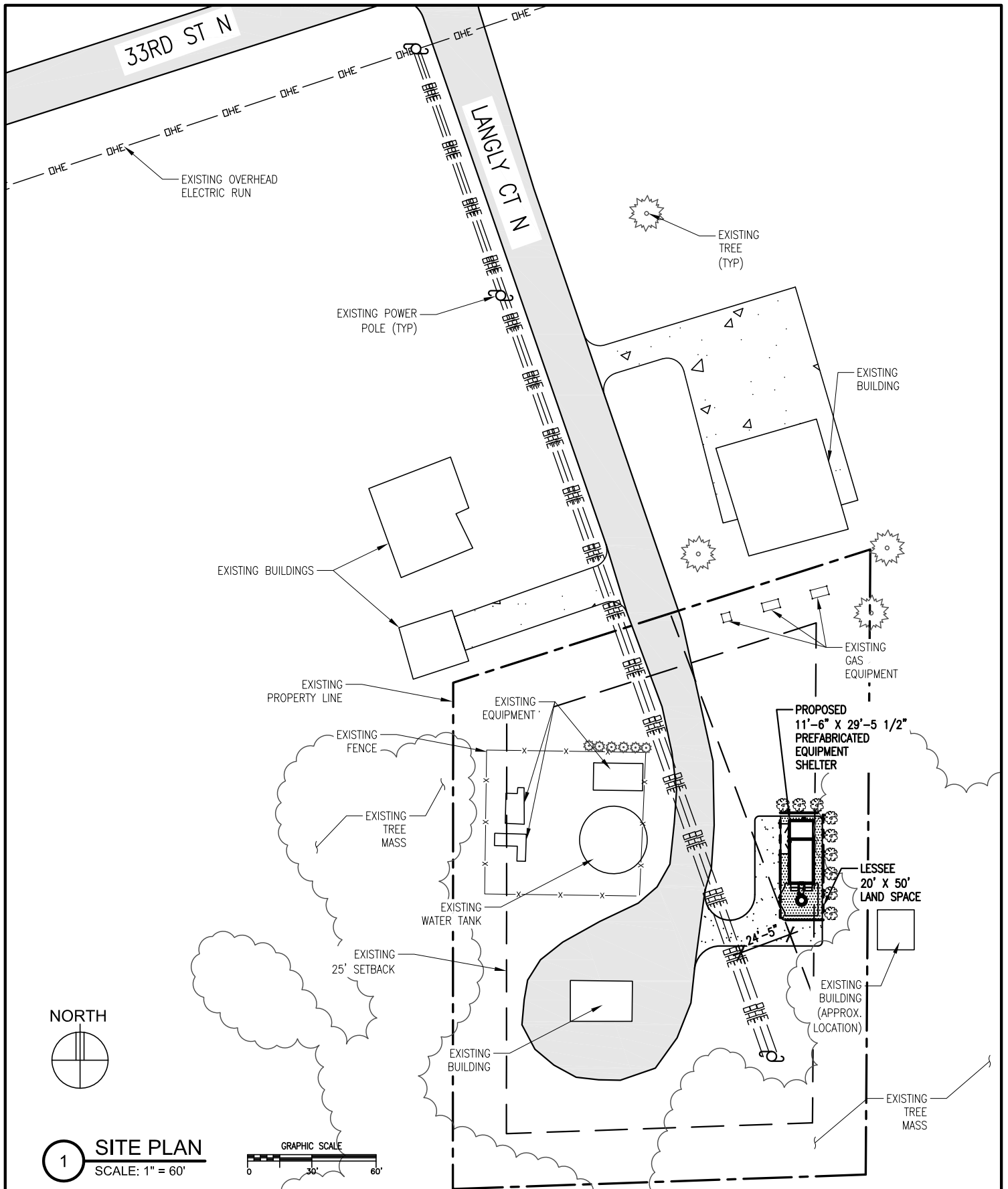
0494A1618.000



WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental





DESIGN 1

9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

ROBERT J. DAVIS, AIA
ARCHITECT

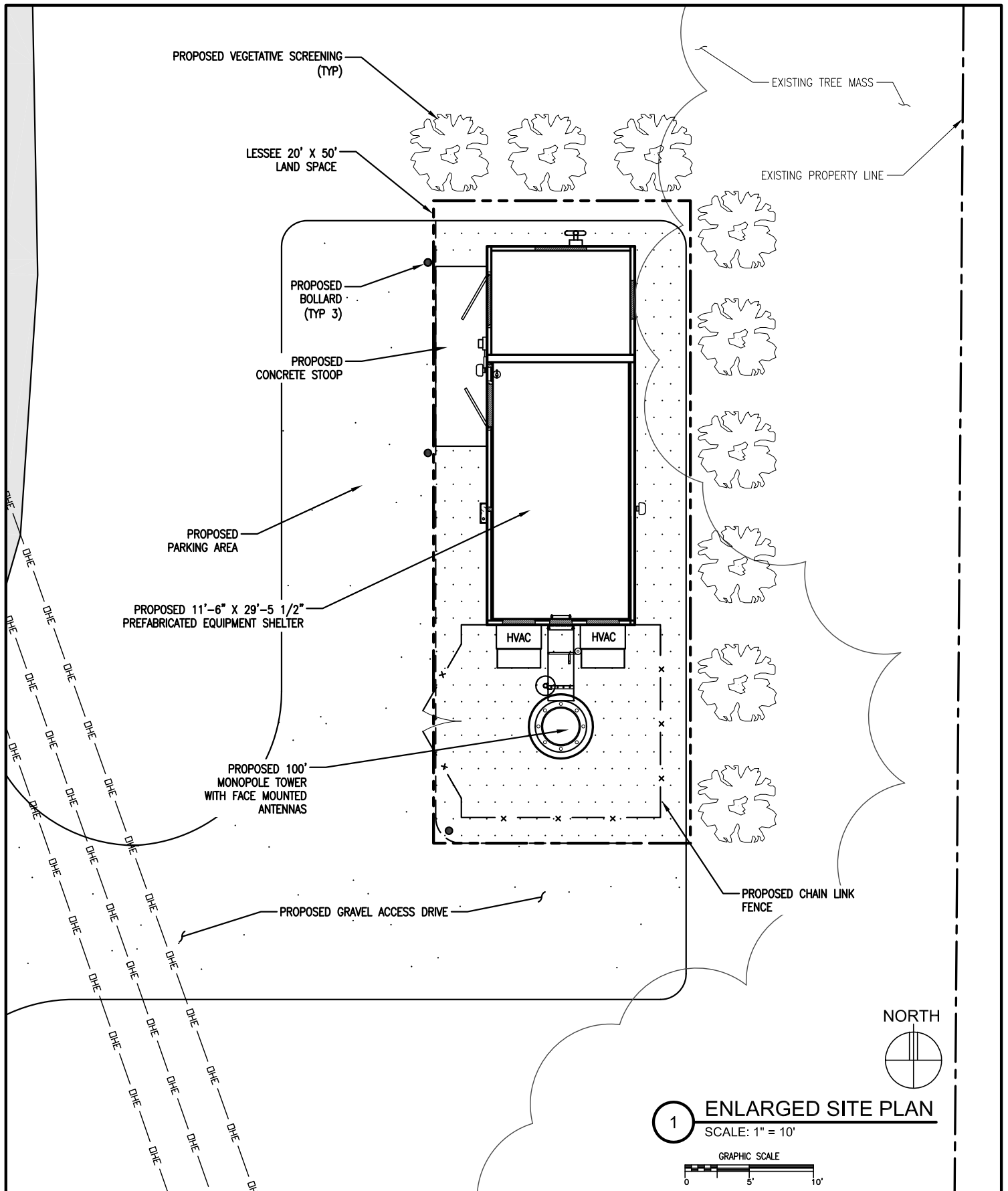
**VERIZON
WIRELESS**

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT: 20141122104
**MINC
TICKLE**
LANGLY COURT NORTH
LAKE ELMO, MN 55042

DRAWN BY: SJR
DATE: 02-10-15

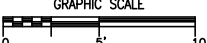
SS



1

ENLARGED SITE PLAN

SCALE: 1" = 10'



<div><div>DESIGN1</div><div>9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299</div><div>ROBERT J. DAVIS, AIA ARCHITECT</div></div>	<div><div>VERIZON WIRELESS</div><div>10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 (612) 720-0052</div></div>	<div><div>PROJECT: 20141122104 MINC TICKLE LANGLY COURT NORTH LAKE ELMO, MN 55042</div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
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VERIZON WIRELESS

MINC TICKLE NEW BUILD

PROJECT INFORMATION

SITE NAME: MINC TICKLE

SITE ADDRESS: 3303 LANGLEY COURT N
LAKE ELMO, MN 55042

COUNTY: WASHINGTON

LATITUDE: N 44° 59' 48.81" (NAD83)

LONGITUDE: W 92° 52' 49.87" (NAD83)

DRAWING BASED ON
SITE DATA FORM DATED: 03-19-15

OCCUPANCY: B

BUILDING TYPE: V-B

SITE AREA: 20' X 50' = 1000 S.F.

ROOF LOAD: LIVELOAD = 105 PSF

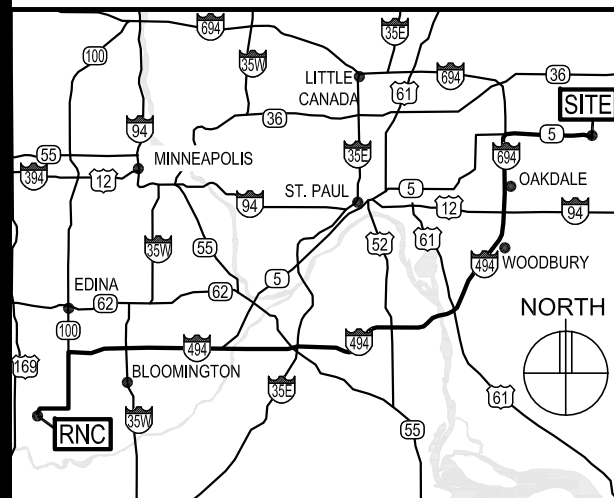
ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 04-28-15	ALL
B	ISSUED FOR PERMITTING 05-27-15	ALL
C	ISSUED FOR PERMITTING 06-18-15	ALL

SHEET INDEX

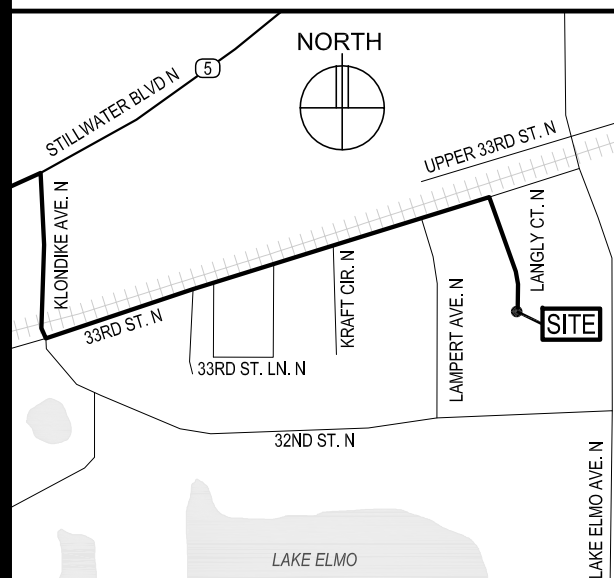
SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, AND SHEET INDEX
A-1	SITE PLAN, STANDARD DETAIL CHECKLIST
A-2	ENLARGED SITE PLAN
A-2.1	LANDSCAPE PLAN, AND DETAILS
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING SPECIFICATIONS
G-2	GROUNDING PLAN AND DETAILS
U-1	SITE UTILITY PLAN
	SURVEY

AREA MAP



DIRECTIONS FROM BLOOMINGTON RNC:
FROM NORTH BUSH LAKE ROAD, TURN RIGHT ONTO W 108TH ST/W OLD SHAKOPEE RD FOR 1.3 MILES. THEN TURN LEFT ONTO COUNTY RD 34/NORMANDALE BLVD. AFTER 3.4 MILES MERGE ONTO I-494 E/MN-5 E FOR 6.3 MILES. KEEP LEFT AT THE FORK TO CONTINUE ON I-494 E FOR 16.3 MILES. THEN CONTINUE ONTO I-694 N 3.2 MILES. TAKE EXIT 55 FOR MN-5. TURN RIGHT ONTO MN-5 E/34TH ST N AND GO 1.7 MILES. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO STILLWATER BLVD N. TURN RIGHT ONTO KLONDIKE AVE N. THEN TURN LEFT ONTO 33RD ST N. THEN A RIGHT ONTO LANGLEY CT N. SITE WILL BE ON THE LEFT, OPPOSITE OF THE EXISTING WATER TANK.

VICINITY MAP



VERIZON WIRELESS DEPARTMENTAL APPROVALS

	NAME	DATE
RF ENGINEER	MIHAELA OXLEY	04-29-15
OPERATIONS MANAGER	RON SIMMONS	04-29-15
CONSTRUCTION ENGINEER	STEVE COLLIN	04-30-15

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW		
<input type="checkbox"/> NO CHANGES.	<input type="checkbox"/> CHANGES NEEDED. SEE COMMENTS.	

CONTACTS

LESSOR / LICENSOR:	CITY OF LAKE ELMO 3800 LAVERNE AVE N LAKE ELMO, MN 55042 KYLE KLATT (651) 747-3911
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (612) 720-0052
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 1518 CHESTNUT AVE MINNEAPOLIS MN 55403 KELSEY LOOMIS (651) 779-3154
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
SURVEYOR:	WIDSETH SMITH NOLTING 610 FILLMORE STREET - PO BOX 1028 ALEXANDRIA, MN 56308-1028 320-762-8149
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	T.B.D.

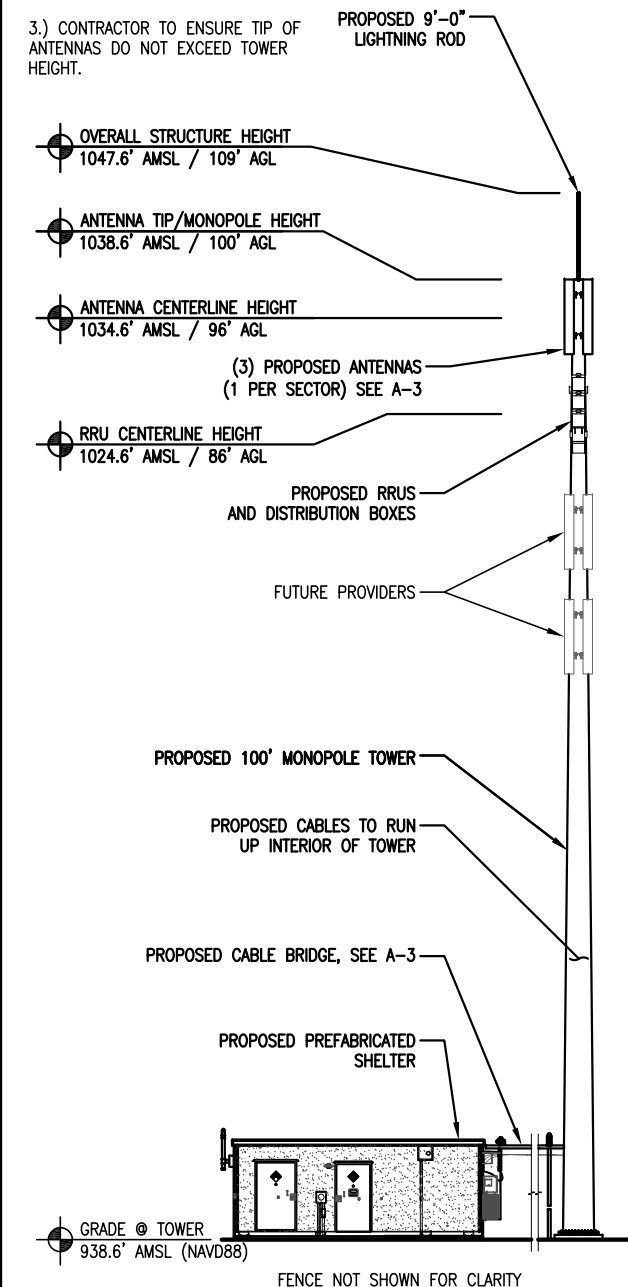
TOWER ELEVATION

NOTE:

1.) TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.

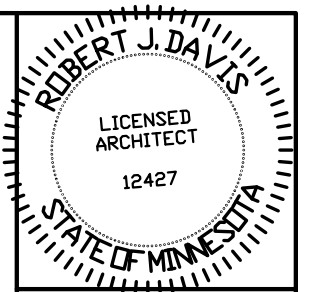
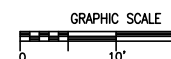
2.) TOWER FOUNDATION, SHELTER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.

3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



WEST ELEVATION

SCALE: 1" = 20'



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*

06-18-15
Date:

DESIGN 1

9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141122104
LOC. CODE #311232

MINC TICKLE

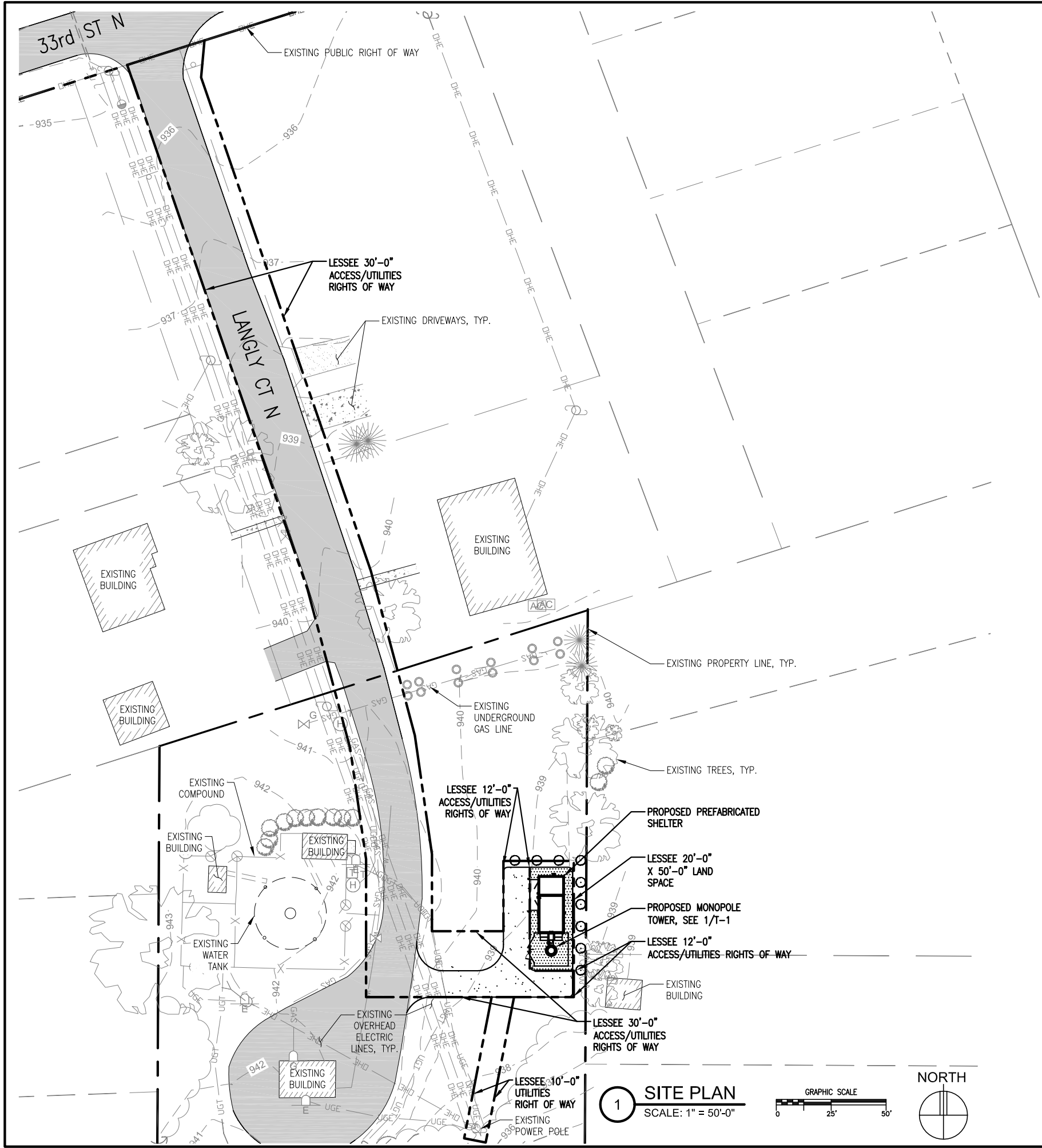
3303 LANGLEY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:

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DEPARTMENTAL APPROVALS
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

DRAWN BY:	DJS
DATE:	04-22-15
CHECKED BY:	CDB
REV. A	04-28-15
REV. B	05-27-15
REV. C	06-18-15

T-1

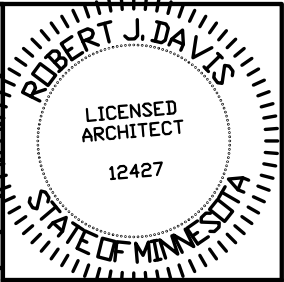


GENERATOR TYPE:
DIESEL

FROST DEPTH
DESIGN = 4'-0"

DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
SHELTER	PREFABRICATED EQUIPMENT SHELTER VZ12.16-4C-FB
1.1	BOLLARD DETAIL
2.1	FENCE SECTION
3.1	CABLE BRIDGE SECTION
4.1	CABLE BRIDGE ELEVATION
5.1	ROAD SECTION
6.1	GATE DETAIL
7.1	GPS MOUNTING DETAIL
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.1	ONE-LINE ELECTRICAL RISER DIAGRAM



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
06-18-15
Date:

DESIGN 1
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141122104
LOC. CODE #311232

MINC TICKLE

3303 LANGLY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:
SITE PLAN
SITE PHOTOS

DRAWN BY: DJS
DATE: 04-22-15
CHECKED BY: CDB
REV. A 04-28-15
REV. B 05-27-15
REV. C 06-18-15

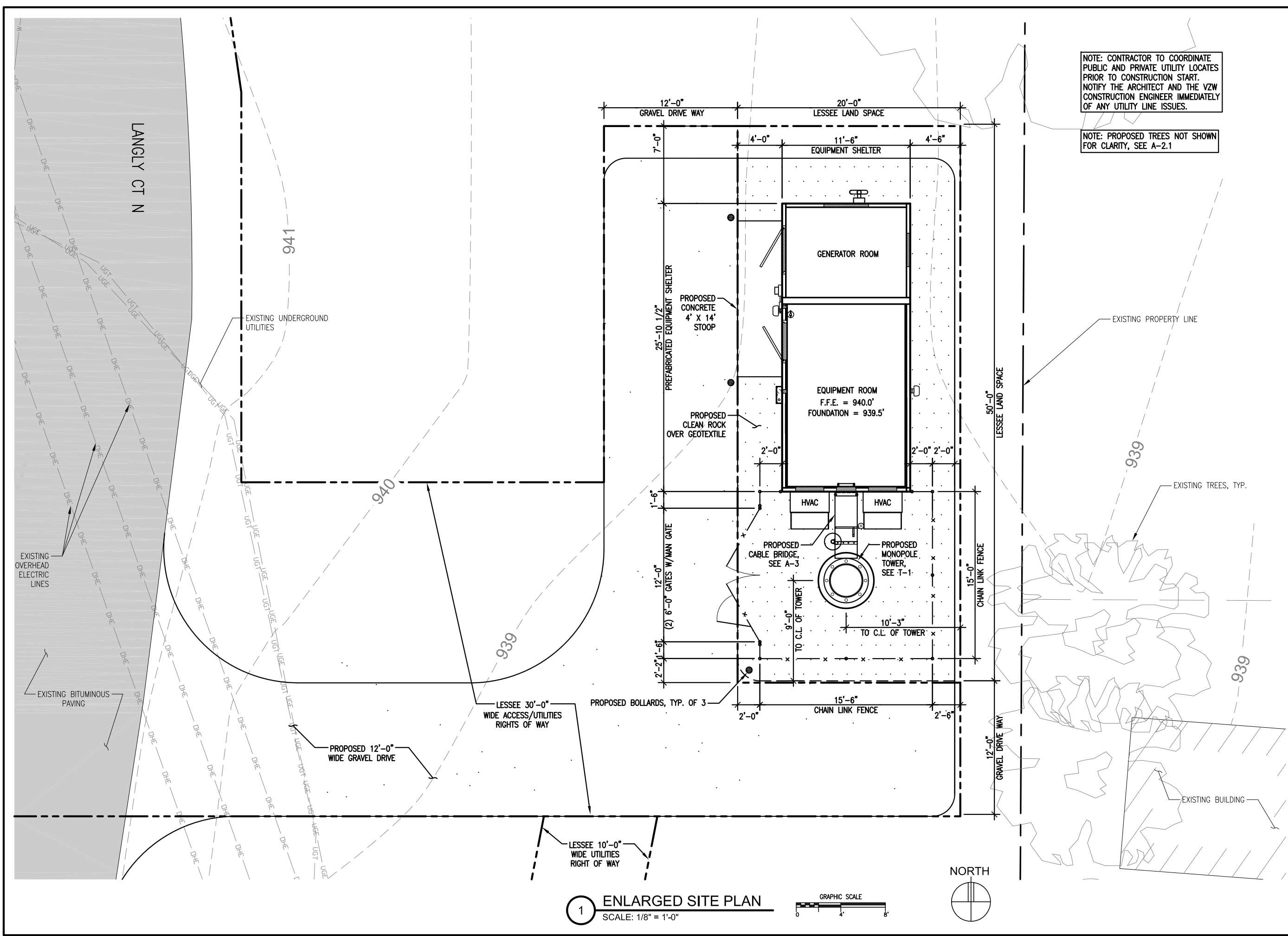
A-1



2 SITE PHOTO
SCALE: LOOKING SOUTH AT SITE

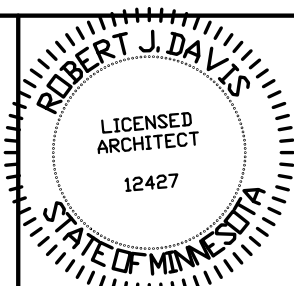


3 SITE PHOTO
SCALE: LOOKING NORTH AT SITE



NOTE: CONTRACTOR TO COORDINATE
PUBLIC AND PRIVATE UTILITY LOCATES
PRIOR TO CONSTRUCTION START.
NOTIFY THE ARCHITECT AND THE VZW
CONSTRUCTION ENGINEER IMMEDIATELY
OF ANY UTILITY LINE ISSUES.

NOTE: PROPOSED TREES NOT SHOWN
FOR CLARITY, SEE A-2.1



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**MINC
TICKLE**

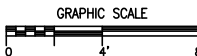
3303 LANGLEY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:
ENLARGED SITE PLAN

DRAWN BY:	DJS
DATE:	04-22-15
CHECKED BY:	CDB
REV. A	04-28-15
REV. B	05-27-15
REV. C	06-18-15

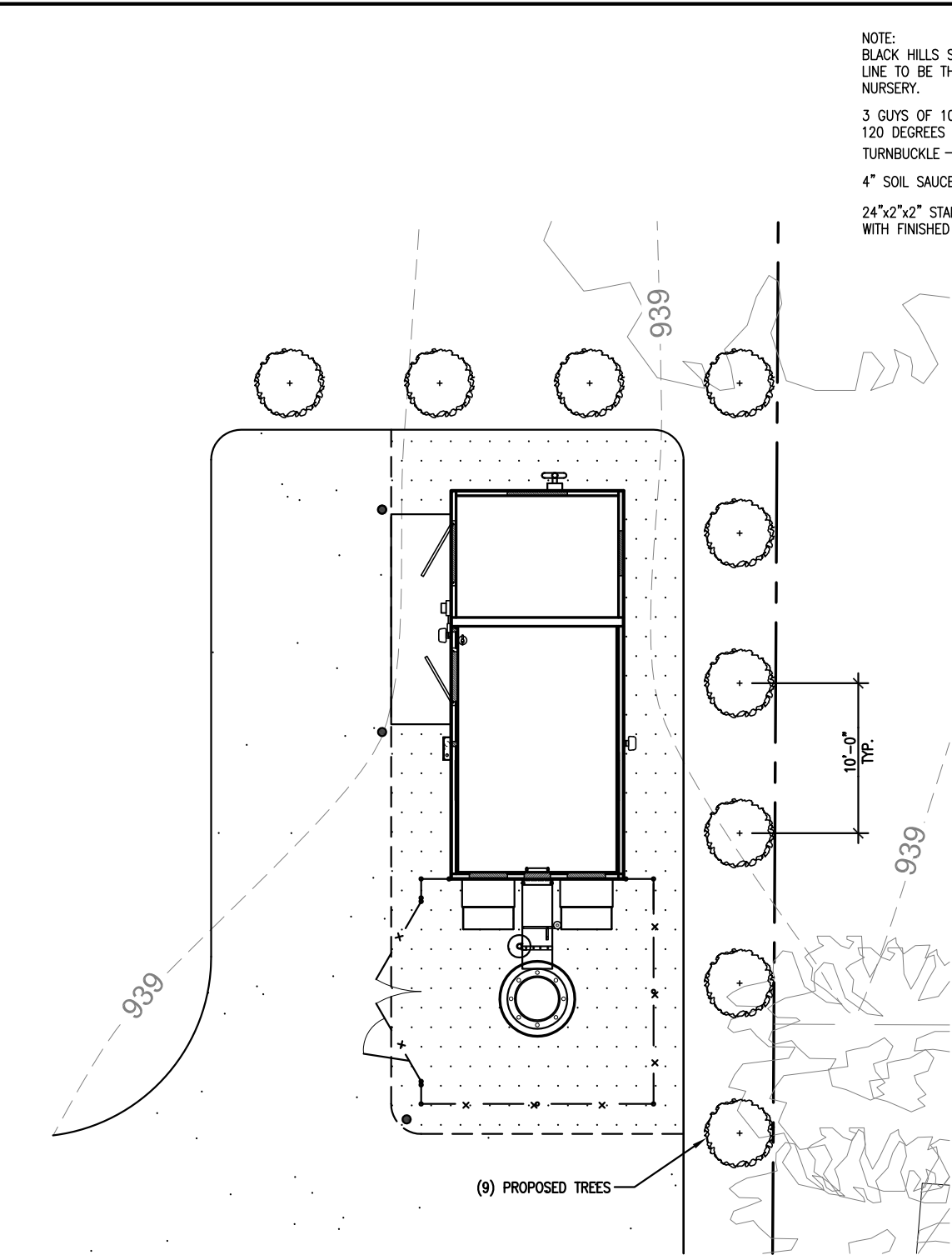
A-2

1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



NORTH





2 LANDSCAPING PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE KEY				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	MATURE SIZE
	9	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	H: 20'-25' W: 10'-12'

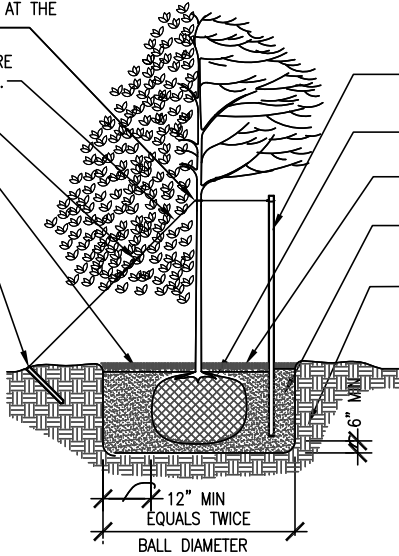
NOTE:
BLACK HILLS SPRUCE TREE - GROUND
LINE TO BE THE SAME AS EXISTED AT THE
NURSERY.

3 GUYS OF 10 GAUGE TWISTED WIRE
120 DEGREES APART AROUND TREE.

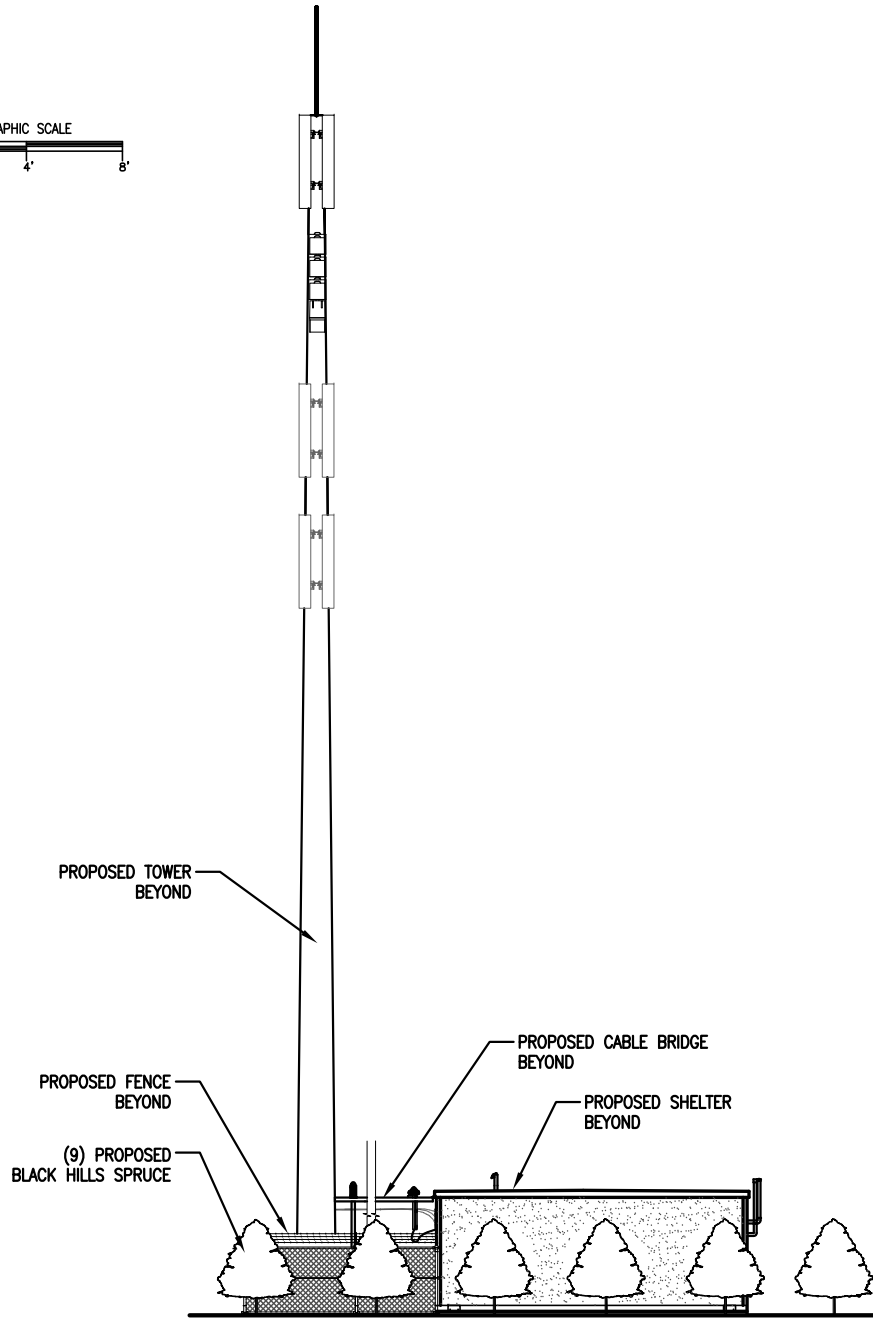
TURNBUCKLE

4" SOIL SAUCER

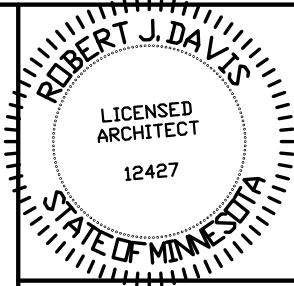
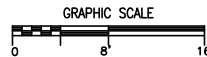
24"x2"x2" STAKE DRIVEN FLUSH
WITH FINISHED GRADE.



3 TREE DETAIL
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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Signed:
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WWW.DESIGN1EP.COM

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PROJECT
20141122104
LOC. CODE #311232

MINC
TICKLE

3303 LANGLY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:
LANDSCAPING PLAN
LANDSCAPING KEY
TREE DETAIL
ELEVATION

DRAWN BY: DJS
DATE: 04-22-15
CHECKED BY: CDB
REV. A 04-28-15
REV. B 05-27-15
REV. C 06-18-15

A-2.1

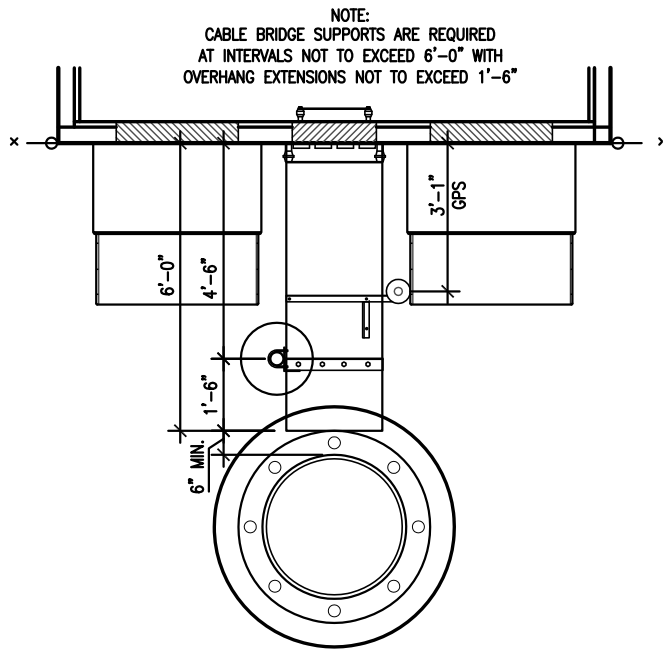
EXISTING ANTENNA KEY													EXISTING COAX KEY						
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT	QTY.	COAX TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIAMETER (INCH)	RUN (FEET)
"X" SECTOR	5°	1.1	TX/RX0	1	QUINTEL	QS8658-3	PCS +45	96"	100'	96'	2'	0'	1	RRU	ERICSSON	RRUS12 B2	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	5°	1.2	TX/RX1	-	-	2ND PORT	PCS -45	-	-	-	-	-							
	5°	1.3	TX/RX0	-	-	3RD PORT	700 +45	-	-	-	4'	0'	1	RRU	ERICSSON	RRUSB13	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	5°	1.4	TX/RX1	-	-	4TH PORT	700 -45	-	-	-	-	-							
	5°	1.5	TX/RX0	-	-	5TH PORT	850 (FUT)	-	-	-	4'	0'	1	RRU	ERICSSON	RRUSB5	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	5°	1.6	TX/RX1	-	-	6TH PORT	850 (FUT)	-	-	-	-	-							
	5°	1.7	TX/RX0	-	-	7TH PORT	AWS +45	-	-	-	2'	0'	1	RRU	ERICSSON	RRUS12 B4	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	5°	1.8	TX/RX1	-	-	8TH PORT	AWS -45	-	-	-	-	-							
"Y" SECTOR	125°	1.1	TX/RX0	1	QUINTEL	QS8658-3	PCS +45	96"	100'	96'	2'	0'	1	RRU	ERICSSON	RRUS12 B2	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	125°	1.2	TX/RX1	-	-	2ND PORT	PCS -45	-	-	-	-	-							
	125°	1.3	TX/RX0	-	-	3RD PORT	700 +45	-	-	-	4'	0'	1	RRU	ERICSSON	RRUSB13	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	125°	1.4	TX/RX1	-	-	4TH PORT	700 -45	-	-	-	-	-							
	125°	1.5	TX/RX0	-	-	5TH PORT	850 (FUT)	-	-	-	4'	0'	1	RRU	ERICSSON	RRUSB5	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	125°	1.6	TX/RX1	-	-	6TH PORT	850 (FUT)	-	-	-	-	-							
	125°	1.7	TX/RX0	-	-	7TH PORT	AWS +45	-	-	-	2'	0'	1	RRU	ERICSSON	RRUS12 B4	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	125°	1.8	TX/RX1	-	-	8TH PORT	AWS -45	-	-	-	-	-							
"Z" SECTOR	245°	1.1	TX/RX0	1	QUINTEL	QS8658-3	PCS +45	96"	100'	96'	3'	0'	1	RRU	ERICSSON	RRUS12 B2	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	245°	1.2	TX/RX1	-	-	2ND PORT	PCS -45	-	-	-	-	-							
	245°	1.3	TX/RX0	-	-	3RD PORT	700 +45	-	-	-	6'	0'	1	RRU	ERICSSON	RRUSB13	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	245°	1.4	TX/RX1	-	-	4TH PORT	700 -45	-	-	-	-	-							
	245°	1.5	TX/RX0	-	-	5TH PORT	850 (FUT)	-	-	-	6'	0'	1	RRU	ERICSSON	RRUSB5	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	245°	1.6	TX/RX1	-	-	6TH PORT	850 (FUT)	-	-	-	-	-							
	245°	1.7	TX/RX0	-	-	7TH PORT	AWS +45	-	-	-	3'	0'	1	RRU	ERICSSON	RRUS12 B4	ROSENBERGER HJ-712015		FROM DIST. BOX TO RRU
	245°	1.8	TX/RX1	-	-	8TH PORT	AWS -45	-	-	-	-	-							
ADDITIONAL:								RAD CENTER = 96"					18	JUMPER	ANDREW	LDF4-50	FOAM	1/2"	10'



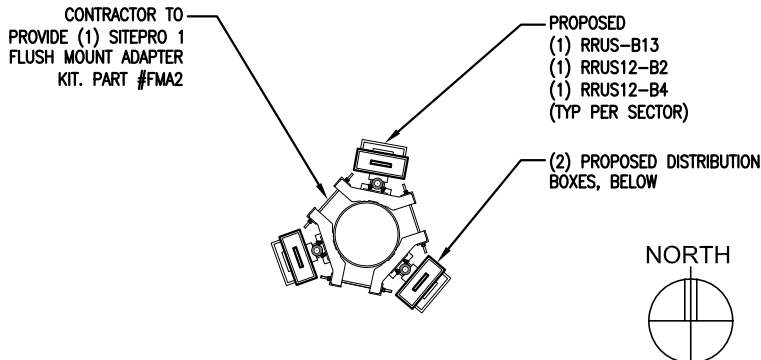
3 SITE PHOTO
SCALE: LOOKING EAST AT SITE

1 COAX KEY
SCALE: NONE

2 ANTENNA KEY
SCALE: NONE

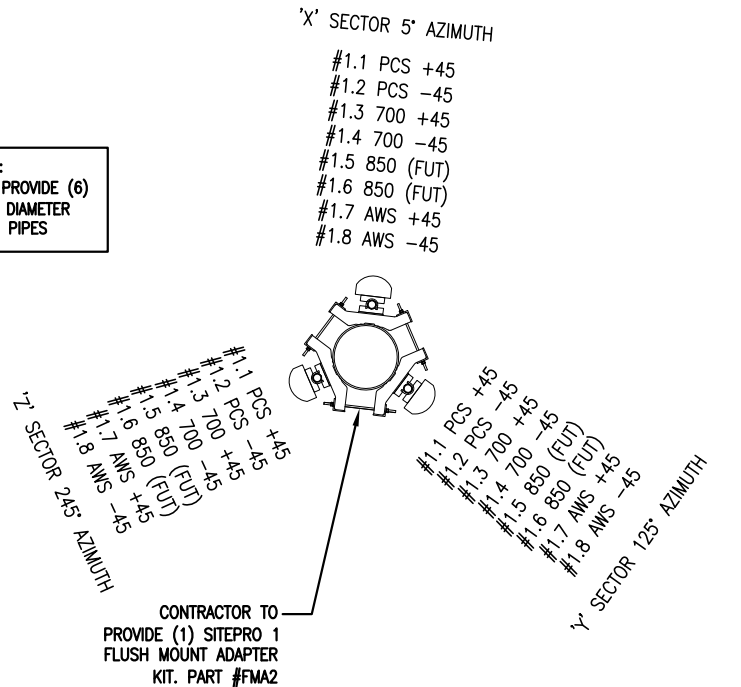


4 CABLE BRIDGE PLAN
SCALE: 1/4" = 1'-0"

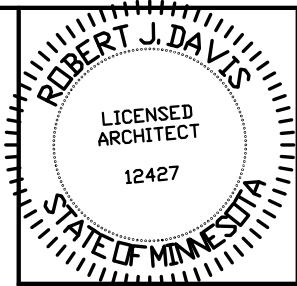


5 RRU MOUNTING DETAIL
SCALE: 3/16" = 1'-0"

NOTE:
CONTRACTOR TO PROVIDE (6)
8'-0" 2 1/2" DIAMETER
MOUNTING PIPES



6 ANTENNA MOUNTING DETAIL
SCALE: 3/16" = 1'-0"



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ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
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Date:

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PROJECT
20141122104
LOC. CODE #311232

MINC TICKLE

3303 LANGLEY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:
COAX, ANTENNA, & TTA KEY
CABLE BRIDGE PLAN
ANTENNA MOUNTING DETAIL

DRAWN BY: DJS
DATE: 04-22-15
CHECKED BY: CDB
REV. A 04-28-15
REV. B 05-27-15
REV. C 06-18-15

GENERAL CONDITIONS

00 0001 PERMITS

Construction Permit shall be acquired by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be acquired by the Contractor.

00 0002 SURVEY FEES

Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per "Request For Quote", (RFQ).

01 0010 INSURANCE & BONDS

Contractor is to furnish Insurance certificates for themselves and subcontractors. Contractor will provide any required Bonding. Contractor agrees to warranty the project for (1) one year after completion.

01 0400 SUPERVISION & COORDINATION

Contractor shall provide supervision throughout the Project, coordinating the work of the Subcontractors, and delivery & installation of Owner–furnished items. Contractor's responsibilities include arranging & conducting of Underground Utilities Locates. Contractor shall comply with municipal, county, state and/or federal codes, including OSHA.

01 0600 TESTING

Contractor is responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete Cylinders), and for Special Inspections.

01 2000 MEETINGS

Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect. Contractor is to attend a Pre–Construction Meeting of all parties involved, prior to the start of construction.

01 5100 TEMPORARY UTILITIES

Contractor shall maintain the job site in a clean and orderly fashion, providing temporary sanitary facilities, waste disposal, and security (fence area or trailer module).

01 5300 EQUIPMENT RENTAL

Contractor shall furnish equipment necessary to expedite work.

01 5900 FIELD OFFICES & SHEDS

Contractor shall provide security (fence area or trailer module) for tools and materials that remain overnight on site.

01 7000 CLEAN UP & CLOSE OUT

Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items listed on the Owner's Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted in red ink. **A full set of redlined drawings (As–Built) are to be given to the Architect at Job completion and submit "construction work complete memo" to Construction Engineer.**

01 8000 TRUCKS & MILEAGE

Contractor shall provide transportation for their own personnel.

01 8300 TRAVEL TIME & PER DIEM

Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site.

01 9200 TAXES

Contractor shall pay sales and/or use tax on materials and taxable services.

SITEWORK

02 1000 SITE PREPARATION Contractor is to mobilize within 7 calendar days of the Owner issuing a 'START' document. Contractor will immediately report to Architect if any environmental considerations arise. Site shall be scraped to a depth of 3" minimum to remove vegetative matter, and scrapings shall be stockpiled on site. Excess material to be disposed of in accordance with RFQ. A Perimeter Silt Fence is to be maintained for the duration of the work.

02 1100 ROAD IMPROVEMENT & CONSTRUCTION

Contractor shall furnish materials for, and install, a twelve foot (12') wide gravel roadway from the road access to the work area, for truck and crane access to site. Base course shall be 6" deep, 3"+ crushed rock, topped with 3" deep, 1½" crushed rock, topped with 3" deep MN Class 5 / IA Class A / ND Class 13 Aggregate, (3/4" minus with binder) or Driveway Mix. Contractor shall furnish & install culverts as necessary to prevent ponding or washing–out from normal surface runoff. Contractor shall obtain city, county, state and/or federal approvals for road approach and culvert work within or adjacent to right–of ways. Road shall be graded smooth, and edges dressed, at job completion.

02 2000 EARTHWORK & EXCAVATION

Excavation material shall be used for surface grading as necessary; excess to be stockpiled on site. Excess material to be disposed of in accordance with RFQ. For dewatering excavated areas, contractor shall utilize sock or sediment filter for filtering of water discharge.

02 5000 PAVING & SURFACING

Gravel paving shall be as described in 02 8000.

02 7800 POWER TO SITE

Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2–1/2" Schedule 40 PVC. (schedule 80 PVC under roads and drives) Cable to be 3/0 THWN CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) detectable ribbons; one each at 3" and 15" above conduit. Service shall be 200 amp, single phase, 120/240 volt. Service type shall be "General Time–Of–Day" if available, and meter base shall be approved by utility provider.

02 7900 TELCO TO SITE

Contractor shall provide 2" schedule 40 PVC conduit, (schedule 80 PVC under roads and drives) with 'large sweep' elbows & pull string for TELCO service as noted on plans. Cable to be fiber optic lines, source and provider T.B.D. Trenches shall be as in 02 7800.

02 8000 SITE IMPROVEMENTS

Areas bounded by fence and adjacent to shelter shall receive polyethylene geotextile, 200 mesh woven, topped with 3" deep 3/4" to 1 1/2" clean rock (no fines), raked smooth.

02 8001 FENCING

All fence materials and fittings shall be galvanized steel. Fence shall be 6'–0" high x 9 ga. X 2" chain link fabric, w/ 7 ga. bottom tension wire. Corner and Gate posts shall be 2 7/8" O.D. sch 40 steel pipe, driven 60" below grade. Line posts shall be 2 3/8" O.D. sch 40 steel pipe. Top Rails shall be 1 5/8" O.D. steel pipe. Gate frames shall be 1 5/8" O.D. welded pipe. Fence top shall be three (3) strands barbed wire to 7'–0" above grade, canted outward. Bracing shall be 3/8" truss rods and 1 5/8" O.D. pipe mid–rails at corners. Gate latch shall be commercial grade, "Cargo" or equal. Fabric shall extend to within 1" of finish grade. Fence enclosures shall be completed within 7 days of tower erecting.

02 8500 IRRIGATION SYSTEMS

N/A

02 9000 LANDSCAPING

Contractor to plant black hills spruce as shown on drawings. Contractor to restore turf areas damaged by construction by preparing soil, seeding & watering to maintain grass survival for 1 year.

CONCRETE

03 1000 CONCRETE FORMWORK

Concrete forms shall be dimension lumber, modular, or steel.

03 6000 GROUT

Contractor shall grout baseplates according to Tower Manufacturer drawings.

03 8000 TOWER FOUNDATION

Contractor shall arrange for delivery of anchors, and shall furnish and install materials per Tower Manufacturer Plans. Tower foundation concrete and reinforcing to be per tower manufacturer's specification, or 6% ±1% air entrained, 4,000 PSI @ 28 days, with Grade 60 (ASTM 615) reinforcing steel, whichever is greater. Contractor shall comply with the Owner's Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

03 8001 CATHODIC PROTECTION

N/A

03 8050 TRANSPORT AND ERECT TOWER/ANTENNA MOUNTS

Contractor shall schedule delivery of Owner–furnished Tower, and provide cranes for unloading and erecting. Contractor to furnish and install antenna mounts and handholes. Contractor shall ensure the existence of a 3/8" cable safety climb (DBI/Sala or equal) on the Tower.

03 9000 SHELTER FOUNDATION

Contractor shall furnish & install materials for Shelter foundation. Concrete shall be 6% ±1% air entrained, and 4,000 psi at 28 days. All reinforcing steel is to be Grade 60 (ASTM 615). Anchor bolts are furnished by Contractor. Contractor shall comply with the Owner's Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

03 9050 TRANSPORT AND SET SHELTER

Contractor shall provide crane(s) and/or truck for setting shelter per RFQ. Contractor shall install items shipped loose within shelter, including but not limited to: exterior light and sensor and buss bars.

MASONRY

04 0000 MASONRY

N/A

METALS

05 0000 METALS

Contractor will furnish and install structural and fabricated steel items not specifically furnished by Owner, and install Owner–furnished items. Structural steel shall be fabricated and erected per AISC specifications. Welding shall conform to AWS standards. Field welding shall be as shown on Shop Drawings, performed by AWS Certified Welders, and inspected as prescribed by the Structural Engineer. Steel shall be ASTM A992 OR A36, and 3/4" field bolts shall be A325. Temporary erecting bolts, clip hangers, and bracing shall be furnished by Contractor. Fabrications shall be shop welded if possible, and galvanized before delivery to site. Structural steel, and miscellaneous iron and steel, shall be hot dipped galvanized per ASTM A123 thickness grade 55. Fabricated iron and steel hardware shall be hot dipped galvanized per ASTM A153. Repair of damaged or uncoated galvanized surfaces shall be per ASTM A780.

Contractor shall ensure the existence of a 3/8" cable safety climb system (DBI/SALA or equal) on tower.

WOOD & PLASTICS

06 1000 ROUGH CARPENTRY

N/A

06 2000 FINISH CARPENTRY

N/A

THERMAL & MOISTURE

07 2000 INSULATION

N/A

07 2500 FIREPROOFING

N/A

07 3000 SHINGLES AND ROOFING TILES

N/A

07 5000 MEMBRANE ROOFING

N/A

07 6000 FLASHING AND SHEET METAL

N/A

DOORS AND HARDWARE

08 0000 DOORS AND HARDWARE

PREFAB: Door is furnished and installed by Prefab Manufacturer with 'Construction' key core.

FINISHES

09 2600 DRYWALL

N/A

09 5700 FLOOR COVERING

N/A

09 9000 PAINTING

Touchup paint construction related scrapes & scratches.

SPECIAL CONSTRUCTION

13 1250 WAVE GUIDE, (Coaxial Cables)

LDF4–50A = 1/2" nominal, .63 in. actual diameter; 5" min. bending radius; .15 lbs/ft
AVA5–50 = 7/8" nominal, 1.102 in. actual dia.; 10" min. bending radius; .30 lbs/ft
AVA7–50 = 1 5/8" nominal, 1.98 in. actual dia.; 15" min. bending radius; .72 lbs/ft

13 1260 CABLE BRIDGE

Cable bridge to be 24 inch wide, 12 gauge, 'grip strut' supported no more than 6'–0" on center by 3 1/2" steel pipe and 3" x 5" x 1/4" x 30" long angle. Cable bridge overhang extensions not to exceed 1'–6". Steel to be hot dipped galvanized.

13 1400 ANTENNA INSTALL

Contractor shall install Owner's antennas and feed lines during erecting. Contractor shall sweep coax lines for continuity and copies of results to be left in equipment room before leaving site.

MECHANICAL

15 4000 PLUMBING

N/A

15 5000 HVAC

PREFAB: Shelter is factory–equipped with two through–wall package units of 5–ton and 10 KW capacity.

ELECTRIC

16 5000 LIGHTING AND ELECTRICAL

Contractor shall perform work as described on the Electrical Plans. Contractor shall provide labor and materials as necessary to complete the work shown on plans.

16 6000 GROUNDING

Contractor shall make themselves familiar with and follow the current GROUNDING STANDARDS of VERIZON WIRELESS. Contractor shall perform work as shown on Grounding Plans. Any site–specific grounding issues not covered by the GROUNDING STANDARD are to be addressed by the Contractor to the Owner.

OWNER–FURNISHED EQUIPMENT & FEES

PREFABRICATED EQUIPMENT SHELTER
COAXIAL CABLES,
CABLE BRIDGE (FIRST 10')
ANTENNAS AND DOWNTILT BRACKETS
BUILDING PERMIT FEE
MATERIALS TESTING FEES
SPECIAL INSPECTIONS FEES
PLANTING TREES

CONTRACTOR–FURNISHED EQUIPMENT

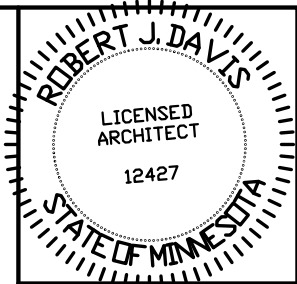
POWER TO SITE, TELCO TO SITE.
CONNECTORS, BOOTS, RELATED HARDWARE
ANTENNA FLUSH MOUNTS & HARDWARE

SCOPE OF WORK:

CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

SITE PREPARATION
SITE WORK AND ROAD CONSTRUCTION
SHELTER AND TOWER FOUNDATIONS
SITE GROUNDING
ELECTRICAL AND TELEPHONE SERVICES
ERECT TOWER AND SET SHELTER
INSTALL ANTENNAS & CABLES
CABLE BRIDGE
GRAVEL SURFACING AND FENCING
CONCRETE STOOP
PLANTING TREES

Contractor to compare drawings against Owner's "Request for Quote", (RFQ). If discrepancies arise, Contractor shall verify with Owner that the RFQ supersedes the drawings.



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ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
06-18-15
Date:

DESIGN1

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EDEN PRAIRIE, MN 55344
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VERIZON WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141122104
LOC. CODE #311232

MINC
TICKLE

3303 LANGLY COURT N
LAKE ELMO, MN 55042

SHEET CONTENTS:
OUTLINE SPECIFICATIONS

DRAWN BY:	DJS
DATE:	04-22-15
CHECKED BY:	CDB
REV. A	04-28-15
REV. B	05-27-15
REV. C	06-18-15

A-4

GENERAL GROUNDING NOTES:

An external buried ground ring (Lead 1) shall be established around the equipment shelter and tower foundations. Lead 1 shall be kept 24" from foundations; if foundations are less than 48" apart, keep Lead 1 centered between them. If the tower base is over 20'-0" from the equipment shelter, a separate Lead 1 shall be established around each foundation, and the two Lead 1s shall be bonded with two parallel leads at least 6 feet apart horizontally. Connections between the two Lead 1s shall be bi-directional.

All subgrade connections shall be by exothermic weld, brazed weld, or gas-tight UL467-listed compression fittings pre-filled with anti-oxidant compound. Subgrade connections shall not be 'cold galvanize' coated.

Lead 1 shall be #2 solid bare tin-clad (SBTC) copper wire buried at local frost depth. Lead 1 bends shall be minimum 24" radius. 'Whip' lead bends may be of 12" radius.

Ground rods shall be galvanized steel, 5/8"Ø, spaced ten feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 1/G1.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

When ground rods are not specified to be backfilled w/ Bentonite Slurry: If boulders, bedrock, or other obstructions prevent driving of ground rods, the Contractor will need to have drilling equipment bore a hole for ground rod placement. Hole to be backfilled w/ Bentonite Slurry.

When specified with slurried Bentonite encasement, drilling equipment will be need to be used to be bore a hole for ground rod placement. Slurry shall be made from pelletized material ("Grounding Gravel"); powdered Bentonite is not allowed. If boulders, bedrock, or other obstructions are found, Contractor shall drill to the specified depth and provide Bentonite encasements.

Above-grade connections shall be by lugs w/ two-hole tongues unless noted otherwise, joined to solid leads by welding (*T&B 54856BE "BROWN"*), self-threading (*RECOGNIZED, EM 2522DH.75.312*), or 10,000psi crimping (*BURNDY YA3C 2TC 14E2*). Surfaces that are galvanized or coated shall have coating(s) removed prior to bolting. Bolts shall be stainless steel with flat washers on each side of the connection and a lock washer beneath the fastening nut. Star-tooth washers shall be used between lug & dissimilar metal (copper-to-steel, etc) but are not required between tin-clad CU lugs & tin-clad CU bus bars. Lug tongues shall be coated with anti-oxidant compound, and excess compound wiped clean after bolting. The connection shall then be coated with cold-galvanizing compound, or with color-matching paint.

Ground bars exposed to weather shall be tin-clad copper, and shall be clean of any oxidation prior to lug bolting.

Galvanized items shall have zinc removed within 1" of weld area, and below lug surface contact area. After welding or bolting, the joint shall be coated with cold galvanizing compound.

Ground Bar leads

Ground bars are isolated electrically from tower bottoms and equipment shelters by their standoff mounts. Leads from each ground bar to the ground ring shall be a pair of #2 SBTC, each connected to Lead 1 bi-directionally with #2 SBTC 'jumpers'. Pairs of #2 SBTC may be required between ground bars. Leads shall be routed to ground bars as follows:

- * The Main Ground Bar (MGB), typically mounted inside on the equipment shelter 'back' wall.
- * The Entry Cable Port Ground Bars (ECPGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line grounds also attach to the ECPGBs.
- * The Transmission Line Ground Bar (TGB) mounted at the base of the tower to which the transmission line grounds are attached. Transmission line grounds also attach to the TGBs.

NOTE: Contractor shall confirm that TGBs exist at 75-foot vertical intervals on any guyed or self-support tower, and that transmission lines are grounded to each TGB. Only the bottom-most TGB is isolated from the tower steel frame; upper TGBs may use the tower steel frame as common ground, requiring no copper leads between TGBs.

#2 SBTC Whip leads

"Whip" leads shall connect the buried external ground ring to the following items:

Monopole Towers:

* Three whips to flanges on the monopole base, at least 90' apart. If none are provided, attach to the baseplate or consult tower manufacturer.

Self-Support Towers:

* Two whips to flange(s) on each tower leg base. If none are provided, attach to the baseplate or consult tower manufacturer.

Guyed Towers:

- * Two whips to flange(s) on the tower base. If none are provided, attach to the baseplate or consult tower manufacturer.
- * Establish a Lead 1 within the fence enclosure of each guy anchor, at least 40 foot perimeter and having 4 ground rods.
- * #2 SBTC leads shall extend up, and be clamped (bronze clamshell or equal), to any two guy wires. NEVER weld leads to the guy wires. The lead to the guy anchor 'hand' plate may be welded.

Fences:

- Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:
- * Each corner post.
 - * Each pair of gate posts.
 - * Any line post over 20'-0" from a grounded post.
 - * Each gate leaf to its respective gatepost using braided strap (3/4", tin-clad copper w/ lug ends).
 - * Fences around guy anchors shall be grounded in similar fashion.

Fuel tanks:

NEVER WELD to any fuel enclosure. NEVER penetrate the fuel containment. Metal tanks shall have one whip lead attached. Use an approved clamp or two-hole lug on an available flange.

Equipment Shelter and Other General Requirements:

- * Extend new Lead 21B up to shelter halo, remaking two-way connections as needed. Generator-equipped shelters have 6 such connections. Connections within the shelter shall be by compression; NEVER weld inside the shelter.
- * Each vertical support pipe of the exterior cable bridge. Bridge end shall be kept at least 6" from the tower structure. The cable bridge shall be jumpered to the vertical support pipes with #2 SBTC at each vertical support pipe.
- * Opposite corners of the roof shield over the equipment shelter.
- * Each HVAC unit shield, if separate (may be 'jumpered' to main roof shield).
- * Each HVAC package unit.
- * Commercial electric meter box.
- * Generator receptacle, if present.
- * Steel building skid, if shelter is metal frame.
- * Each air intake or exhaust fan vent louver.
- * Each generator vent hood or louver.
- * Generator exhaust stack, external.
- * Opposite corners of generator support frame, if separate from shelter.
- * Generator fuel tank, if separate from generator unit.
- * Host building rain gutter, downspouts, and roof flashings within 25 feet.
- * Telco MPOP (Main Point of Presence), if external to equipment shelter.
- * Within cable vaults, one each to the ladder and to the manhole rim.

Note: The door frame is connected to the interior ground halo, and need no separate connection to the external ground ring.

Inspection & Testing

Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

- ①--- #2 SBTC AROUND SHELTER, TOWER, OR GUY ANCHOR
- 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
- ⊙ TEST WELL PREFERRED LOCATION
- #2 SBTC 'WHIP' LEAD
- ⑤--- (2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
- ⑥ AC HVAC UNIT
- ②1B BC BUILDING CORNER
- ⑥ BO BOLLARD
- ⑥ CBS CABLE BRIDGE SUPPORT POST
- ⑥ FAN GUY ANCHOR PLATE
- ⑥ FP FENCE POST
- ⤿ GP GATE POST, 3/4" BRAID STRAP TO LEAF
- ⑥ GUY GUY WIRE, MECH. CLAMP ONLY – NO WELDS
- ⑥ HL HOOD OR LOUVER
- ⑥ HB OUTSIDE OF HOFFMAN BOX
- ⑥ EM COMMERCIAL ELECTRICAL METER
- ④ EL ELECTRICAL SERVICE GROUND
- ⑥ MU GENERATOR MUFFLER
- ⑥ RBR FOUNDATION REINFORCING
- ⑥ RS ROOF SHIELD
- ⑥ SB STEEL BEAM
- ⑥ SP STEEL POST
- ⑥ TEL HOFFMAN BOX
- ⑥ TWR TOWER BASE
- ⑥ VP DIESEL FUEL VENT PIPE

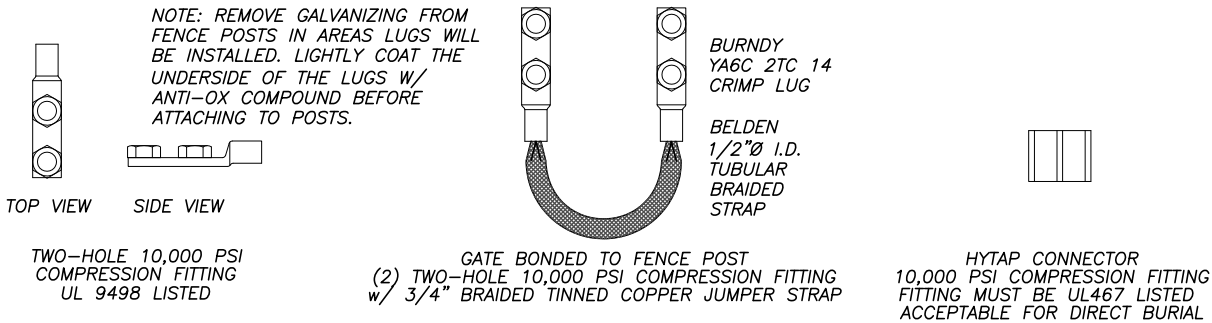
Note:

Contractor to provide #2 solid bare tin-clad (SBTC) copper wire lead from #1 ground ring to air conditioner & ice shield if provided by VZW.

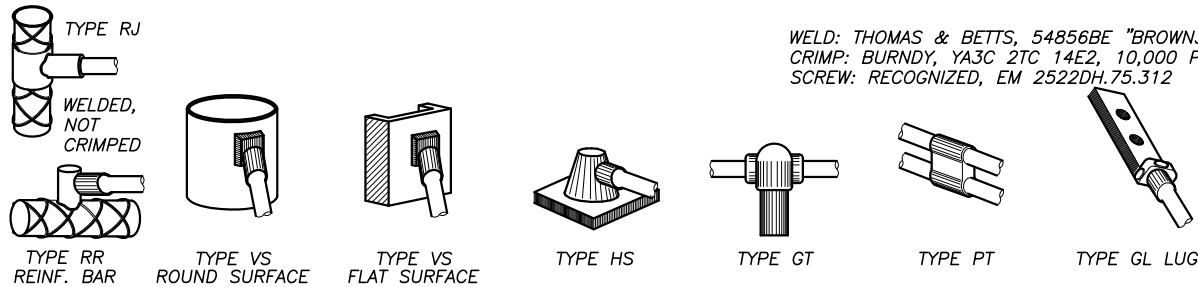
LEAD IDENTIFICATION & DESCRIPTION:

- 1 RING, EXTERNAL BURIED W/ RODS #2 SBTC
- 1A RING, CONCRETE ENCASED #2 SBTC
- 2 DEEP ANODE (TO IMPROVE OHMS) ROD OR PIPE
- 3 RING TO BLDG STL FRAME #2 SBTC
- 4 MAIN AC PANEL NEUTRAL BUS TO (2) GROUND
- RODS, ISOLATED FROM LEAD #1 NEC 250.66
- 5 RING TO GROUND BAR (2) #2 SBTC
- 6 RING TO EXT MTL OBJECT #2 SBTC
- 7 DEEP ANODE TO MGB NSTD33-9
- 8 AC PANEL TO WATER METER NEC 250.66
- 9 EXT WATER TO INT WATER PIPES NSTD33-9
- 10 INT WATER PIPE TO MGB NSTD33-9
- 11-12 NOT USED
- 13 AC PANEL TO MGB NSTD33-9
- 14 MGB/FGB TO BLDG STL FRAME #2/0 I-STR
- 14C MGB/FGB TO ROOF/WALL MTL PNL #1/0 I-STR
- 15 MGB/FGB TO FGB-HE SAME FLOOR #2/0 I-STR
- 16 NOT USED
- 16A ECPGB TO CABLE ENTRY RACK #1/0 I-STR
- 17 MGB TO CABLE SHIELDING #6 I-STR
- 17A ECPGB TO CABLE SHIELDING #6 I-STR
- 17B MGB/FGB TO F-0 SPLICE SHELF #1 I-STR
- 18 LOWEST MGB/FGB TO HIGHEST FGB #2/0 I-STR
- 19 LEAD 18 TO OTHER FGBs, <6' #2/0 I-STR
- 20 MGB/FGB TO BRANCH AC PNL #6 I-STR
- 20A NEAREST GRND TO DISCONNECT PNL NEC 250.66
- 20B GWB TO AC DISTR PNL #6 I-STR
- 21 MGB/FGB TO INT HALO #2 I-STR
- 21A INTERIOR 'GREEN' HALO #2 I-STR
- 21B INT HALO TO EXT RING #2 SBTC
- 21C INT HALO TO EQUIPMENT MTL #6 I-STR
- 22 ROOF TOWER RING TO ROOF GRND NFPA 780
- 23 MGB/FGB TO ECPGB, SAME FLOOR #1 I-STR
- 23A MGB/FGB TO CXR-HF LINR PROT #6 I-STR
- 24 ECPGB TO EACH PROTECTOR ASSEMBLY #6 I-STR
- 24A LOWER PROT ASSY TO UPPER #6 I-STR

- 25 RING TO NEAREST LIGHTNING ROD #2 SBTC
- 26 LGHTNG ROD SYS TO NEARBY MTL NFPA 780
- 27 RING TO TOWER RING (2) #2 SBTC
- 28 RING TO SHELTER RING (2) #2 SBTC
- 29 BRANCH AC PNL TO BTTY CHG FRM NSTD33-11
- 30 BRANCH AC PNL TO OUTLETS NSTD33-11
- 31 MGB/FGB TO PWR, BTTY FRAMES #2/0 I-STR
- 32 #31 TO BATTERY CHARGER FRAME #6 I-STR
- 33 #31 TO BATTERY RACK FRAME #6 I-STR
- 34 #31 TO PCU FRAME #6 I-STR
- 35 #31 TO DSU FRAME #6 I-STR
- 36 #31 TO PDU FRAME #6 I-STR
- 37 MGB/FGB TO BTTY RETURN NSTD33-14.5
- 37A MGB/FGB TO RTN TERM CARR SUPP #6 I-STR
- 38 FGB TO PDU GB #750MCM I-STR
- 38A FGB TO PDU GB CARRIER SUPPLY #2/0 I-STR
- 39 DC BUS DUCT TO NEXT SECTION #6 I-STR
- 40 DC BUS DUCT TO MGB/FGB #6 I-STR
- 41A MGB/FGB TO #58 #2/0 I-STR
- 42-44 NOT USED
- 45 MAIN AC PNL TO BRANCH AC PNL NSTD33-11
- 46 BRANCH AC PNL TO DED OUTLET NSTD33-11
- 47 FGB TO INTEG FRM #2 I-STR
- 48 LEAD #31 TO INTEG FRM #6 I-STR
- 49 INTEG FRM TO EQUIP SHELF BY FASTENERS
- 50 PDU BTTY RET TO #51 #2/0 I-STR
- 51 #50 TO TRANS FRM ISO DC PWR #6 I-STR
- 52 TRANS FRM FUSE TO FRM OR BAR #8 I-STR
- 53A MGB/FGB TO PDF/BDFB NSTD33-22
- 54 MGB/FGB TO STATIC DEVICES #6 I-STR
- 55 MGB/FGB TO CABLE AT ENTRY #6 I-STR
- 56 MGB/FGB TO AC PWR RADIO XMTTR #6 I-STR
- 57A MGB/FGB TO CBL GRID/RUNWAY #2/0 I-STR
- 58A #41A TO AISLE FRAME #2 I-STR
- 59A #58A TO EACH SGL FRAME GRND #6 I-STR
- 60-89 NOT USED
- 90 GENERATOR FRAME TO EXT RING #2 SBTC



2 COMPRESSION CONNECTOR DETAILS
SCALE: NONE



1 EXOTHERMIC WELD DETAILS
SCALE: NONE

ROBERT J. DAVIS

LICENSED ARCHITECT

12427

STATE OF MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*

06-18-15

Date:

DESIGN1

9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

PROJECT

20141122104

LOC. CODE #311232

MINC TICKLE

3303 LANGLY COURT N

LAKE ELMO, MN 55042

SHEET CONTENTS:

GROUNDING NOTES

DRAWN BY:

DJS

DATE:

04-22-15

CHECKED BY:

CDB

REV. A

04-28-15

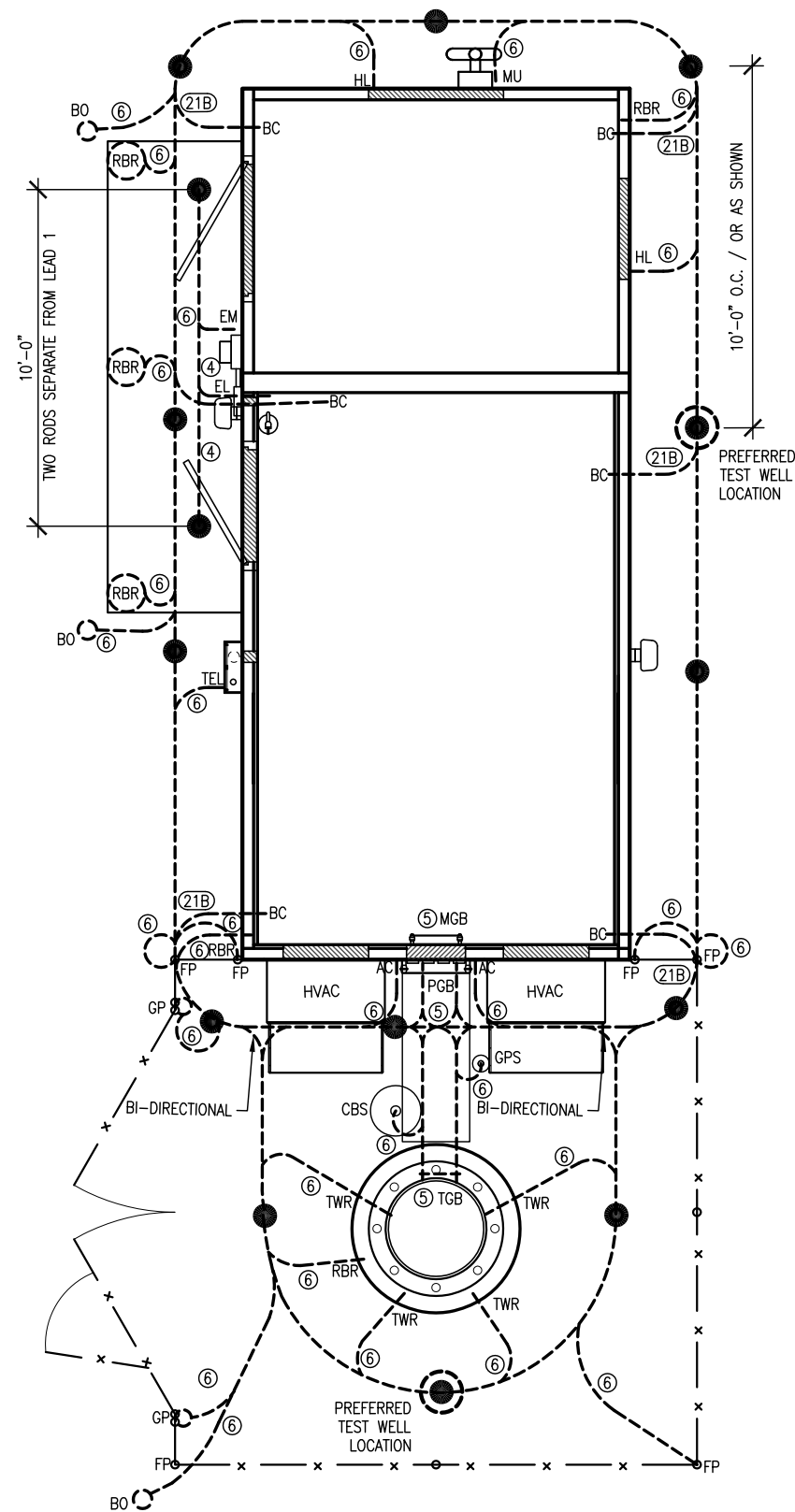
REV. B

05-27-15

REV. C

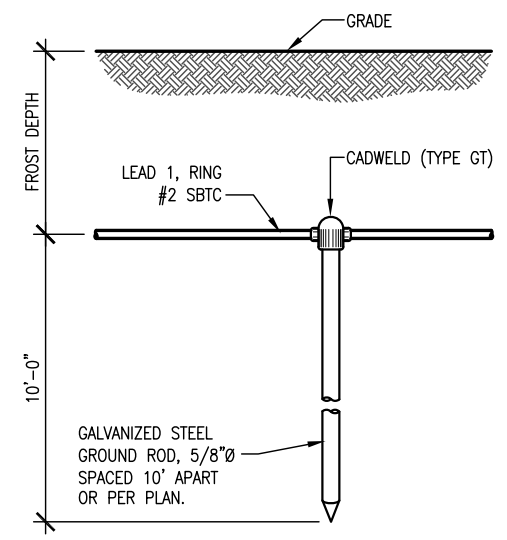
06-18-15

G-1

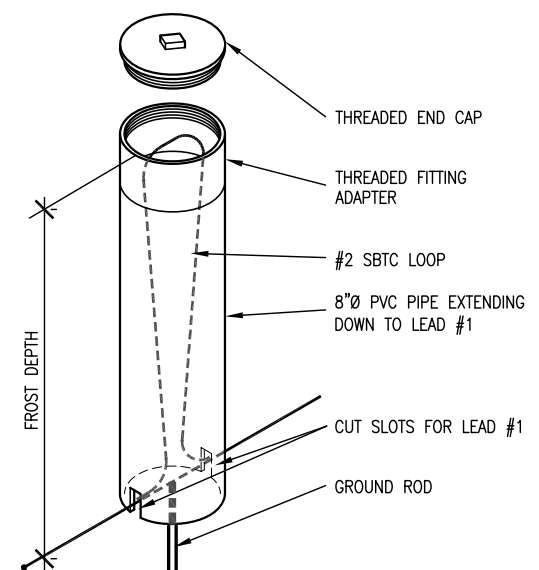


NOTE: CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOT BE LESS THAN 12" RADIUS

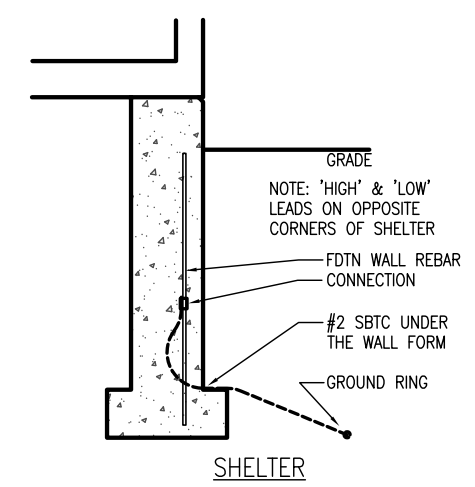
1 GROUNDING PLAN
SCALE: NONE



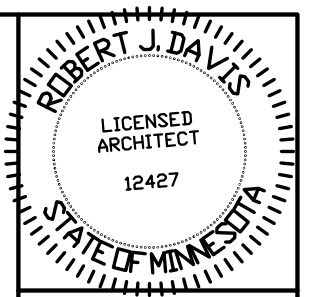
2 GROUND ROD DETAIL
SCALE: 1/2" = 1'-0"



3 TEST WELL DETAIL
SCALE: 3/4" = 1'-0"



4 REBAR GROUNDING
SCALE: 3/8" = 1'-0"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 06-18-15

DESIGN 1
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SITE SURVEY

PROPERTY DESCRIPTION: (per U.S. Title Solutions File No. 50772–MN1503–5030, effective date 3/11/15.)

Certificate of Title No. 10707 and Deed Instrument Number 17153 legal description is as follows:

The East One Hundred Ninety–four and Sixty–five One Hundredths (194.65) feet of Lot Six (6), Block Two (2), Lake Elmo Park, as surveyed and platted and now on file and of record in the Office of the Register of Deeds of Washington County, Minnesota.

SCHEDULE “B” EXHIBITS: (per U.S. Title Solutions File No. 50772–MN1503–5030, effective date 3/11/15.)

1–6.)Not related to the survey.

7.) Regulating and Measuring Station Easement by City of Lake Elmo to Northern States Power Company, a Minnesota Corporation, d/b/a Xcel Energy, dated 12/20/2005 recorded 1/13/2006 in Instrument No.1164090.

This easement does affect the surveyed area and is as shown on the survey.

8.) Map – Lake Elmo Park recorded 3/8/1911 in book 109 page 227.

The plat of LAKE ELMO PARK is as shown on the survey.

9.) Memorandum of Agreement between The City of Lake Elmo, a Minnesota municipal corporation and APT Minneapolis, Inc., a Delaware corporation dated 3/21/2000 recorded 3/29/2005 in Instrument No. 1155667.

This Memorandum of Agreement describes a lease over part of the property described above. No specific lease areas or easements were described in the document and this document is not shown on the survey.

LAND SPACE DESCRIPTION:

That part of Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet to the Point of Beginning of the land space to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 20.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 20.00 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the Point of Beginning.

ACCESS & UTILITIES RIGHTS OF WAY DESCRIPTION:

A 12.00 foot wide right of way for ingress, egress and utility purposes over, under and across Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 6.00 feet to the Point of Beginning of the centerline to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 26.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 9.00 feet to a point hereinafter referred to as Point “A”; thence continue North 0 degrees 00 minutes 00 seconds East, a distance of 47.00 feet and said centerline there terminating.

TOGETHER WITH

A 30.00 foot wide right of way for ingress, egress and utility purposes over, under and across said Lot 6, Block 2, LAKE ELMO PARK and Tracts D, E and F, Registered Land Survey Number 95, according to the recorded plats thereof said Washington County, the centerline of said right of way is described as follows:

Beginning at the previously described Point “A”; thence North 90 degrees 00 minutes 00 seconds West, a distance of 53.57 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 48.95 feet; thence North 8 degrees 11 minutes 44 seconds West, a distance of 52.68 feet; thence North 14 degrees 58 minutes 28 seconds West, a distance of 76.14 feet; thence North 18 degrees 58 minutes 45 seconds West, a distance of 240.22 feet to a point hereinafter referred to as Point “B”; thence continue North 18 degrees 58 minutes 45 seconds West, a distance of 12.75 feet to the southeasterly right of way line of 33rd Street North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said southeasterly right of way line of 33rd Street North.

TOGETHER WITH

A 30.00 foot wide right of way for ingress, egress and utility purposes over, under and across said Tracts D and E, the centerline of said right of way is described as follows:

Beginning at the previously described Point “B”; thence North 5 degrees 10 minutes 48 seconds East, a distance of 13.83 feet to said southeasterly right of way line of 33rd Street North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said southeasterly right of way line of 33rd Street North.

UTILITIES RIGHT OF WAY DESCRIPTIONS:

A 10.00 foot wide right of way for ingress, egress and utility purposes over, under and across Lot 6, Block 2, LAKE ELMO PARK, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of Lot 3, said Block 2; thence South 0 degrees 18 minutes 38 seconds West along the East line of said Lot 6, a distance of 7.52 feet; thence North 89 degrees 41 minutes 22 seconds West, a distance of 5.48 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 6.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 26.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 9.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 3.38 feet to the Point of Beginning of the centerline to be described; thence South 11 degrees 00 minutes 29 seconds West, a distance of 82.00 feet and said centerline there terminating.




SITE NAME:
MINC TICKLE

Washington County, MN

No.	Date	REVISIONS			By	CHK APPD
FIELD WORK: 4/2/15		CHECKED BY: SMK		DRAWN BY: JMB/SMK		

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

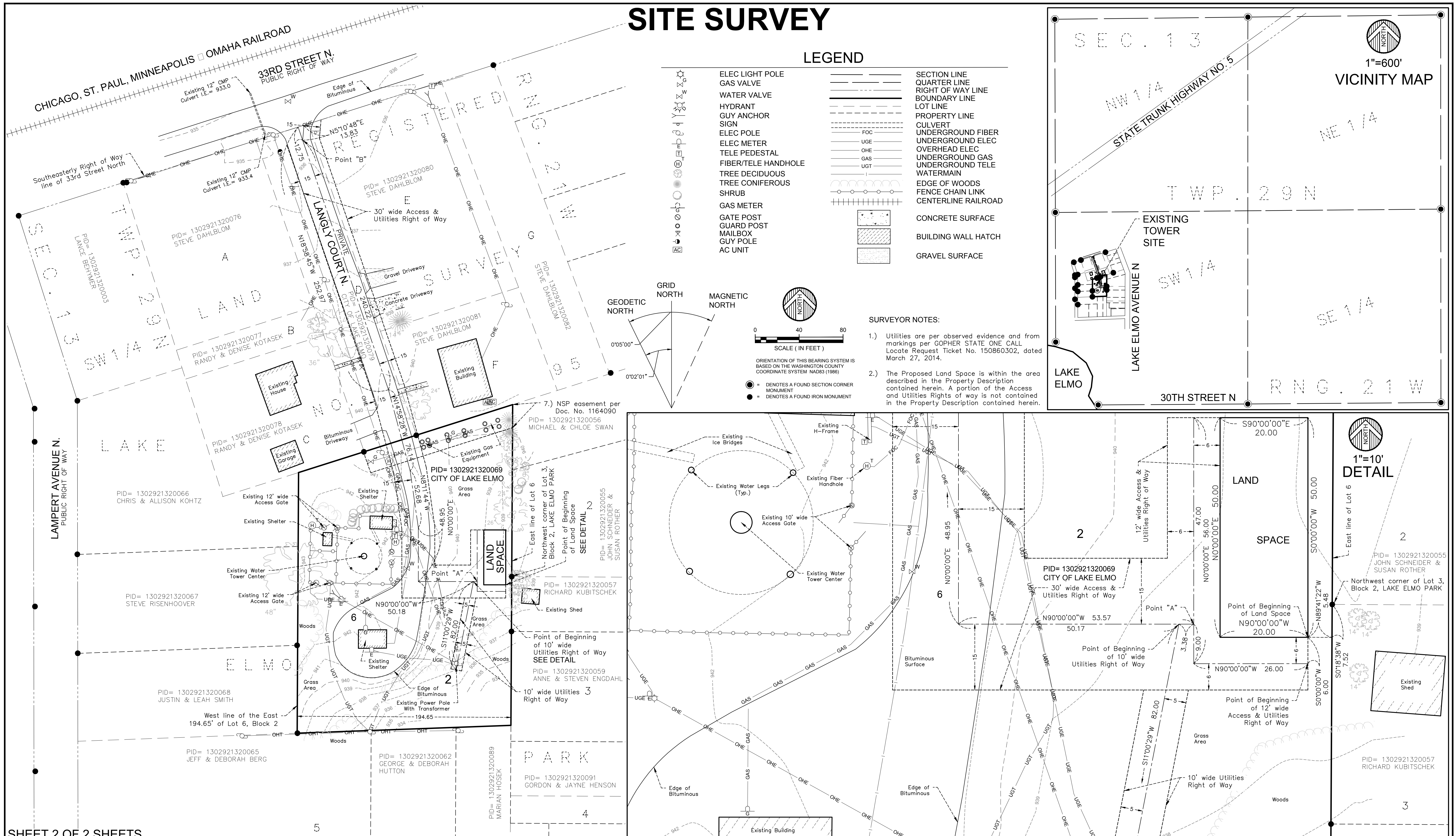
SIGNATURE:  SHAWN M. KUPCHO, L.S.
DATE: 6/3/15 LICENSE # 49021

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"
0494A1618.000



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

SITE SURVEY



SITE NAME:
SITE NUMBER:
ATTY/DATE

LAND LEASE AGREEMENT

This Agreement, made this _____ day of _____, 20____ between _____ with its principal offices located at _____, hereinafter designated LESSOR and _____ d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the Property), located at [ADDRESS]_____, [MUNICIPALITY]_____, [COUNTY]_____, [STATE]_____, and being described as a _____' by _____' parcel containing square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a _____ (') foot wide right-of-way extending from the nearest public right-of-way, _____, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof. The Property is also shown on the Tax Map of the City of _____ as Block _____, Lot _____ and is further described in Deed Book _____ at Page _____ as recorded in the Office of _____.

In the event any public utility is unable to use the Rights of Way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of _____ Dollars (\$_____) to be paid in equal monthly installments on the first day of the month, in advance, to _____ or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below. The Agreement shall commence based upon the date LESSEE commences installation of the equipment on the Premises. In the event the date of commencing installation of equipment is determinative and such date falls between the 1st and 15th of the month, the Agreement shall

commence on the 1st of that month and if such date falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either of the foregoing or _____, if applicable, being the "Commencement Date"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date in the event the Commencement Date is based upon the date LESSEE commences installation of the equipment on the Premises. In the event the Commencement Date is the fixed date set forth above, there shall be no written acknowledgement required. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after the Commencement Date or after a written acknowledgement confirming the Commencement Date, if such an acknowledgement is required. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and no written acknowledgement confirming the Commencement Date is required, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 1, and if the Commencement Date is January 1 and a required written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. EXTENSION RENTALS. The annual rental for the first (1st) five (5) year extension term shall be increased to _____ Dollars (\$_____); the annual rental for the second (2nd) five (5) year extension term shall be increased to _____ Dollars (\$_____); the annual rental for the third (3rd) five (5) year extension term shall be increased to _____ Dollars (\$_____); and the annual rental for the fourth (4th) five (5) year extension term shall be increased to _____ Dollars (\$_____).

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extensions shall be collectively referred to herein as the "Term".

7. TAXES. LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of the LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that

LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from the LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the access easement). All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that

any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

10. INSURANCE.

- a. Notwithstanding the indemnity in section 10, the Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.
- b. LESSEE will maintain at its own cost;
 - i. Commercial General Liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence
 - ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$1,000,000) per occurrence
 - iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

LESSEE will include the LESSOR as an additional insured on the Commercial General Liability and Auto Liability policies.

- c. LESSOR will maintain at its own cost commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence. LESSOR will include the LESSEE as an additional insured.
- d. In addition, LESSOR shall obtain and keep in force during the Term a policy or policies insuring against loss or damage to the Building with a commercially reasonable valuation, as the same shall exist from time to time without a coinsurance feature. LESSOR's policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and earthquake unless required by a lender or included in the base premium), including coverage for any additional costs resulting from debris removal and reasonable amounts of coverage for the enforcement of any ordinance or law regulating the reconstruction or replacement of any undamaged sections of the Building required to be demolished or removed by reason of the enforcement of any building, zoning, safety or land use laws as the result of a covered loss, but not including plate glass insurance.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 29, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to LESSOR.

13. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in

accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws (as defined in Paragraph 33 below). If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

15. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 14 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 14 and this Paragraph 15, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 14 shall equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

16. RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale of the Property for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than LESSEE, or (ii) to grant to

a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

19. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties or in a written acknowledgment in the case provided in Paragraph 3. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State in which the Property is located.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the

LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. LESSEE may sublet the Premises within its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

23. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR:

LESSEE:

d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

24. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

25. SUBORDINATION AND NON-DISTURBANCE. *Delete the first sentence of this paragraph if SNDAs for all existing encumbrances are obtained prior to Lease execution.* LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser")

acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Agreement, (2) fulfill LESSOR's obligations under the Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

26. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

27. DEFAULT.

- a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.
- b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and

until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within five (5) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than five (5) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such five (5) day period and thereafter diligently pursued to completion.

28. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

29. ENVIRONMENTAL.

- a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the specific activities of LESSEE in the Premises.
- b. LESSOR shall hold LESSEE harmless and indemnify LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions,

forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSEE; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by LESSEE.

30. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

31. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by

reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority.

32. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

33. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

34. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

35. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

By: _____

WITNESS

WITNESS

Its: _____

Date: _____

LESSEE:

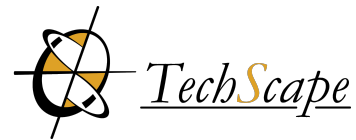
By: _____

Its: _____

Date: _____

Exhibit "A"

(Sketch of Premises within Property)



323 Cedar Street North
Chaska, MN 55318

June 18, 2015
Kyle Klatt, Planning Director
City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 5504

Re: Verizon Wireless Request to Lease City Property
Ideal Avenue Water Tank #2
Site Address: 3445 Ideal Avenue, Lake Elmo MN
Verizon Site: MIN BALROG

Dear Mr. Klatt,

Please accept this letter as an official request on behalf of Verizon Wireless to enter into a Lease Agreement with the City of Lake Elmo to install wireless antennas and associated ground equipment at the above referenced property.

The City has been provided with the following documentation in order to review this request:

- Verizon Lease Agreement Template
- Preliminary Construction Drawings Dated 6-4-2015
- Limited Waiver of Use Restriction and Consent to Lease
- Lease Exhibit Dated 6-9-2015
- Site Sketch Dated 4-23-2015
- Final Survey Dated 6-15-2015

We have been in contact with City staff over the last six months. On 9 February 2015 Verizon performed a site walk with City staff to determine equipment configuration and overall construction feasibility of the proposed site.

At this time, we request inclusion on the 7 July 2015 City Council agenda in order to obtain official approval from the City to engage in lease negotiations.

My firm, representing KGI and Verizon Wireless, will continue to be your point-of-contact throughout this process and we look forward to working with the City.

Very sincerely,

Karyn O'Brien, President
kobrien@techscapewireless.com
952.288.8130

LAND SPACE DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West of the Fifth Principal Meridian, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 49 seconds East along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 786.16 feet; thence South 0 degrees 19 minutes 11 seconds East, a distance of 398.77 feet to the Point of Beginning of the land space to be described; thence South 6 degrees 13 minutes 36 seconds East, a distance of 36.00 feet; thence South 83 degrees 46 minutes 24 seconds West, a distance of 18.00 feet; thence North 6 degrees 13 minutes 36 seconds West, a distance of 36.00 feet; thence North 83 degrees 46 minutes 24 seconds East, a distance of 18.00 feet to the Point of Beginning.

ACCESS AND UTILITIES RIGHTS OF WAY DESCRIPTION:

A 20.00 foot wide right of way for ingress, egress and utility purposes over, under and across the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West of the Fifth Principal Meridian, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 49 seconds East along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 786.16 feet; thence South 0 degrees 19 minutes 11 seconds East, a distance of 398.77 feet; thence South 6 degrees 13 minutes 36 seconds East, a distance of 36.00 feet; thence South 83 degrees 46 minutes 24 seconds West, a distance of 28.00 feet to the Point of Beginning of the centerline to be described; thence North 6 degrees 13 minutes 36 seconds West, a distance of 58.24 feet to a point hereinafter referred to as Point "A"; thence South 89 degrees 44 minutes 18 seconds West, a distance of 139.88 feet; thence South 87 degrees 27 minutes 02 seconds West, a distance of 171.51 feet; thence South 77 degrees 41 minutes 08 seconds West, a distance of 151.82 feet; thence South 88 degrees 59 minutes 10 seconds West, a distance of 69.01 feet; thence North 22 degrees 59 minutes 00 seconds West, a distance of 77.08 feet; thence North 87 degrees 32 minutes 31 seconds West, a distance of 73.96 feet; thence North 44 degrees 29 minutes 39 seconds West, a distance of 33.14 feet; thence North 0 degrees 01 minutes 06 seconds West, a distance of 629.89 feet; thence North 6 degrees 05 minutes 14 seconds East, a distance of 118.85 feet; thence North 14 degrees 02 minutes 57 seconds East, a distance of 204.23 feet; thence northwesterly, a distance of 118.04 feet along a tangential curve concave to the southwest, having a radius of 65.00 feet and a central angle of 104 degrees 02 minutes 57 seconds; thence North 90 degrees 00 minutes 00 seconds West, a distance of 27.09 feet to the east right of way line of Ideal Avenue North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said east right of way line of Ideal Avenue North.

TOGETHER WITH

A 20.00 foot wide right of way for ingress, egress and utility purposes over, under and across said Northwest Quarter of the Southwest Quarter, the centerline of said right of way is described as follows:

Beginning at the previously described Point "A"; thence North 89 degrees 44 minutes 18 seconds East, a distance of 18.10 feet; thence South 6 degrees 13 minutes 36 seconds East, a distance of 20.36 feet and said centerline there terminating.

UTILITIES RIGHT OF WAY DESCRIPTIONS:

A 10.00 foot wide right of way for utility purposes over, under and across the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West of the Fifth Principal Meridian, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 49 seconds East along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 786.16 feet; thence South 0 degrees 19 minutes 11 seconds East, a distance of 398.77 feet; thence South 6 degrees 13 minutes 36 seconds East, a distance of 36.00 feet; thence South 83 degrees 46 minutes 24 seconds West, a distance of 28.00 feet; thence North 6 degrees 13 minutes 36 seconds West, a distance of 8.85 feet to the Point of Beginning of the centerline to be described; thence South 47 degrees 54 minutes 45 seconds West, a distance of 106.94 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 608.56 feet to the east right of way line of Ideal Avenue North and said centerline there terminating.

The sidelines of said right of way shall be shortened or lengthened to terminate at said east right of way line of Ideal Avenue North.

AND

A 5.00 foot wide right of way for utility purposes over, under and across the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West of the Fifth Principal Meridian, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 49 seconds East along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 786.16 feet; thence South 0 degrees 19 minutes 11 seconds East, a distance of 398.77 feet; thence South 6 degrees 13 minutes 36 seconds East, a distance of 36.00 feet; thence South 83 degrees 46 minutes 24 seconds West, a distance of 28.00 feet; thence North 6 degrees 13 minutes 36 seconds West, a distance of 29.00 feet to the Point of Beginning of the centerline to be described; thence North 86 degrees 22 minutes 53 seconds West, a distance of 21.00 feet and said centerline there terminating.

AND

A 10.00 foot wide right of way for utility purposes over, under and across the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West of the Fifth Principal Meridian, Washington County, Minnesota, the centerline of said right of way is described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 40 minutes 49 seconds East along the North line of said Northwest Quarter of the Southwest Quarter, a distance of 786.16 feet; thence South 0 degrees 19 minutes 11 seconds East, a distance of 398.77 feet; thence South 6 degrees 13 minutes 36 seconds East, a distance of 36.00 feet; thence South 83 degrees 46 minutes 24 seconds West, a distance of 28.00 feet; thence North 6 degrees 13 minutes 36 seconds West, a distance of 43.16 feet to the Point of Beginning of the centerline to be described; thence South 89 degrees 44 minutes 18 seconds West, a distance of 77.00 feet and said centerline there terminating.

IDEAL AVE. N.

EXISTING PUBLIC RIGHT OF WAY

LESSEE 20' ACCESS/UTILITIES RIGHTS OF WAY

EXISTING PROPERTY LINE

EXISTING BUILDING

LESSEE 10' UTILITIES RIGHT OF WAY

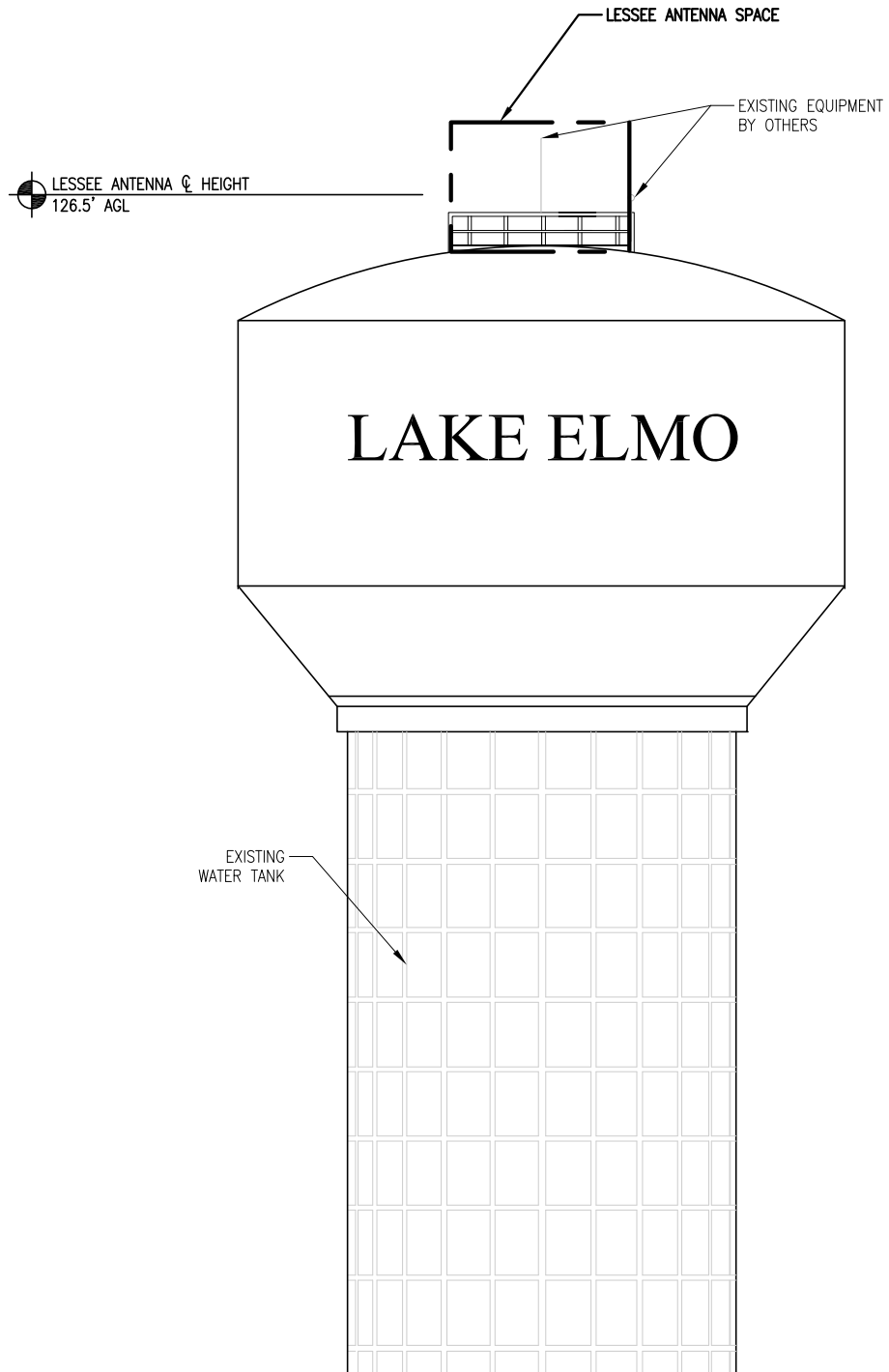
EXISTING WATER TANK

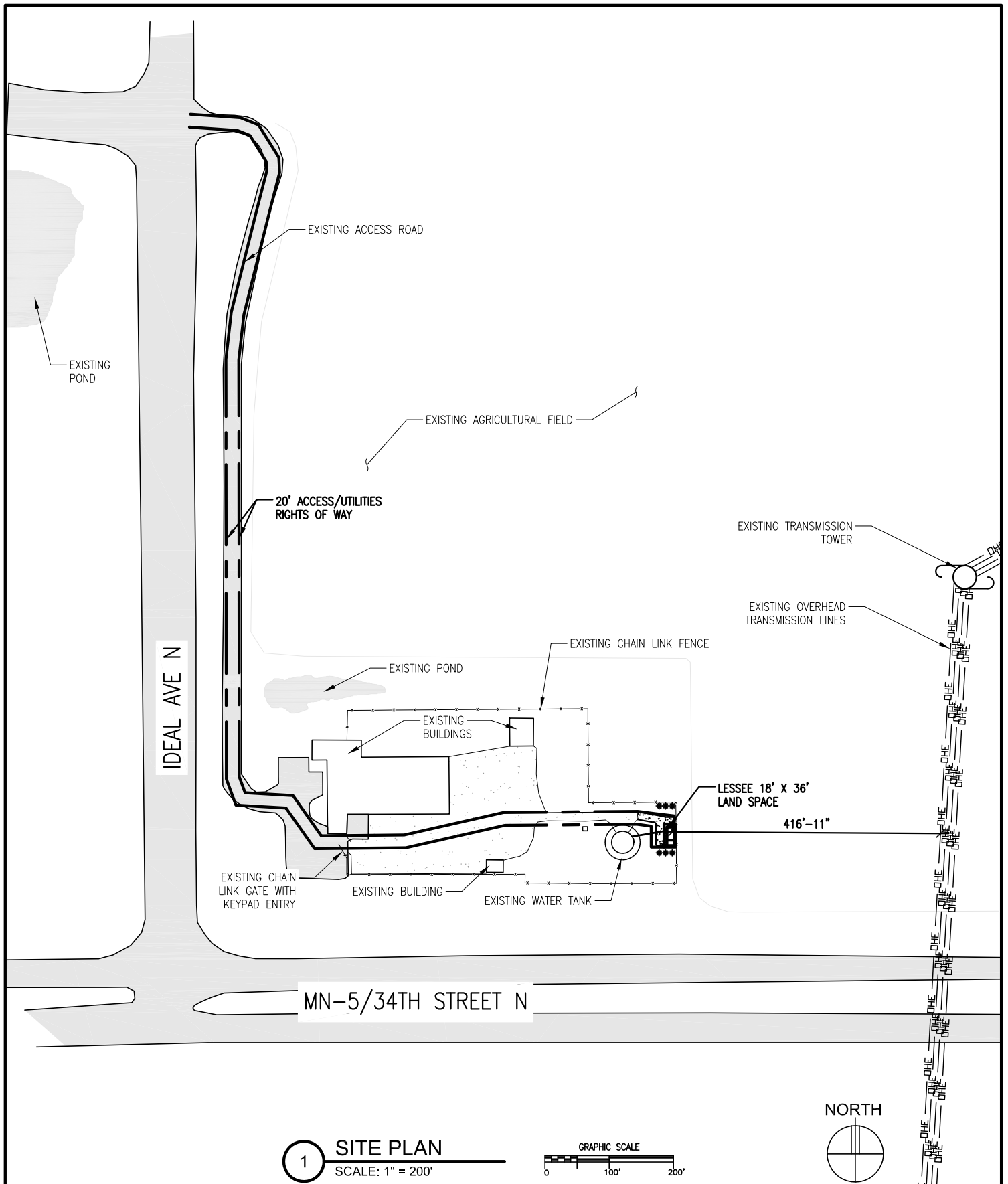
LESSEE 18' X 36' LAND SPACE

LESSEE 10' UTILITIES RIGHT OF WAY



MINC
BALROG





9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

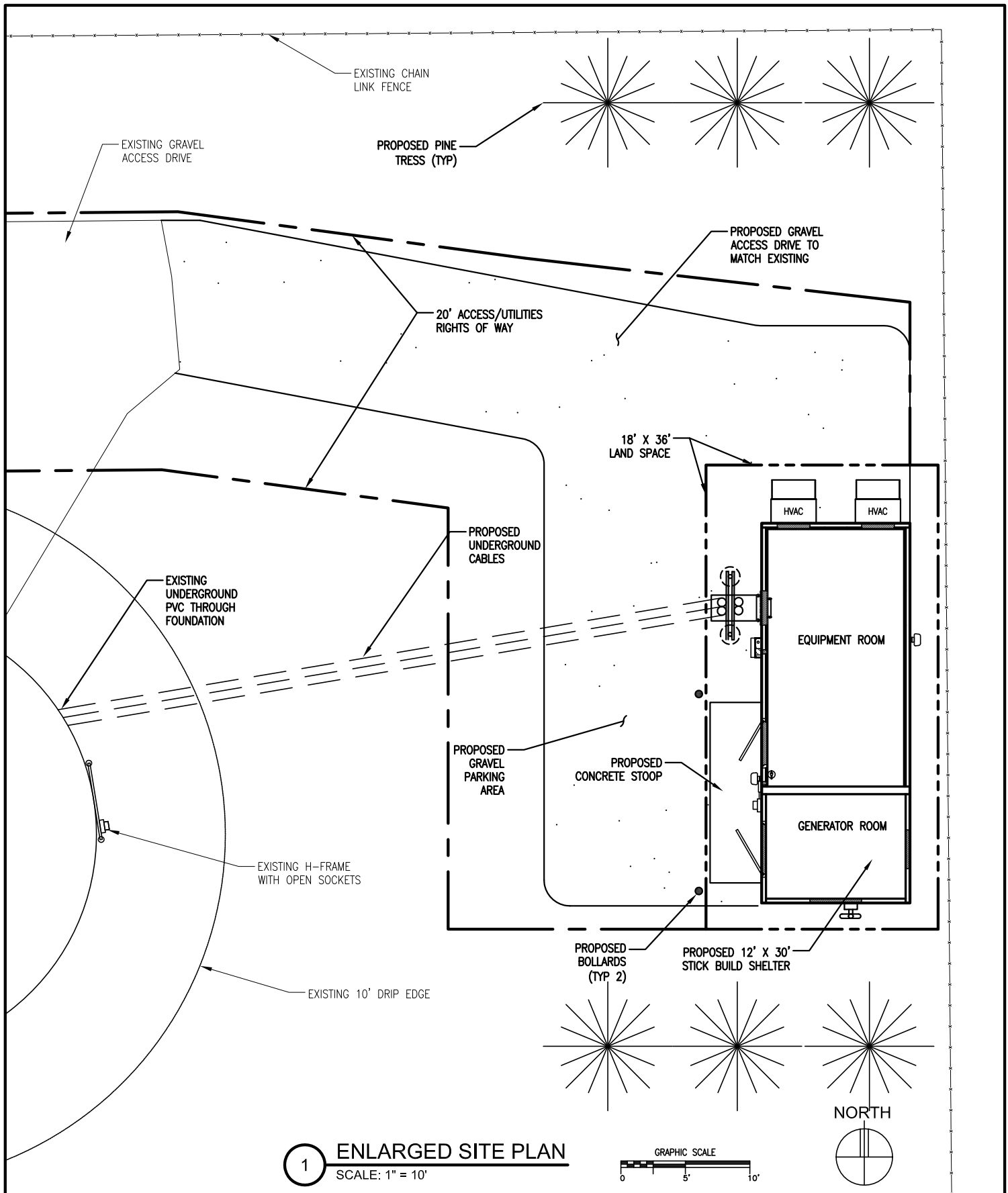
ROBERT J. DAVIS, AIA
ARCHITECT

**VERIZON
WIRELESS**

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT: 20141112995
**MINC
BALROG**
IDEAL AVE
LAKE ELMO, MN 55042

SS V.2	04-23-15	SUR	SS-1
DRAWN BY:			
DATE:	02-10-15		



DESIGN 1

9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

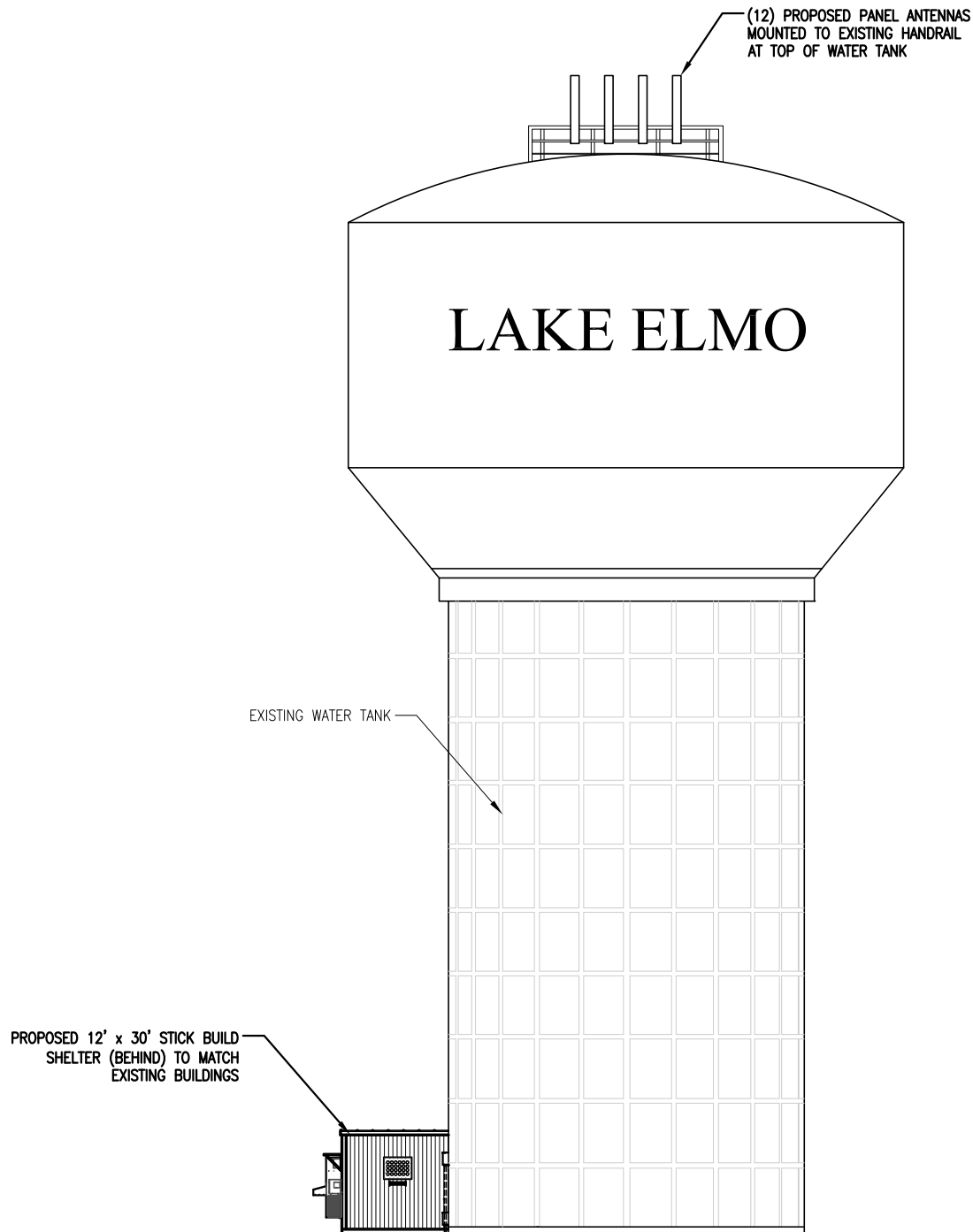
ROBERT J. DAVIS, AIA
ARCHITECT

**VERIZON
WIRELESS**

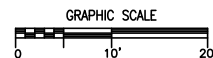
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT: 20141112995
**MINC
BALROG**
IDEAL AVE
LAKE ELMO, MN 55042

SS V.2 04-23-15
DRAWN BY: SJR
DATE: 02-10-15
SS-2



1 WEST ELEVATION
SCALE: 1" = 20'



9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

ROBERT J. DAVIS, AIA
ARCHITECT

**VERIZON
WIRELESS**

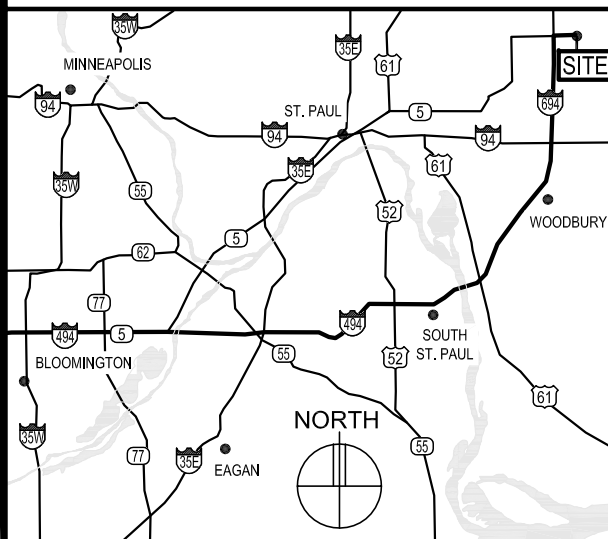
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT: 20141112995
**MINC
BALROG**
IDEAL AVE
LAKE ELMO, MN 55042

SS V.2 04-23-15
DRAWN BY: SJR
DATE: 02-10-15
SS-3

VERIZON WIRELESS

AREA MAP



DIRECTIONS FROM BLOOMINGTON RNC:
TAKE I-494 EAST FOR 22.8 MILES. CONTINUE ONTO I-694 NORTH FOR 3.2
MILES. TAKE EXIT 55 FOR MIN-5 AND TURN EAST FOR 0.7 MILE. TURN
NORTH ONTO IDEAL AVE. NORTH/COUNTY RD 13. SITE ENTRANCE WILL
BE ON THE EAST SIDE APPROX. 476 FT FROM INTERSECTION.

VICINITY MAP



GENERAL NOTES

1. In the event that Special Inspections are not performed in compliance with the contract terms, bid specifications and/or specified form, the General Contractor will be liable for all damages, construction performance, failures, and corrective actions related to the same.
2. The following general notes shall apply to drawings and govern unless otherwise noted or specified.
3. The work delineated in these drawings and described in the specifications shall conform to codes, standards and regulations that have jurisdiction in the state of MINNESOTA, and the city of LAKE ELMO
4. Requirements and regulations pertaining to R.F. safety codes and practices must be incorporated in the work even though they may not be listed individually and separately in either the drawings or the specifications.
5. Compare field conditions with architectural and engineering drawings. Any discrepancies shall be directed to the Architect for clarification prior to fabrication and/or construction. Submit necessary shop drawings prior to fabrication for approval by the Architect. No information or details on these sheets may be used without the permission of the owner, or the architect.
6. Do not scale drawings! 11" x 17" drawings to scale 24" x 36" drawings scale multiply by 2
7. Unless otherwise shown or noted, typical details shall be used where applicable.
8. Details shall be considered typical at similar conditions.
9. Safety measures: The contractor shall be solely and completely responsible for the conditions of the job site, including safety of the persons and property and for independent engineering reviews of these conditions. The Architect's or Engineers' job site review is not intended to include review of the adequacy of the contractor's safety measures.
10. Within these plans and specifications, "Owner" implies VERIZON WIRELESS.
11. The work is the responsibility of the general contractor unless noted otherwise.
12. The terms "contractor" and "g.c." refer to the owner's general contractor and the general contractor's sub-contractors. It is the general contractor's responsibility to determine the division of work among sub-contractors.
13. The general contractor is responsible in obtaining necessary public and private underground utility locate services prior to start of excavating / construction.

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, MAPS, DIRECTIONS, AND SHEET INDEX
A-1	OVERALL SITE PLAN, SITE PLAN, LANDSCAPING PLAN
A-2	ENLARGED SITE PLAN
A-3	COAX AND ANTENNA KEY, AWS ONE-LINE DIAGRAM
A-4	TOWER ELEVATION, ANTENNA DETAIL, TANK PLAN, MISC. PHOTOS
A-5	TRANSVERSE SECTION, ELEVATIONS, FLOOR & FOUNDATION PLAN
A-6	LONGITUDINAL SECTION, ELEVATIONS
A-7	GENERATOR DETAIL, CABLE BRIDGE DETAILS, MISC. DETAILS
A-8	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES AND DETAILS
G-2	GROUNDING PLAN AND NOTE KEY
U-1	UTILITY PLAN, NOTES, AND DETAILS
S-1 / S-8	STRUCTURAL PLANS AND DETAILS
	SURVEY

PROJECT INFORMATION

SITE NAME:	MINC BALROG
PROJECT NUMBER:	20141112995
SITE ADDRESS:	IDEAL AVENUE LAKE ELMO, MN 55042
COUNTY:	WASHINGTON
LATITUDE:	N44° 59' 54.07" (NAD83)
LONGITUDE:	W92° 56' 28.69" (NAD83)
GROUND ELEVATION:	1011.3' AMSL (NAVD88)
ANTENNA TIP HEIGHT:	1141.8' AMSL - 130.5' AGL
ANTENNA CENTERLINE HEIGHT:	1137.8' AMSL - 126.5' AGL
TOWER HEIGHT:	1133.0' AMSL - 121.7' AGL
OVERALL STRUCTURE HEIGHT:	1144.46' AMSL - 133.16' AGL
DRAWING BASED ON SITE DATA FORM DATED:	03-19-15
OCCUPANCY:	B
BUILDING TYPE:	V-B
SITE AREA:	18' X 36' = 648 S.F.
ROOF LOAD:	LIVELOAD = 105 PSF
PARKING:	PROVIDED
ESTIMATED COAX RUN:	(2) 6RRU HYBRID CABLE 320' LONG

PROJECT DESCRIPTION:
TO CONSTRUCT THE PROPOSED EQUIPMENT SHELTER AND ANTENNAS
TO IMPROVE THE COMMUNICATION SERVICE IN THE LAKE ELMO, MN
AREA.

NOTE: THESE DRAWINGS DO NOT CONSTITUTE A STRUCTURAL ANALYSIS, BUT WERE PREPARED BASED ON INFORMATION SUPPLIED, AND THEREFORE ARE AS ACCURATE AS THE SUPPLIED DATA. THE STRUCTURAL ANALYSIS WAS PERFORMED BY OTHERS AND IS REFERENCED HERE. THESE DRAWINGS CONSIDER THAT THE STRUCTURAL ANALYSIS HAS BEEN PROPERLY PREPARED AND DOCUMENTED. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.

VERIZON WIRELESS
DEPARTMENTAL APPROVALS

	NAME	DATE
RF ENGINEER	MIHAELA OXLEY	05-19-15
OPERATIONS MANAGER	RON SIMMONS	05-19-15
CONSTRUCTION ENGINEER	STEVE COLLIN	06-01-15

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

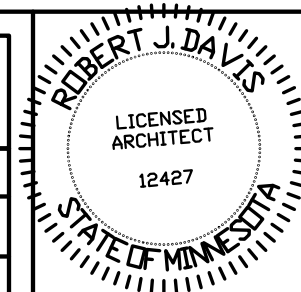
☐ NO CHANGES. ☐ CHANGES NEEDED. SEE COMMENTS ON PLANS

ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 05-13-15	ALL
B	ISSUED FOR PERMITTING/ZONING 06-04-15	ALL

CONTACTS

LESSOR / LICENSOR:	CITY OF LAKE ELMO 3800 LAVERNE AVE N. LAKE ELMO, MN 55042 TOM BOUTHILET (651) 777-5510
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER 612/720-0052
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 1518 CHESTNUT AVE MINNEAPOLIS, MN 55403 KELSEY LOOMIS (651) 779-3154
TELCO UTILITY COMPANY CONTACT:	T.B.D
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
SURVEYOR:	WIDSETH SMITH NOLTING 610 FILLMORE STREET - PO BOX 1028 ALEXANDRIA, MN 56308-1028 320-762-8149
STRUCTURAL ENGINEER:	ULTEIG ENGINEERS 5201 E. RIVER ROAD, SUITE 308 MINNEAPOLIS, MN 55421 (763) 571-2500
GEOTECHNICAL ENGINEER:	T.B.D



I hereby certify that this plan,
specification or report was
prepared by me or under my direct
supervision and that I am a duly
registered Architect under
the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: _____
06-04-15
Date: _____

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

**VERIZON
WIRELESS**

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

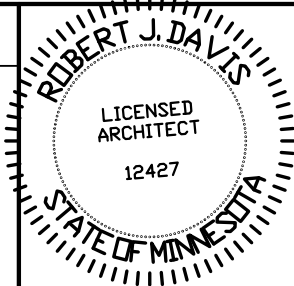
SHEET CONTENTS:

CONTACTS
ISSUE SUMMARY
SHEET INDEX
DEPARTMENTAL APPROVALS
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

T-1

GENERATOR TYPE:
DIESEL



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 06-04-15

DESIGN 1

ROBERT J. DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON WIRELESS
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BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

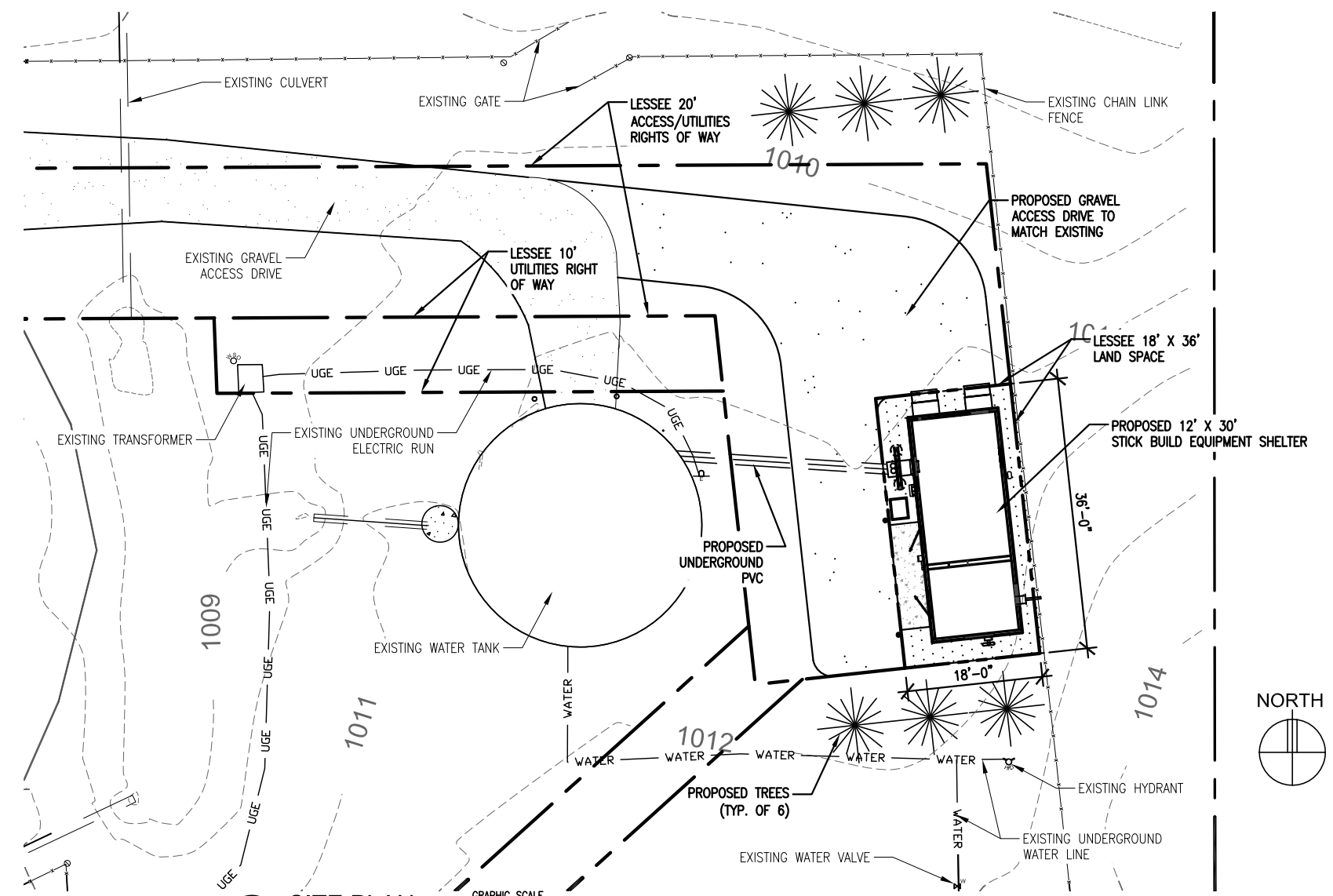
**MINC
BALROG**

IDEAL AVENUE
LAKE ELMO, MN 55042

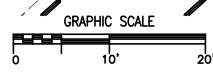
SHEET CONTENTS:
OVERALL SITE PLAN
SITE PLAN
LANDSCAPE PLAN

DRAWN BY: STACEY R.
DATE: 02-10-15
CHECKED BY: CDB
REV. A 05-13-15
REV. B 06-04-15

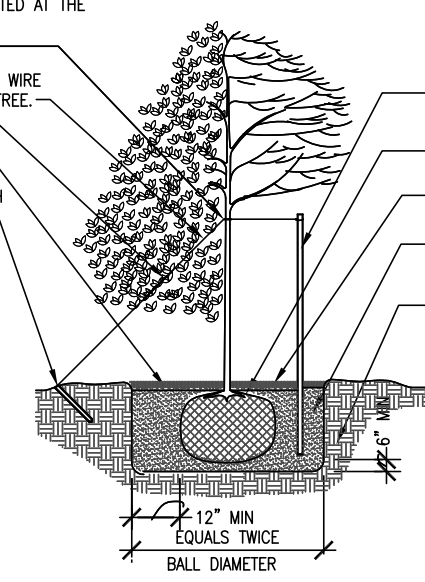
A-1



3 SITE PLAN
SCALE: 1" = 20'-0"



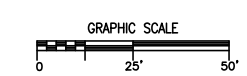
NOTE:
BLACK HILLS SPRUCE TREE - GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY.
GARDEN HOSE
3 GUYS OF 10 GAUGE TWISTED WIRE 120 DEGREES APART AROUND TREE.
TURNBUCKLE
4" SOIL SAUCER
24"x2"x2" STAKE DRIVEN FLUSH WITH FINISHED GRADE.



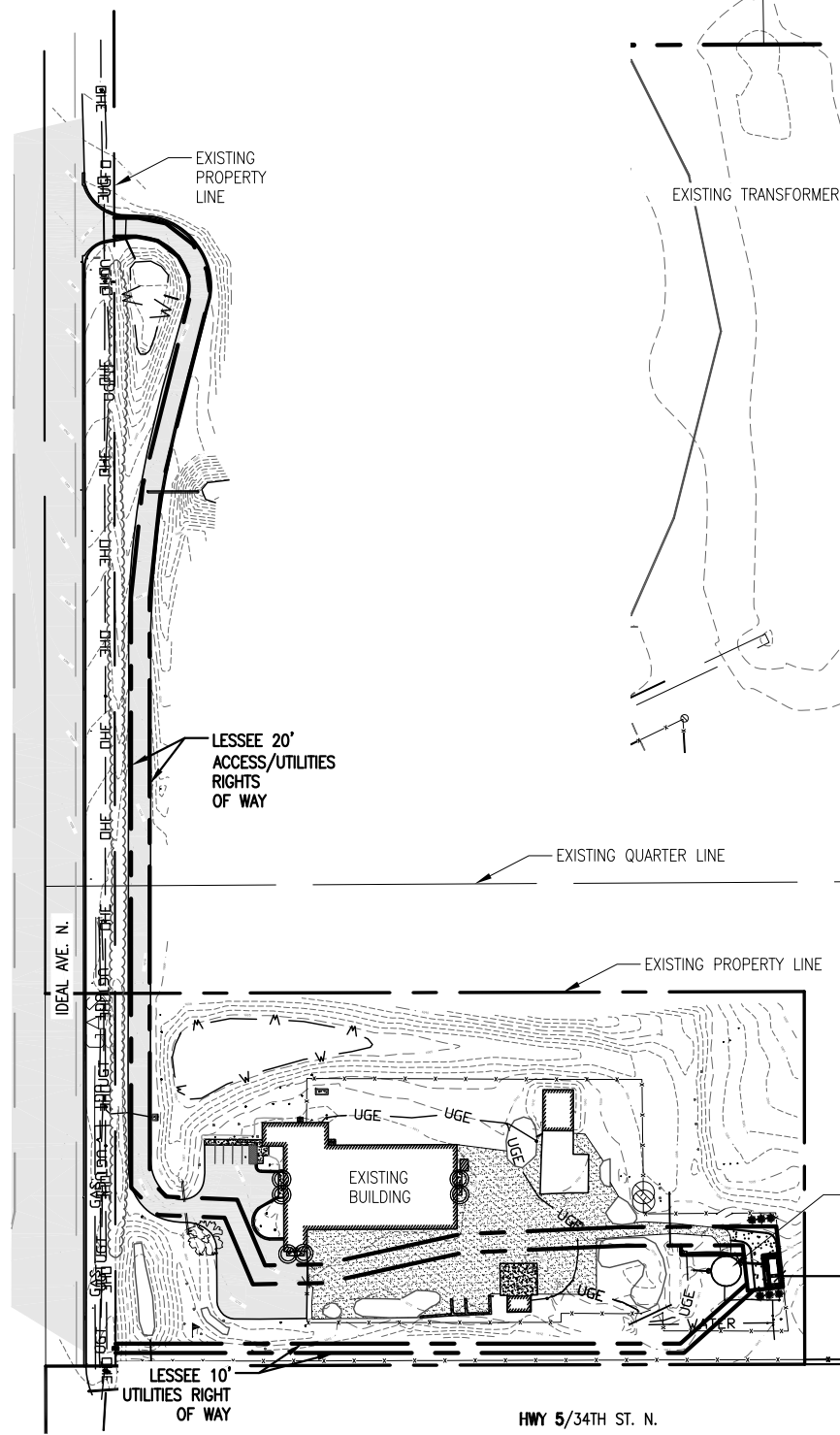
2 1/2" DIA. - 10' LONG CEDAR STAKE WITH NOTCHED END (7' EXPOSED) - 2 PER TREE.
FOLD BACK BURLAP FROM TOP OF BALL.
2" MULCH
BACKFILL WITH TOP SOIL AND PEAT MOSS 3:1 RATIO BY VOLUME IN 9" LAYERS. WATER EACH LAYER UNTIL SETTLED.
LOOSEN SUBSOIL

LANDSCAPE KEY				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	MATURE SIZE
	6	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	H: 20'-25' W: 10'-12'

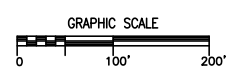
TREE

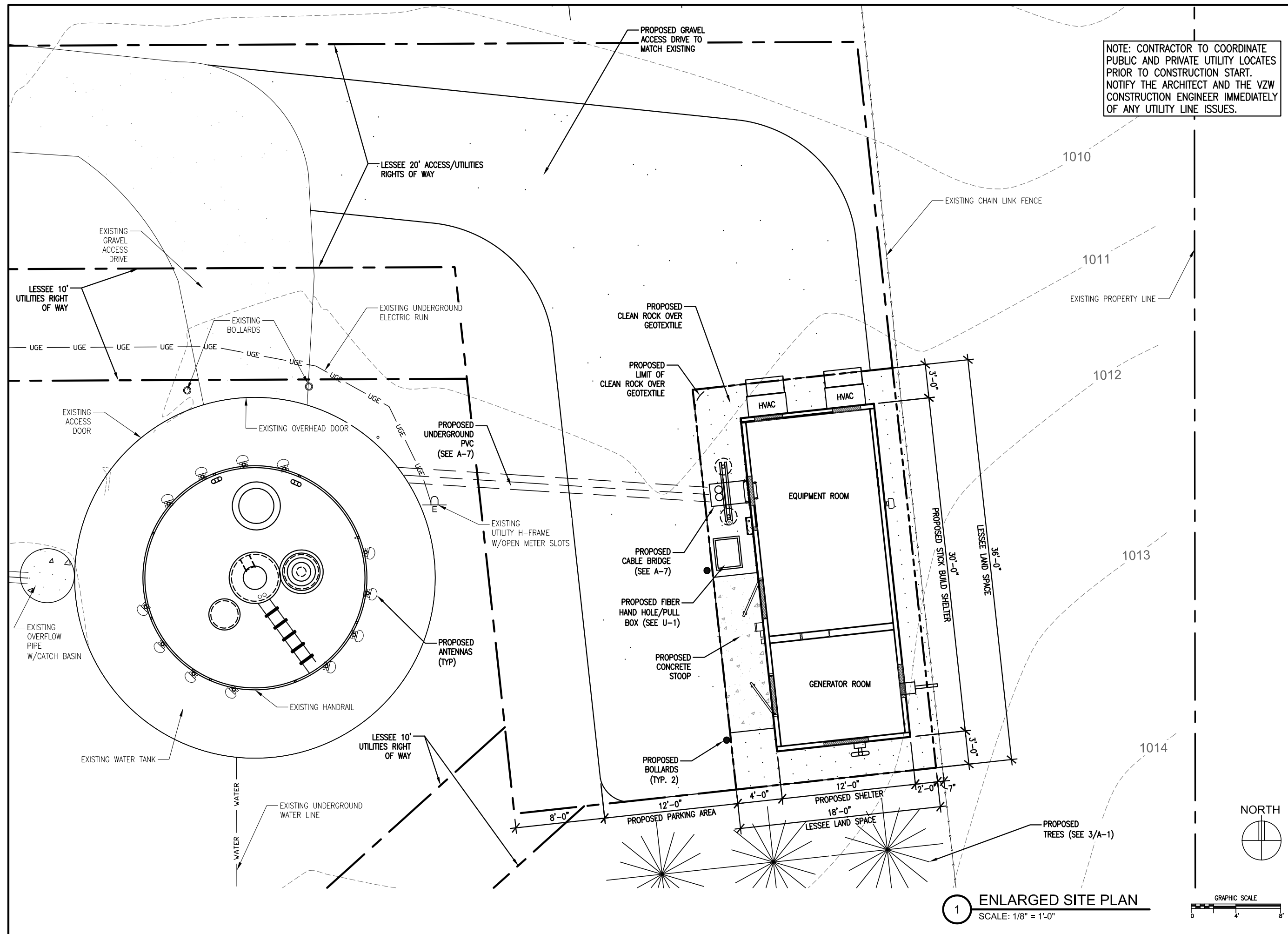


1 TREE DETAIL
SCALE: 1/8" = 1'-0"



2 OVERALL SITE PLAN
SCALE: 1" = 200'-0"





NOTE: CONTRACTOR TO COORDINATE
PUBLIC AND PRIVATE UTILITY LOCATES
PRIOR TO CONSTRUCTION START.
NOTIFY THE ARCHITECT AND THE VZW
CONSTRUCTION ENGINEER IMMEDIATELY
OF ANY UTILITY LINE ISSUES.

I hereby certify that this plan,
specification or report was
prepared by me or under my direct
supervision and that I am a duly
registered Architect under
the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: _____
06-04-15
Date: _____

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
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**VERIZON
WIRELESS**

10801 BUSH LAKE ROAD
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PROJECT
20141112995

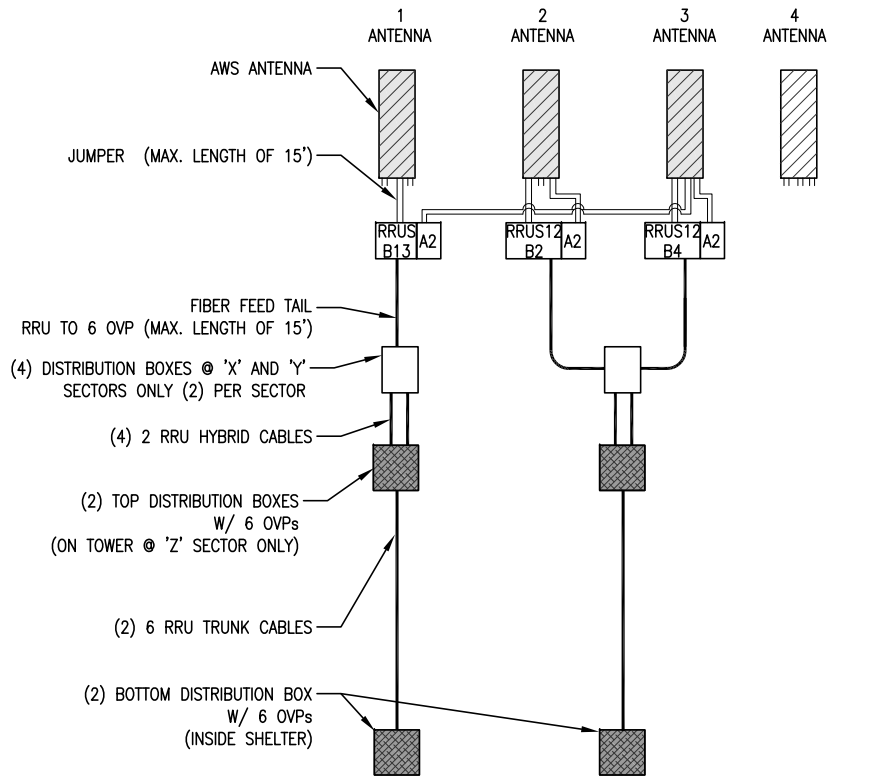
MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
ENLARGED SITE PLAN

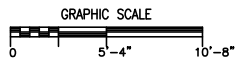
DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

A-2



NOTE:
CABLE HANGERS: COMMSCOPE 42396A-1
HOIST GRIPS: COMMSCOPE 19256B

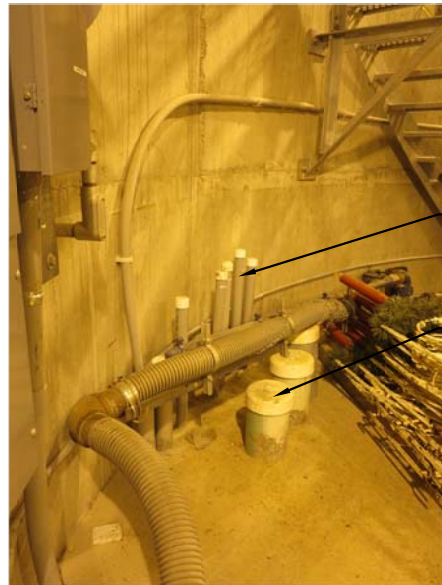
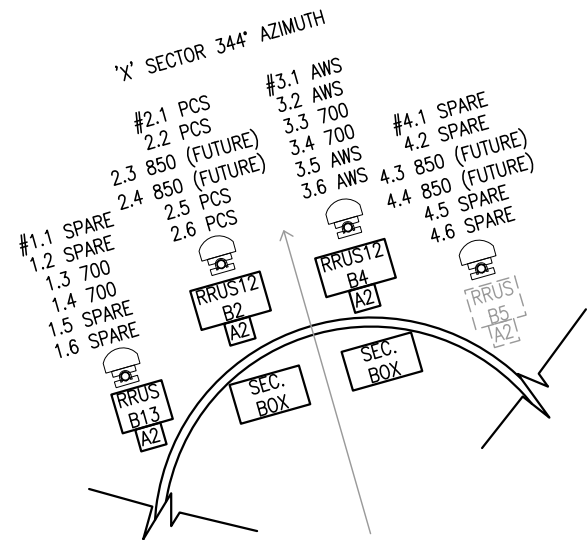
NOTE:
OVERALL LENGTH OF POWER CABLES NOT
TO EXCEED 367' FROM POWER SUPPLY
TO REMOTE RADIO UNIT



3 AWS ONE-LINE DIAGRAM
SCALE: 3/32" = 1'-0"

SHELTER = 20'
CABLE BRIDGE = 5'
CABLE BRIDGE VERTICAL = 10'
FROST DEPTH = 4'
PVC RUN = 30'
FROST DEPTH = 4'
PVC BENDS = 5'
1ST FLOOR TO 2ND FLOOR = 25'
2ND FLOOR TO DRYWELL FLOOR = 43'
HORIZONTAL CABLE RUN = 45'
CATWALK HORIZONTAL RUN = 30'
CATWALK TO LID = 63'
LID TO HANDRAIL = 10'
HANDRAIL TO DISTRIBUTION BOXES = 20'
TOTAL = 314'

ANTENNA KEY													COAX KEY						
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT	QTY	COAX TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIAMETER (INCH)	RUN (FEET)
"X" SECTOR	344°	1.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU	ERICSSON	RRUS-B13	SEAL UNUSED PORTS		
	344°	1.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	1.3	TX/RX0	-	-	3RD PORT	700+45	-	-	-	4'	0					(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	1.4	TX/RX1	-	-	4TH PORT	700-45	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	1.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	344°	1.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	2.1	TX/RX0	1	CSS	X7CQAP-86-865-V	PCS+45	96"	130.5'	126.5'	2'	0	1	RRU	ERICSSON	RRUS12-B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	2.2	TX/RX1	-	-	2ND PORT	PCS-45	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	2.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	4'	0	1	RRU	ERICSSON	RRUS B5	HYBRID CABLE DIST. BOX TO RRU		
	344°	2.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					CONNECTED TO RRUS12 B2 PORTS 2.1/2.2		
	344°	2.5	RX2	-	-	5TH PORT	PCS+45	-	-	-	2'	0	1	RRU A2	ERICSSON	RRUSA2 B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	2.6	RX3	-	-	6TH PORT	PCS-45	-	-	-	-	-					CONNECTED TO RRUS12 B3 PORTS 1.3/1.4		
	344°	3.1	TX/RX0	1	CSS	X7CQAP-86-865-V	AWS+45	96"	130.5'	126.5'	2'	0	1	RRU	ERICSSON	RRUS12-B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	3.2	TX/RX1	-	-	2ND PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B3 PORTS 1.3/1.4		
	344°	3.3	RX2	-	-	3RD PORT	700+45	-	-	-	4'	0	1	RRU A2	ERICSSON	RRUSA2 B13	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	3.4	RX3	-	-	4TH PORT	700-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	344°	3.5	RX2	-	-	5TH PORT	AWS+45	-	-	-	2'	0	1	RRU A2	ERICSSON	RRUSA2 B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	344°	3.6	RX3	-	-	6TH PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	344°	4.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU A2	ERICSSON	RRUSA2 B5	SEAL UNUSED PORTS		
	344°	4.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	4.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	4'	0					CONNECTED TO RRUS B5 PORTS 2.3/2.4		
	344°	4.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					SEAL UNUSED PORTS		
	344°	4.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	344°	4.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
"Y" SECTOR	104°	1.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU	ERICSSON	RRUS-B13	SEAL UNUSED PORTS		
	104°	1.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	1.3	TX/RX0	-	-	3RD PORT	700+45	-	-	-	4'	0					(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	1.4	TX/RX1	-	-	4TH PORT	700-45	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	1.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	104°	1.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	2.1	TX/RX0	1	CSS	X7CQAP-86-865-V	PCS+45	96"	130.5'	126.5'	2'	0	1	RRU	ERICSSON	RRUS12-B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	2.2	TX/RX1	-	-	2ND PORT	PCS-45	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	2.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	4'	0	1	RRU	ERICSSON	RRUS B5	HYBRID CABLE DIST. BOX TO RRU		
	104°	2.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					CONNECTED TO RRUS12 B2 PORTS 2.1/2.2		
	104°	2.5	RX2	-	-	5TH PORT	PCS+45	-	-	-	2'	0	1	RRU A2	ERICSSON	RRUSA2 B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	2.6	RX3	-	-	6TH PORT	PCS-45	-	-	-	-	-					CONNECTED TO RRUS12 B3 PORTS 1.3/1.4		
	104°	3.1	TX/RX0	1	CSS	X7CQAP-86-865-V	AWS+45	96"	130.5'	126.5'	2'	0	1	RRU	ERICSSON	RRUS12-B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	3.2	TX/RX1	-	-	2ND PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B3 PORTS 1.3/1.4		
	104°	3.3	RX2	-	-	3RD PORT	700+45	-	-	-	4'	0	1	RRU A2	ERICSSON	RRUSA2 B13	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	3.4	RX3	-	-	4TH PORT	700-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	104°	3.5	RX2	-	-	5TH PORT	AWS+45	-	-	-	2'	0	1	RRU A2	ERICSSON	RRUSA2 B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	104°	3.6	RX3	-	-	6TH PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	104°	4.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU A2	ERICSSON	RRUSA2 B5	SEAL UNUSED PORTS		
	104°	4.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	4.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	4'	0					CONNECTED TO RRUS B5 PORTS 2.3/2.4		
	104°	4.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					SEAL UNUSED PORTS		
	104°	4.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	104°	4.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
"Z" SECTOR	224°	1.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU	ERICSSON	RRUS-B13	SEAL UNUSED PORTS		
	224°	1.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	1.3	TX/RX0	-	-	3RD PORT	700+45	-	-	-	6'	0					(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	1.4	TX/RX1	-	-	4TH PORT	700-45	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	1.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	224°	1.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	2.1	TX/RX0	1	CSS	X7CQAP-86-865-V	PCS+45	96"	130.5'	126.5'	3'	0	1	RRU	ERICSSON	RRUS12-B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	2.2	TX/RX1	-	-	2ND PORT	PCS-45	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	2.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	6'	0	1	RRU	ERICSSON	RRUS B5	HYBRID CABLE DIST. BOX TO RRU		
	224°	2.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					CONNECTED TO RRUS12 B2 PORTS 2.1/2.2		
	224°	2.5	RX2	-	-	5TH PORT	PCS+45	-	-	-	3'	0	1	RRU A2	ERICSSON	RRUSA2 B2	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	2.6	RX3	-	-	6TH PORT	PCS-45	-	-	-	-	-					CONNECTED TO RRUS12 B2 PORTS 2.1/2.2		
	224°	3.1	TX/RX0	1	CSS	X7CQAP-86-865-V	AWS+45	96"	130.5'	126.5'	3'	0	1	RRU	ERICSSON	RRUS12-B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	3.2	TX/RX1	-	-	2ND PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B3 PORTS 1.3/1.4		
	224°	3.3	RX2	-	-	3RD PORT	700+45	-	-	-	6'	0	1	RRU A2	ERICSSON	RRUSA2 B13	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	3.4	RX3	-	-	4TH PORT	700-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	224°	3.5	RX2	-	-	5TH PORT	AWS+45	-	-	-	3'	0	1	RRU A2	ERICSSON	RRUSA2 B4	(1) ROSENBERGER HYBRID JUMPER HJ-712010, DIST. BOX TO RRU		
	224°	3.6	RX3	-	-	6TH PORT	AWS-45	-	-	-	-	-					CONNECTED TO RRUS12 B4 PORTS 3.1/3.2		
	224°	4.1	TX/RX0	1	CSS	X7CQAP-86-865-V	SPARE	96"	130.5'	126.5'	0'	0	1	RRU A2	ERICSSON	RRUSA2 B5	SEAL UNUSED PORTS		
	224°	4.2	TX/RX1	-	-	2ND PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	4.3	TX/RX0	-	-	3RD PORT	850LTE FUTURE	-	-	-	6'	0					CONNECTED TO RRUS B5 PORTS 2.3/2.4		
	224°	4.4	TX/RX1	-	-	4TH PORT	850LTE FUTURE	-	-	-	-	-					SEAL UNUSED PORTS		
	224°	4.5	TX/RX0	-	-	5TH PORT	SPARE	-	-	-	0'	0					SEAL UNUSED PORTS		
	224°	4.6	TX/RX1	-	-	6TH PORT	SPARE	-	-	-	-	-					SEAL UNUSED PORTS		
ADDITIONAL: (8) DISTRIBUTION BOXES #RxxDC-2260-RM-48 (2 ON TOWER & 2 IN SHELTER)													36	JUMPER	ANDREW	LDF4-50	FOAM	1/2"	10'



4 EXISTING CONDUIT ENTRY
INSIDE OF WATER TANK

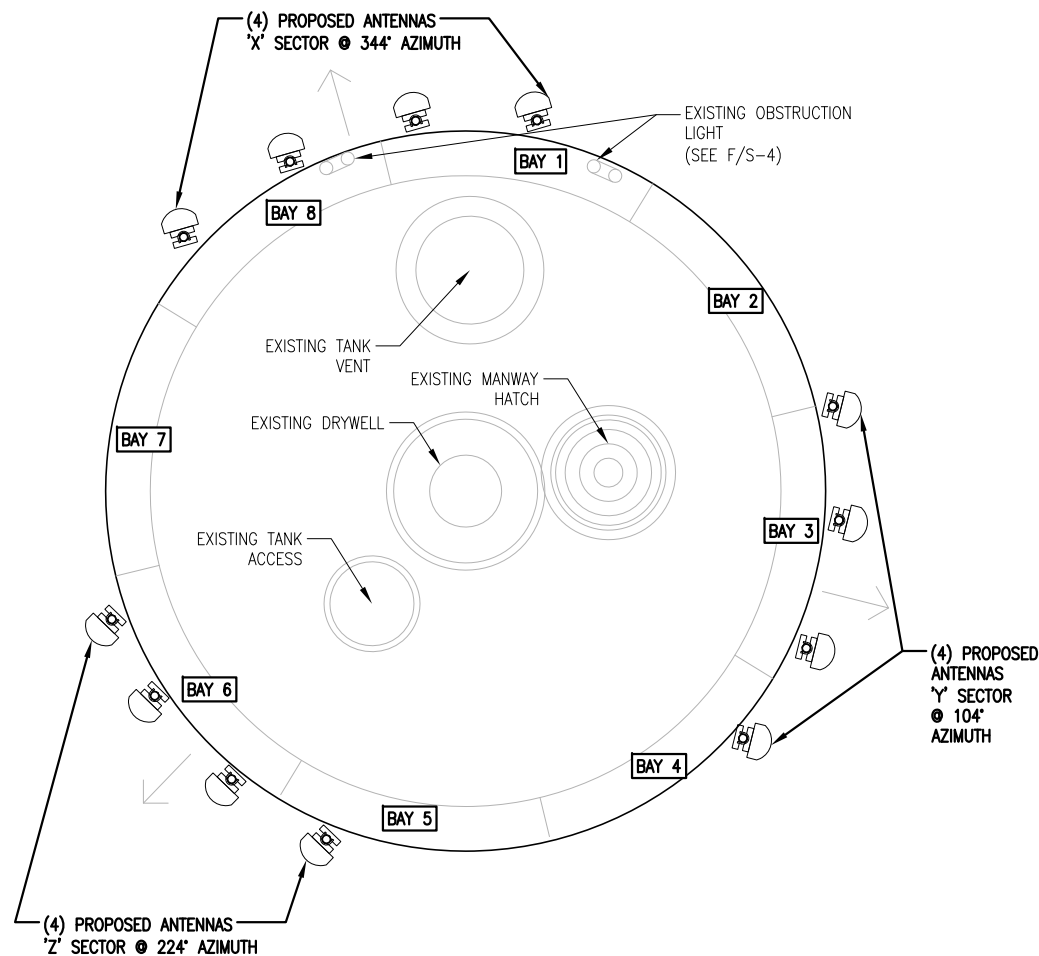
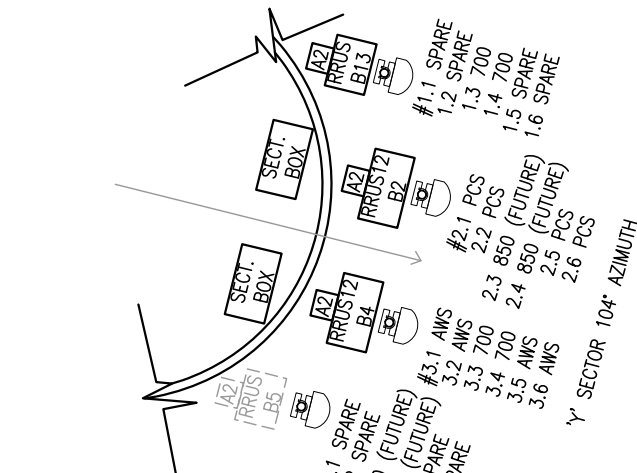


5 EXISTING WATER TANK
LOOKING EAST



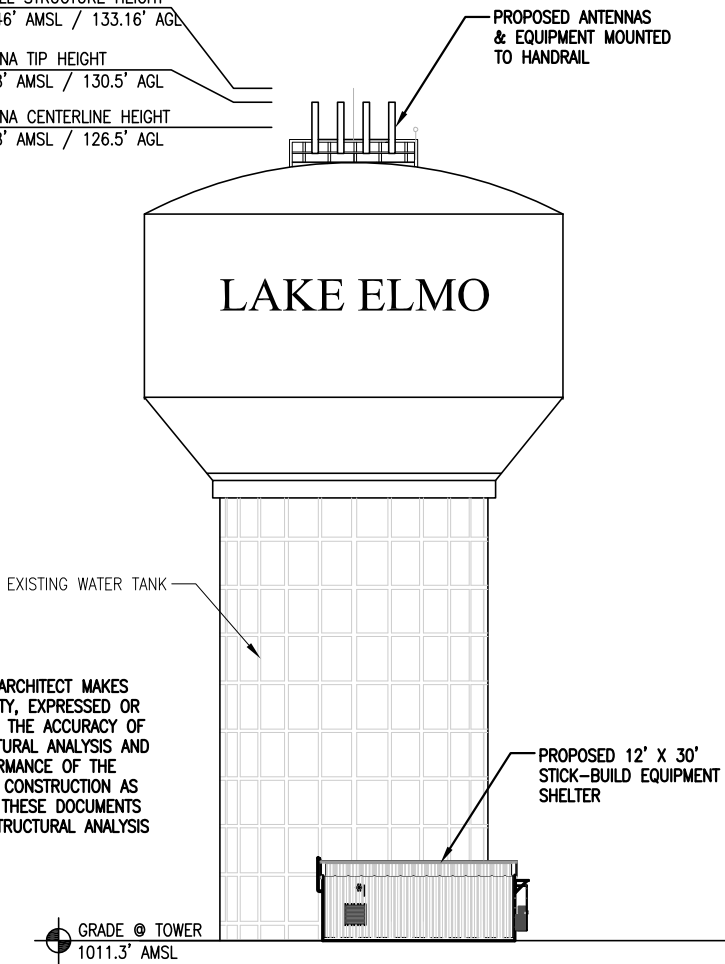
6 EXISTING EQUIPMENT ON TOWER
TOP OF TANK

NOTE: CONTRACTOR TO OBTAIN CURRENT
FINAL SDF & FAA DETERMINATION FROM VZW
PRIOR TO CONSTRUCTION COMMENCEMENT



2 OVERALL WATER TANK PLAN
SCALE: 3/32" = 1'-0"

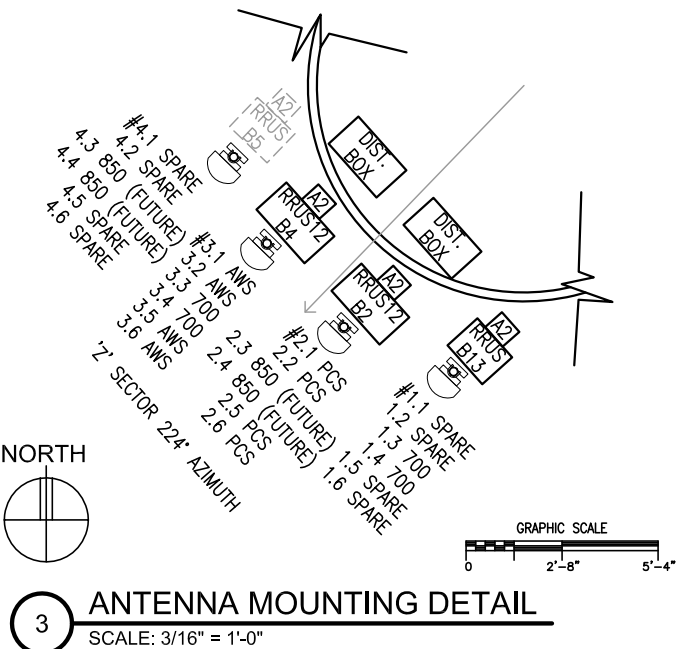
- OVERALL STRUCTURE HEIGHT
1144.46' AMSL / 133.16' AGL
- ANTENNA TIP HEIGHT
1141.8' AMSL / 130.5' AGL
- ANTENNA CENTERLINE HEIGHT
1137.8' AMSL / 126.5' AGL



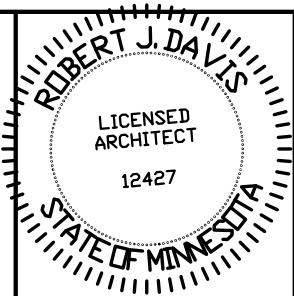
NOTE: THE ARCHITECT MAKES
NO WARRANTY, EXPRESSED OR
IMPLIED, OF THE ACCURACY OF
THE STRUCTURAL ANALYSIS AND
THE PERFORMANCE OF THE
COMPLETED CONSTRUCTION AS
SHOWN ON THESE DOCUMENTS
AND THE STRUCTURAL ANALYSIS

NOTE: FENCE NOT SHOWN FOR CLARITY

1 EAST ELEVATION
SCALE: 1" = 30'



3 ANTENNA MOUNTING DETAIL
SCALE: 3/16" = 1'-0"



I hereby certify that this plan,
specification or report was
prepared by me or under my direct
supervision and that I am a duly
registered Architect under
the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 06-04-15

DESIGN 1

ROBERT J. DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON
WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

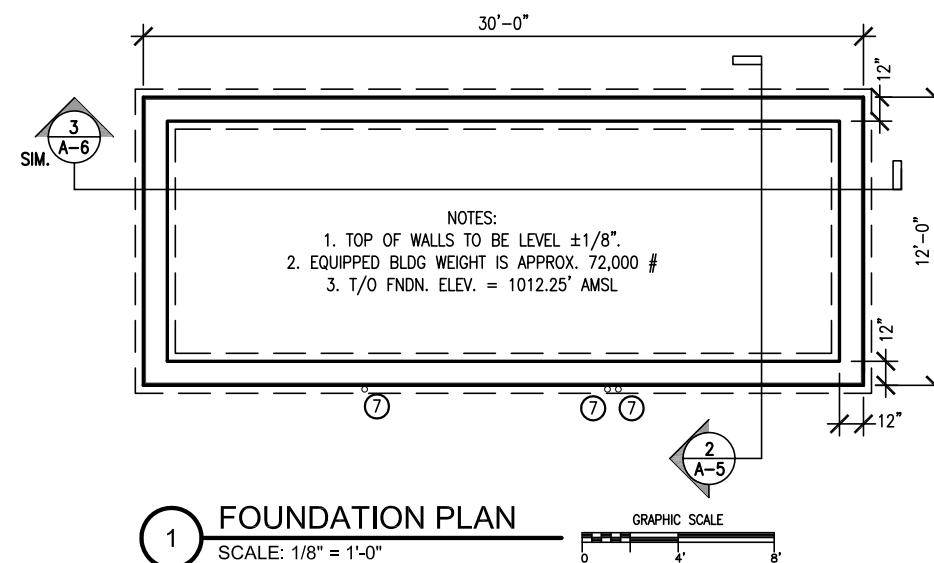
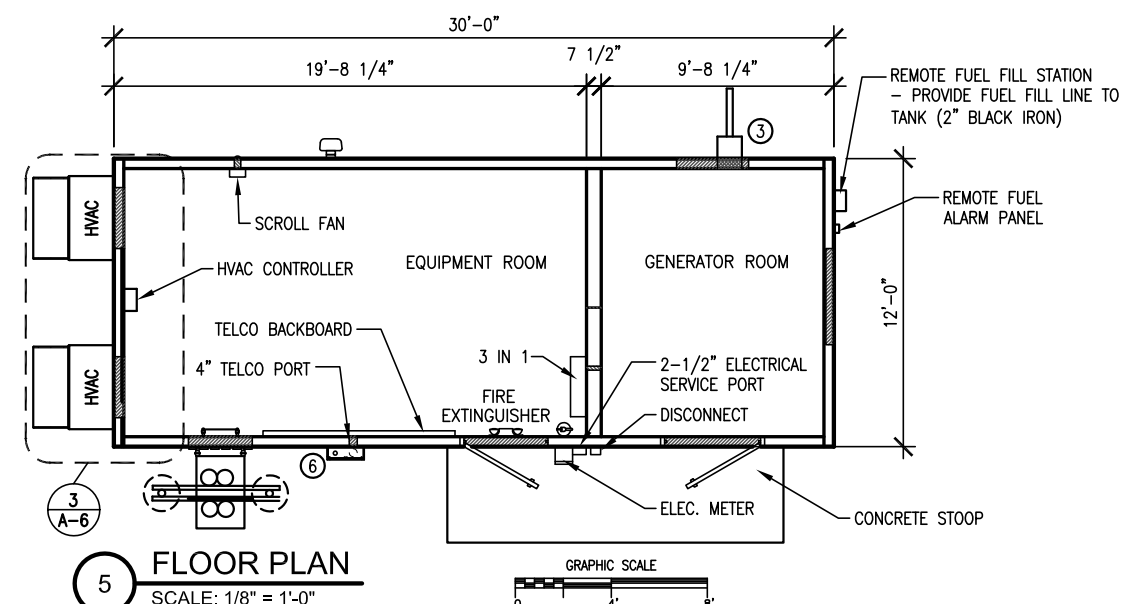
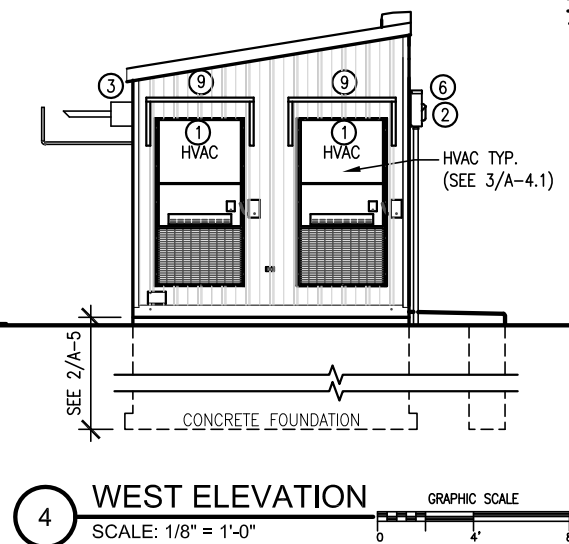
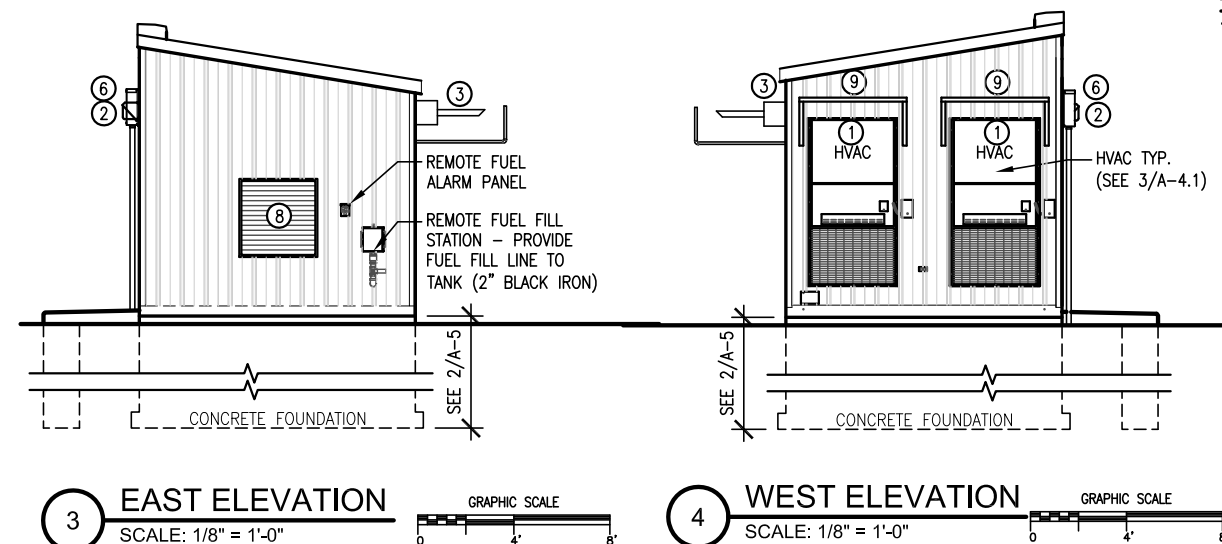
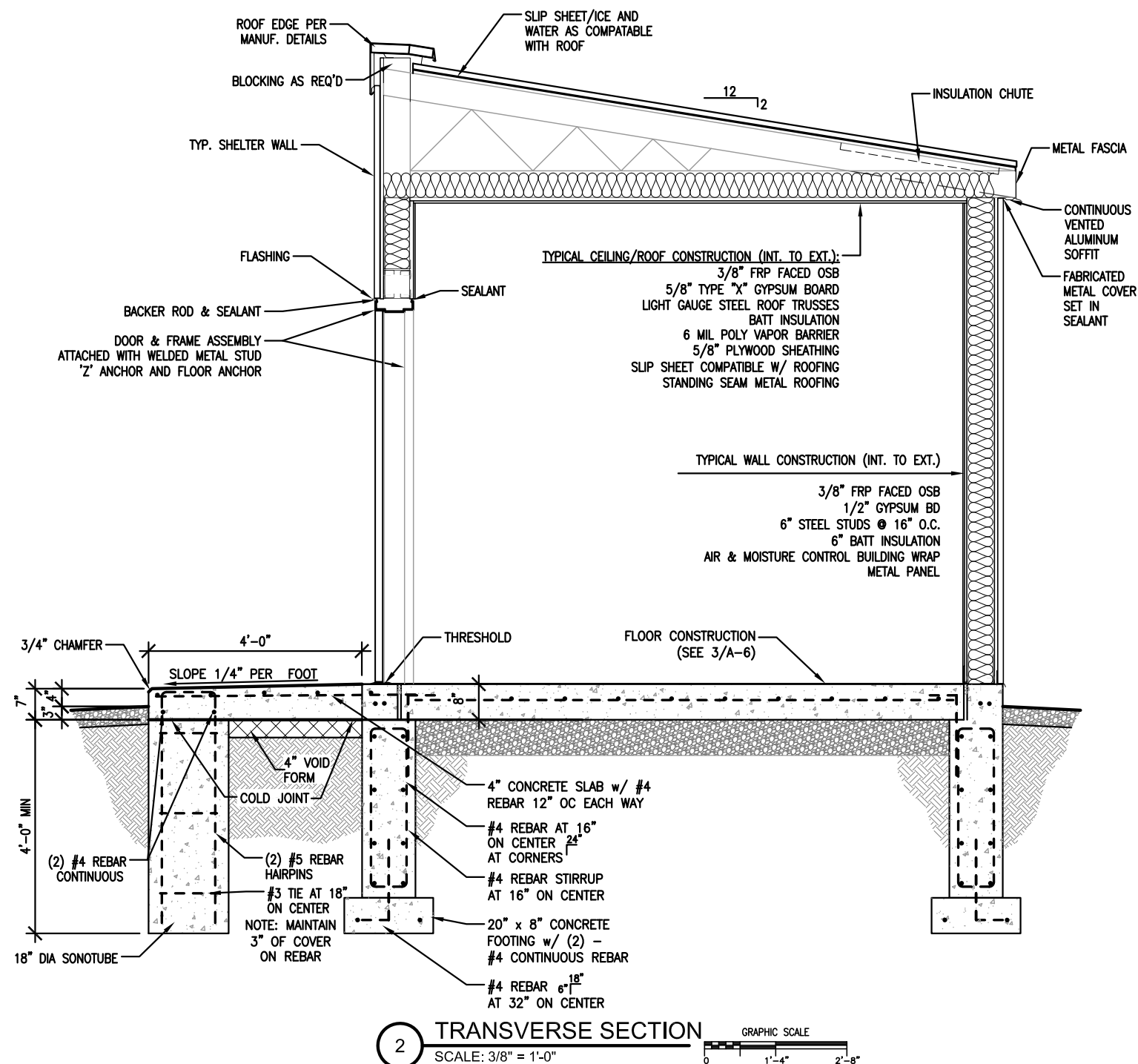
PROJECT
20141112995

MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
TOWER ELEVATION
ANTENNA MOUNTING DETAIL
OVERALL WATER TANK PLAN
MISC. PHOTOS

DRAWN BY: STACEY R.
DATE: 02-10-15
CHECKED BY: CDB
REV. A 05-13-15
REV. B 06-04-15

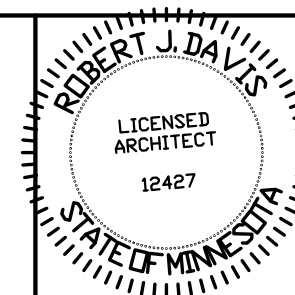


FIELD-APPLIED ITEMS

- ① HVAC UNIT (2)
- ② EXTERIOR LIGHT FIX
- ③ GENERATOR MUFFLE
- ④ BUSS BAR
- ⑤ HVAC FILTER HOOD

CONTRACTOR-FURNISHED ITEMS

- ⑥ POLYCARBONATE ENCLOSURE
(18 x 16" x 10")
- ⑦ PVC CONDUIT & FITTINGS
- ⑧ 36" X 36" ALUMINUM LOUVERS
- ⑨ HVAC ICE SHIELD
- ⑩ NOT USED



I hereby certify that this plan,
specification or report was
prepared by me or under my direct
supervision and that I am a duly
registered Architect under
the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: _____
06-04-15
Date: _____

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
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EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

**VERIZON
WIRELESS**

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

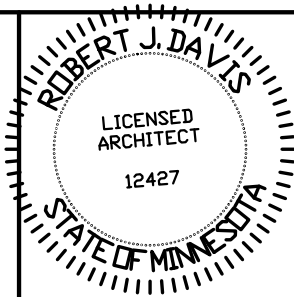
MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
FENCE SECTION
CABLE BRIDGE SECTION
DRIVEWAY SECTION
MISC. DETAILS

DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

A-5



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 06-04-15

DESIGN 1

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ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
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VERIZON WIRELESS
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BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

MINC BALROG

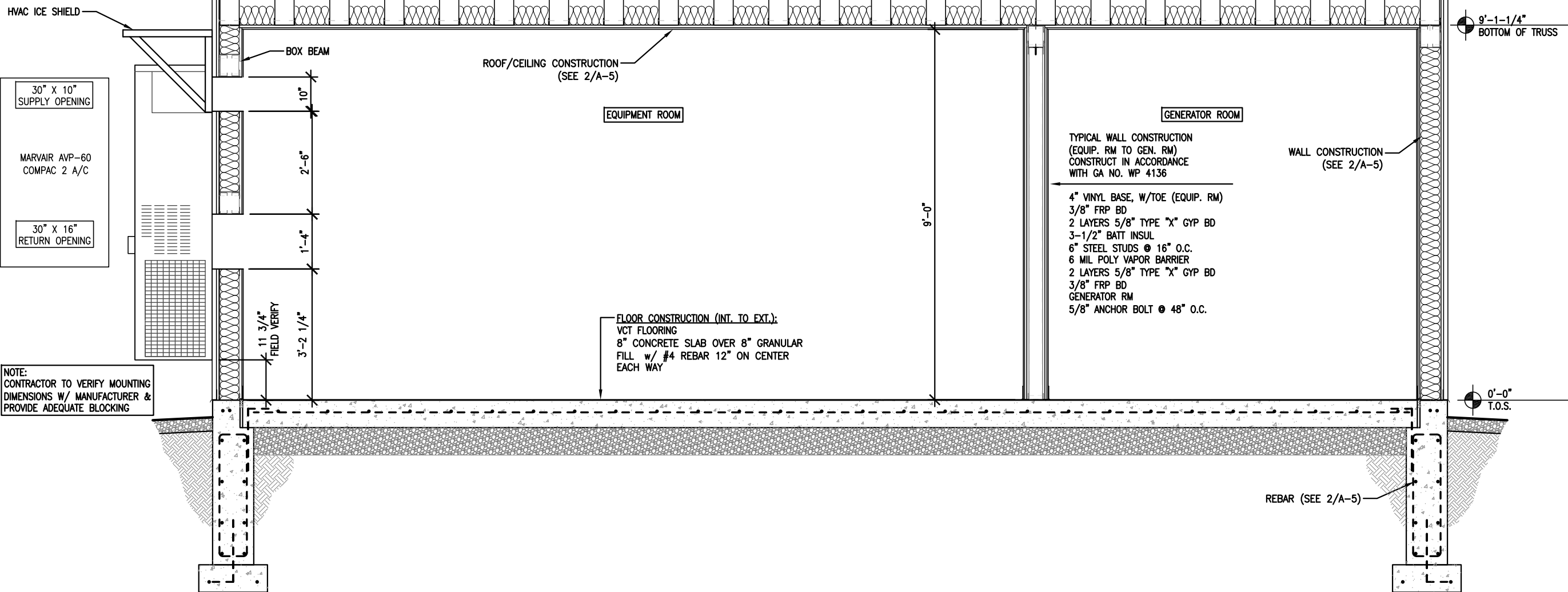
IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
LONGITUDINAL SECTION
EAST & WEST ELEVATIONS

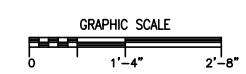
DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

A-6

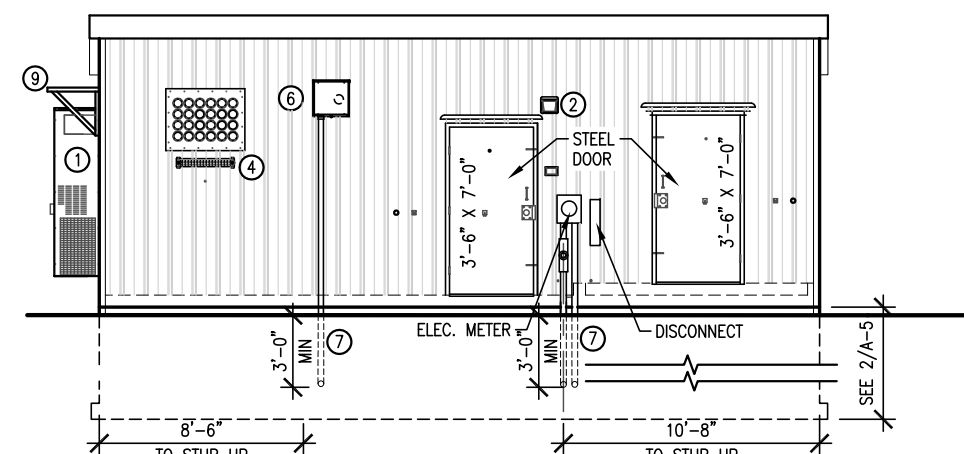
NOTE:
CONTRACTOR TO VERIFY MOUNTING
HEIGHT OF HVAC UNITS WITH VZW
CE &/OR TECH PRIOR TO
INSTALLATION



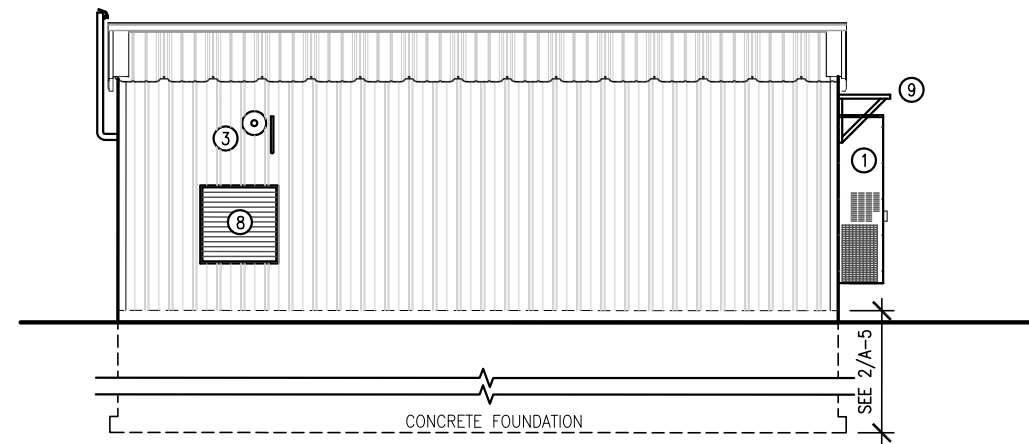
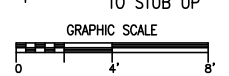
3 LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"



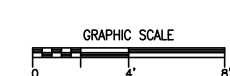
- | FIELD-APPLIED ITEMS | CONTRACTOR-FURNISHED ITEMS |
|--------------------------|--|
| ① HVAC UNIT (2) | ⑥ POLYCARBONATE ENCLOSURE (18 x 16" x 10") |
| ② EXTERIOR LIGHT FIXTURE | ⑦ PVC CONDUIT & FITTINGS |
| ③ GENERATOR MUFFLER | ⑧ 36" X 36" ALUMINUM LOUVERS (2) |
| ④ BUSS BAR | ⑨ HVAC ICE SHIELD |
| ⑤ HVAC FILTER HOOD | ⑩ NOT USED |

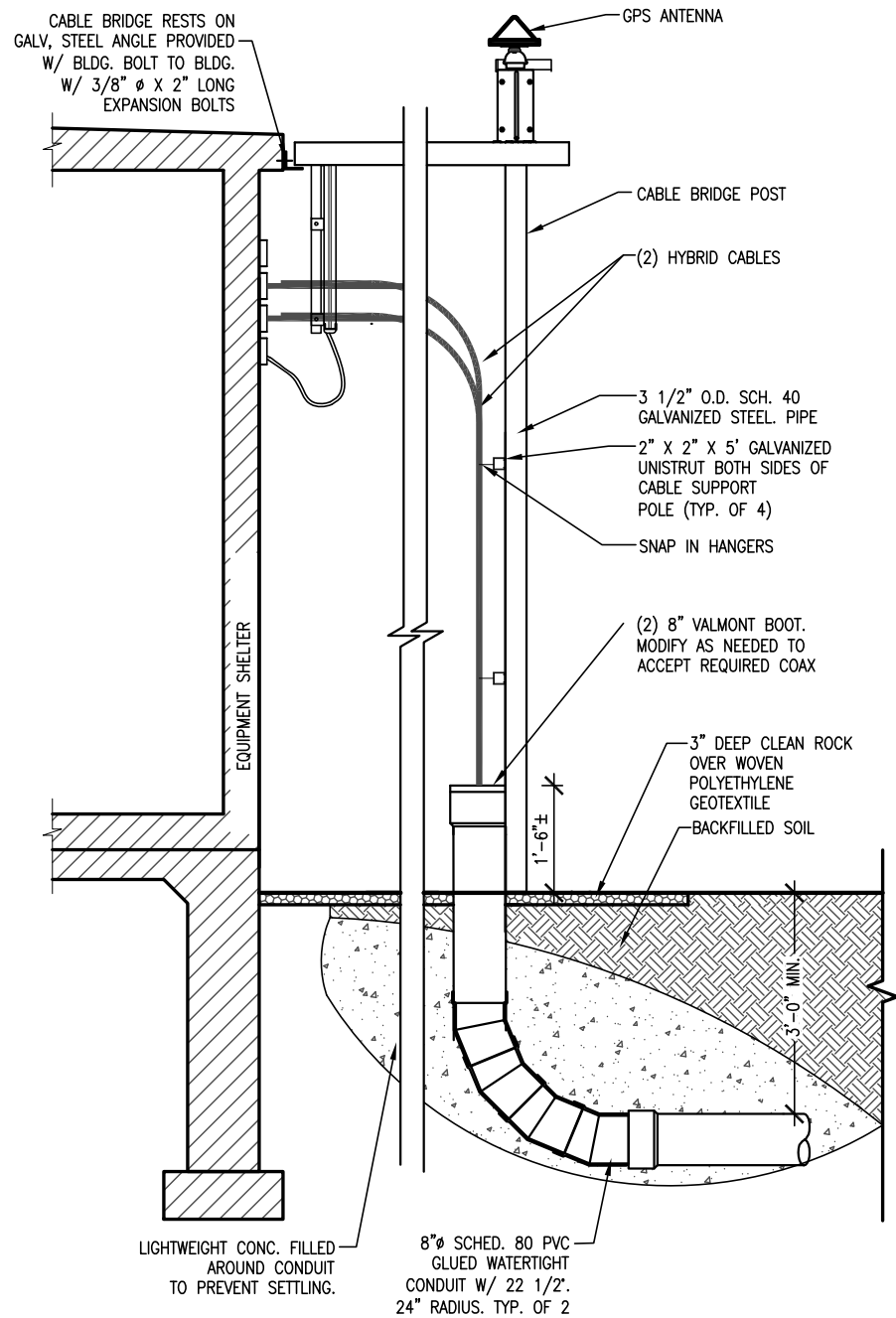


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

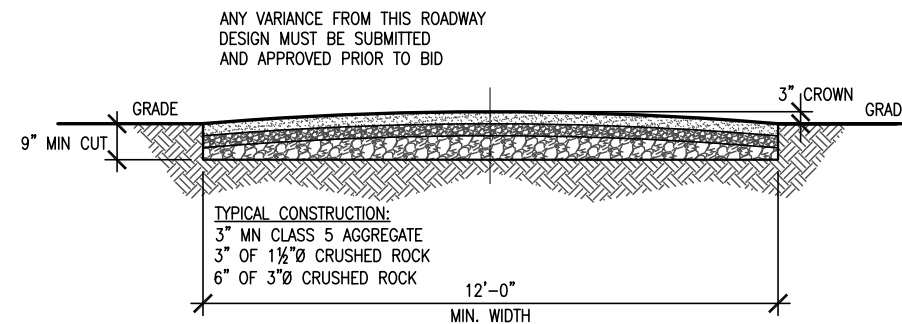


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

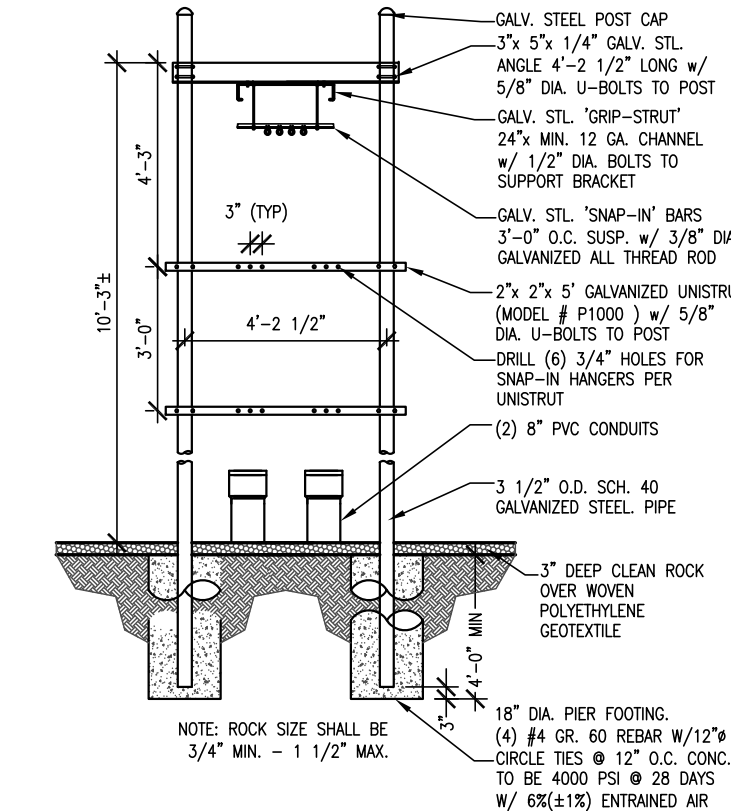




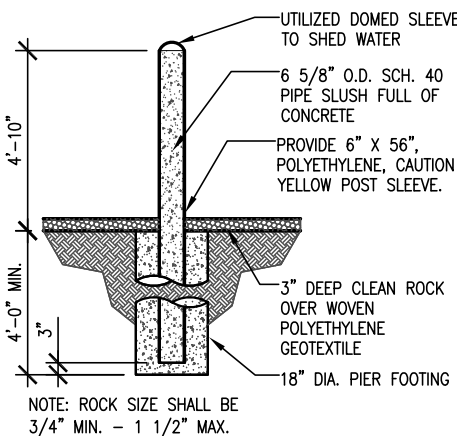
4 CABLE BRIDGE ELEVATION
SCALE: 1/8" = 1'-0"



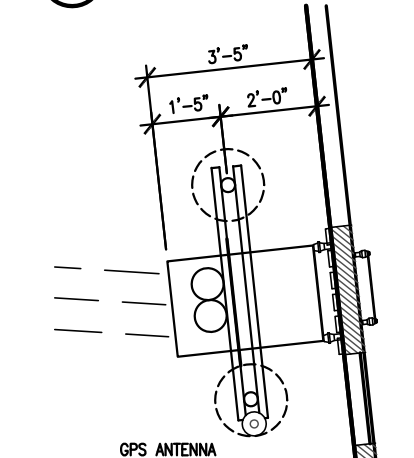
3 GRAVEL ROAD SECTION
SCALE: 1/4" = 1'-0"



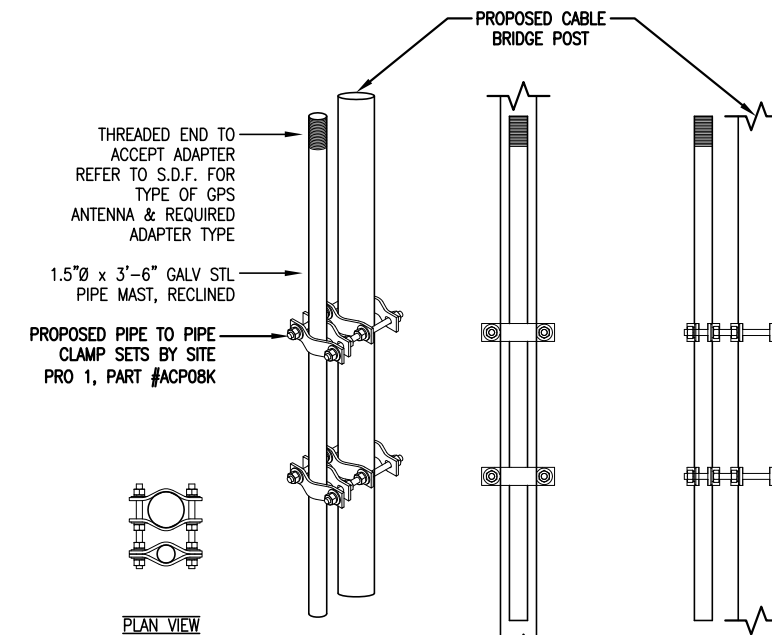
5 CABLE BRIDGE SECTION
SCALE: 1/4" = 1'-0"



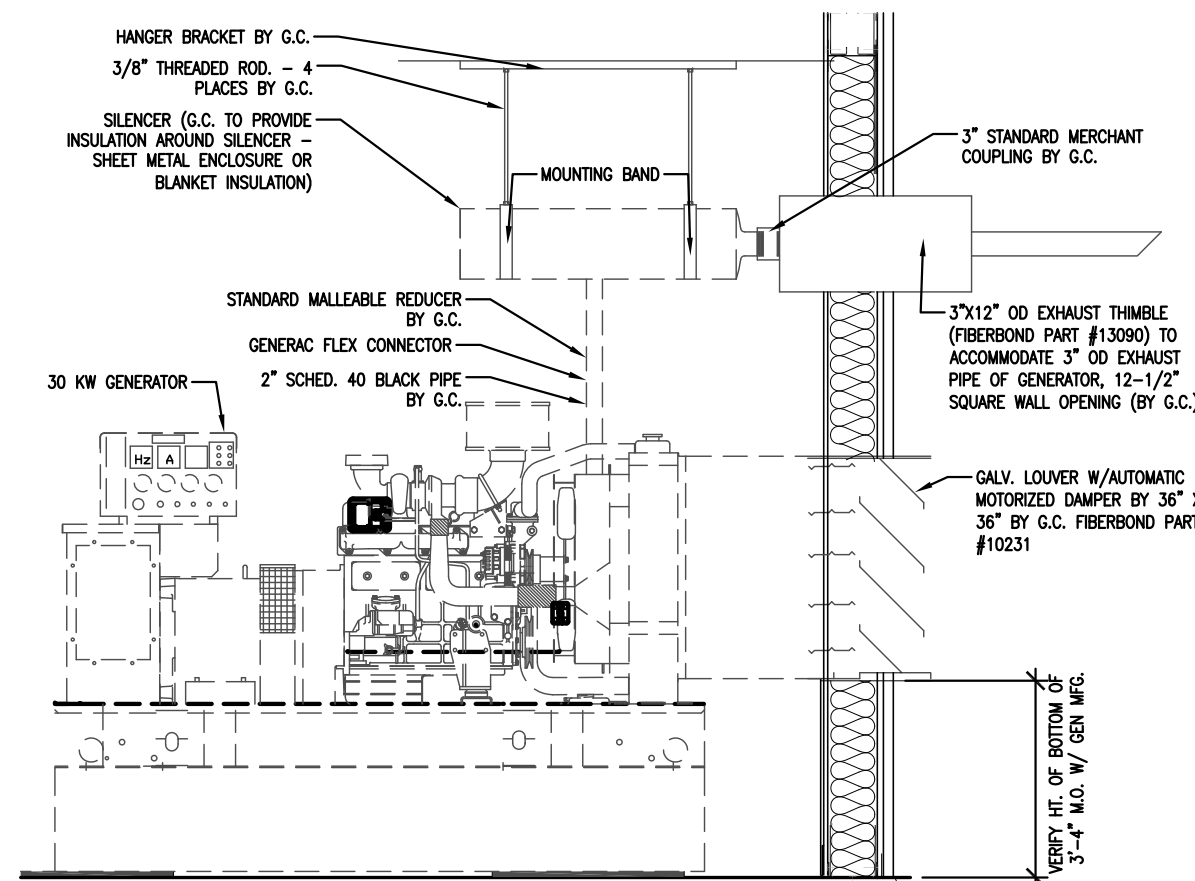
6 BOLLARD SECTION
SCALE: 1/4" = 1'-0"



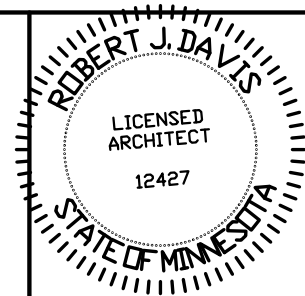
2 CABLE BRIDGE PLAN
SCALE: 1/4" = 1'-0"



7 GPS MOUNTING DETAIL
SCALE: 3/4" = 1'-0"



1 GENERATOR DETAIL
SCALE: 1/2" = 1'-0"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.
ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*
Date: 06-04-15

DESIGN 1

ROBERT J. DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

MINC BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
GENERATOR DETAIL
CABLE BRIDGE DETAILS
DRIVEWAY SECTION
GPS DETAIL
MISC. DETAILS

DRAWN BY: STACEY R.
DATE: 02-10-15
CHECKED BY: CDB
REV. A: 05-13-15
REV. B: 06-04-15

A-7

GENERAL CONDITIONS

00 0001 PERMITS

Construction Permit shall be acquired by, or in the name of, Verizon Wireless, to be hereinafter referred to as the OWNER. Other permits shall be acquired by the Contractor.

00 0002 SURVEY FEES

Survey shall be furnished by the Architect. Layout Staking shall be coordinated with the Surveyor per "Request For Quote", (RFQ).

01 0010 INSURANCE & BONDS

Contractor is to furnish Insurance certificates for themselves and subcontractors. Contractor will provide any required Bonding. Contractor agrees to warranty the project for (1) one year after completion.

01 0400 SUPERVISION & COORDINATION

Contractor shall provide supervision throughout the Project, coordinating the work of the Subcontractors, and delivery & installation of Owner–furnished items. Contractor’s responsibilities include arranging & conducting of Underground Utilities Locates. Contractor shall comply with municipal, county, state and/or federal codes, including OSHA.

01 0600 TESTING

Contractor is responsible for providing Agencies with sufficient notice to arrange for Test Samples (i.e.: Concrete Cylinders), and for Special Inspections.

01 2000 MEETINGS

Contractor shall make themselves aware of, and attend, meetings with the Owner and/or Architect. Contractor is to attend a Pre–Construction Meeting of all parties involved, prior to the start of construction.

01 5100 TEMPORARY UTILITIES

Contractor shall maintain the job site in a clean and orderly fashion, providing temporary sanitary facilities, waste disposal, and security (fence area or trailer module).

01 5300 EQUIPMENT RENTAL

Contractor shall furnish equipment necessary to expedite work.

01 5900 FIELD OFFICES & SHEDS

Contractor shall provide security (fence area or trailer module) for tools and materials that remain overnight on site.

01 7000 CLEAN UP & CLOSE OUT

Contractor shall clean up the Site to the satisfaction of Owner. Contractor shall complete the items listed on the Owner’s Punch List, and shall sign and return the List to the Owner. Contractor shall maintain a set of drawings during the job, on which changes shall be noted in red ink. **A full set of redlined drawings (As–Builts) are to be given to the Architect at Job completion and submit "construction work complete memo" to Construction Engineer.**

01 8000 TRUCKS & MILEAGE

Contractor shall provide transportation for their own personnel.

01 8300 TRAVEL TIME & PER DIEM

Contractor shall provide room and board for their own personnel, and reasonable time for traveling to & from job site.

01 9200 TAXES

Contractor shall pay sales and/or use tax on materials and taxable services.

SITWORK

02 1000 SITE PREPARATION

Contractor is to mobilize within 7 calendar days of the Owner issuing a ‘START’ document. Contractor will immediately report to Architect if any environmental considerations arise. Site shall be scraped to a depth of 3” minimum to remove vegetative matter, and scrapings shall be stockpiled on site. Excess material to be disposed of in accordance with RFQ.

02 1100 ROAD IMPROVEMENT & CONSTRUCTION

Contractor shall furnish materials for, and install, a twelve foot (12’) wide gravel roadway from the road access to the work area, for truck and crane access to site. Base course shall be 6” deep, 3”+ crushed rock, topped with 3” deep, 1½” crushed rock, topped with 3” deep MN Class 5 (3/4” minus with binder) or Driveway Mix. Road shall be graded smooth, and edges dressed, at job completion.

02 2000 EARTHWORK & EXCAVATION

Excavation material shall be used for surface grading as necessary; excess to be stockpiled on site. Excess material to be disposed of in accordance with RFQ. For dewatering excavated areas, contractor shall utilize sock or sediment filter for filtering of water discharge.

02 5000 PAVING & SURFACING

Gravel paving shall be as described in 02 1100.

Contractor shall protect existing paving elements (gravel driveways, bituminous and gravel parking lots) that are not in the Scope of Work. Damage resulting from disregard of is Article shall be compensated by the Responsible Party and at a cost to be determined by the Property Owner, Architect, and Owner.

02 7800 POWER TO SITE

Contractor shall coordinate the electrical service to the building with the Utility Provider. Conduits shall include pull strings. Underground conduits shall be 2–1/2” Schedule 40 PVC. (schedule 80 PVC under roads and drives) Cable to be 3/0 THWN CU. Trenches shall be backfilled in a timely fashion, using a compactor, and including two (2) detectable ribbons; one each at 3” and 15” above conduit. Conduit penetrations of fire–rated assemblies shall be stuffed w/ 2” mineral wool backer and caulked w/ 1/2” 3M fire barrier #CP25WB+ both sides. Service shall be 200 amp, single phase, 120/240 volt. Service type shall be "General Time–Of–Day" if available, and meter base shall be approved by utility provider.

02 7900 TELCO TO SITE

Contractor shall provide 2” schedule 40 PVC conduit, (schedule 80 PVC under roads and drives) with 'large sweep' elbows & pull string for TELCO service as noted on plans. Cable to be fiber optic lines, source and provider T.B.D. Trenches shall be as in 02 7800.

02 8000 SITE IMPROVEMENTS

Areas as indicated on drawings shall receive polyethylene geotextile, 200 mesh woven, topped with 3” deep 3/4” to 1 1/2” clean rock (no fines), raked smooth.

02 8001 FENCING

Existing fences shall be protected against damage during this work, and any damage that may occur shall be repaired or replaced to equal existing preconstruction condition.

02 8500 IRRIGATION SYSTEMS

N/A

02 9000 LANDSCAPING

Concrete shall furnish and plant new trees as indicated in the drawings. Coordinate new plantings with existing and proposed underground utilities.

Contractor to restore turf areas damaged by construction by preparing soil, seeding & watering to maintain grass survival for 1 year.

Contractor shall protect existing landscape elements (plants, trees, shrubbery etc.) that are not in the Scope of Work. Reasonable precautions shall be taken to assure the health of existing landscaping elements. If conflicts arise regarding the location of root systems, branch lines, etc. the Architect must be contacted prior to performing Work that may cause damage. Damage resulting from disregard of this Article shall be compensated by the Responsible Party and at a cost to be determined by the Property Owner, Architect, and Owner.

CONCRETE

03 1000 CONCRETE FORMWORK

Concrete forms shall be dimension lumber, modular, or steel.

03 6000 GROUT

N/A

03 8000 TOWER FOUNDATION

N/A

03 8001 CATHODIC PROTECTION

N/A

03 8050 ANTENNA MOUNTS

Contractor to furnish and install antenna mounts and handholes.

03 9000 SHELTER FOUNDATION & STOOP

Contractor shall furnish & install materials for Shelter foundation. Concrete shall be 6% ±1% air entrained, and 4,000 psi at 28 days. All reinforcing steel is to be Grade 60 (ASTM 615). Anchor bolts are furnished by Contractor. Contractor shall comply with the Owner’s Standard CONSTRUCTION SPECIFICATIONS MINIMUM CONCRETE STANDARDS.

03 9050 TRANSPORT AND SET SHELTER

N/A

MASONRY

04 0000 MASONRY

N/A

METALS

05 0000 METALS

Contractor will furnish and install structural and fabricated steel items not specifically furnished by Owner, and install Owner–furnished items. Structural steel shall be fabricated and erected per AISC specifications. Welding shall conform to AWS standards. Field welding shall be as shown on Shop Drawings, performed by AWS Certified Welders, and inspected as prescribed by the Structural Engineer. Steel shall be ASTM A992 OR A36, and 3/4” field bolts shall be A325. Temporary erecting bolts, clip hangers, and bracing shall be furnished by Contractor. Fabrications shall be shop welded if possible, and galvanized before delivery to site. Structural steel, and miscellaneous iron and steel, shall be hot dipped galvanized per ASTM A123 thickness grade 55. Fabricated iron and steel hardware shall be hot dipped galvanized per ASTM A153. Repair of damaged or uncoated galvanized surfaces shall be per ASTM A780.

Contractor shall ensure the existence of a 3/8” cable safety climb system (DBI/SALA or equal) on tower.

05 4100 METAL STUD FRAMING

Contractor shall furnish and install 6” metal studs and runner channels (600S200–54 mils–33 KSI) at a spacing as indicated on the drawings.

05 4400 COLD–FORMED METAL TRUSSES

Contractor shall furnish and install pre–manufactured metal roof trusses per the drawings. Roof shall be a mono–slope "shed" type roof with 2:12 slope.

WOOD & PLASTICS

06 1000 ROUGH CARPENTRY

The Contractor shall provide blocking per architectural documents.

06 2000 FINISH CARPENTRY

N/A

THERMAL & MOISTURE

07 2000 INSULATION

Insulation shall be fiberglass batts, furnished and installed by Contractor and installed per Manufacturer’s recommendations.

07 2500 FIREPROOFING

Contractor shall furnish and install fireproofing and firewall penetration treatments per UL or Gypsum Association designs for Architect and Building Official approval.

07 3000 SHINGLES AND ROOFING TILES

N/A

07 4100 METAL ROOF PANEL

Contractor shall furnish and install metal roof panels per Architectural Documents. Roofing shown on the plans shall be "Double–Lok" manufactured by Ceco Building Systems (cecobuildings.com). Roofing shall be 'Slate Gray' in color, Modular size 24” wide by 3” deep and 24 (standard) gauge with smooth texture. Concealed fasteners installed per manufacturers recommendation. Roof assembly and Ice and Water barrier shall be installed per manufacturer’s recommendation.

Ridge vent, eave vent, rake trim, associated flashing shall be 'Snow White" in color and smooth texture. Manufactured by Ceco Building Systems.

07 4200 METAL WALL PANEL

Contractor shall furnish and install exterior metal wall panels per Architectural Drawings. Wall panels shown on plans shall be "AVP" manufactured by Ceco Building Systems (cecobuildings.com). Panels shall be "Colonial Red" in color, Modular size 36” wide by 1–1/8” deep and 26 gauge with smooth texture.

07 5000 MEMBRANE ROOFING

N/A

07 6000 FLASHING AND SHEET METAL

N/A

DOORS AND HARDWARE

08 0000 DOORS AND HARDWARE

Entry door and frame shall be furnished and installed by Contractor. Assembly shall be hollow metal, Ceco or equal. Hardware, including frame, butts, closer, threshold, and weatherstrip/smoke seal, shall be commercial grade, furnished and installed by Contractor. Lock shall be full mortise type with lever handle (Schlage L–9453 or equal) w/ Best key cylinder by Owner’s authorized agent. Contractor shall contact said agent to coordinate installation.

FINISHES

09 2600 DRYWALL

Contractor shall furnish and install drywall on walls and ceilings. FRP–faced 3/8” OSB (NUDO white–f3w375–poly or equal) shall be direct–glued to the drywall, trimmed w/ compatible material, and fastened w/ nails.

09 5700 FLOOR COVERING

Vinyl composition tile shall be 1/8” ga. (Armstrong #51830 Cottage Tan, or equal) furnished and installed by Contractor. Base shall be 4” high vinyl, with toe, dark brown color.

09 9000 PAINTING

Contractor shall ensure that Tower is marked if so described in the RFQ. Touchup paint construction related scrapes & scratches. Paint bollards.

EXTERIOR: Entry door, louvers, HVAC and any other exposed primed metal, excluding identification tags and/or labels, shall receive two coats Sherwin Williams Exterior Grade Alkyd Enamel, Color to match metal wall panel.

SPECIAL CONSTRUCTION

13 1250 WAVE GUIDE

N/A

13 1260 CABLE BRIDGE

Cable bridge to be 24 inch wide, 12 gauge, 'grip strut' supported no more than 6’–0” on center by 3 1/2” steel pipe and 3” x 5” x 1/4” x 30” long angle. Cable bridge overhang extensions not to exceed 1’–6”. Steel to be hot dipped galvanized.

13 1400 ANTENNA INSTALL

Contractor shall install Owner’s antennas and feed lines during erecting. Contractor shall sweep coax lines for continuity and copies of results to be left in equipment room before leaving site.

MECHANICAL

15 4000 PLUMBING

Existing site utilities, and piping shall be relocated as necessary for new frost footings and/or radio equipment. Existing sprinkler heads in collocate spaces shall be extended as necessary, and fitted with new high–temperature heads.

15 5000 HVAC

Contractor shall furnish, install, test and start two (2) (package/wall system) HVAC units. Each unit shall be 5–ton cooling & 10KW heat capacity. Control wiring shall be installed in conduit, and connected to lead–lag thermostat, smoke detectors and alarms as shown on drawings. Units shall have economizers and winter baffles.

ELECTRIC

16 5000 LIGHTING AND ELECTRICAL

Contractor shall perform work as described on the Electrical Plans.

16 6000 GROUNDING

Contractor shall make themselves familiar with and follow the current GROUNDING STANDARDS of VERIZON WIRELESS. Contractor shall perform work as shown on Grounding Plans. Any site–specific grounding issues not covered by the GROUNDING STANDARD are to be addressed by the Contractor to the Owner.

OWNER–FURNISHED EQUIPMENT & FEES

COAXIAL CABLES, CONNECTORS, BOOTS, RELATED HARDWARE
ANTENNAS AND DOWNTILT BRACKETS
BUILDING PERMIT FEE
MATERIALS TESTING FEES
SPECIAL INSPECTIONS FEES

CONTRACTOR–FURNISHED EQUIPMENT

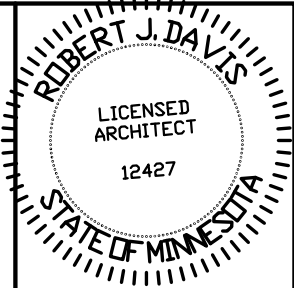
ELECTRICAL INCLUDING SMOKE DETECTORS, MAIN DISCONNECT, G1A PANEL, TRANSFER SWITCH, GENERATOR CONNECTOR ('APPLETON'), IN ADDITION TO 'NORMAL' LIGHTING AND POWER DISTRIBUTION DEVICES.
POWER TO SITE, TELCO TO SITE.
CABLE BRIDGE

SCOPE OF WORK:

CONTRACTOR SHALL PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

SITE PREPARATION
SITE WORK AND ROAD CONSTRUCTION
SHELTER AND TOWER FOUNDATIONS
SITE GROUNDING
ELECTRICAL AND TELEPHONE SERVICES
ERECT TOWER
ANTENNA MOUNTS AND SHELTER CONSTRUCTION
INSTALL ANTENNAS & CABLES
CABLE BRIDGE
GRAVEL SURFACING

Contractor to compare drawings against Owner’s "Request for Quote", (RFQ). If discrepancies arise, Contractor shall verify with Owner that the RFQ supersedes the drawings.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: *Robert J. Davis*

06-04-15

Date:

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON
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10801 BUSH LAKE ROAD
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PROJECT
20141112995

MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
OUTLINE SPECIFICATIONS

DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

A-8

GENERAL GROUNDING NOTES:

An external buried ground ring (Lead 1) shall be established around the equipment shelter and tower foundations. Lead 1 shall be kept 24" from foundations; if foundations are less than 48" apart, keep Lead 1 centered between them. If the tower base is over 20'-0" from the equipment shelter, a separate Lead 1 shall be established around each foundation, and the two Lead 1s shall be bonded with two parallel leads at least 6 feet apart horizontally. Connections between the two Lead 1s shall be bi-directional.

All subgrade connections shall be by exothermic weld, brazed weld, or gas-tight UL467-listed compression fittings pre-filled with anti-oxidant compound. Subgrade connections shall not be 'cold galvanize' coated.

Lead 1 shall be #2 solid bare tin-clad (SBTC) copper wire buried at local frost depth. Lead 1 bends shall be minimum 24" radius. 'Whip' lead bends may be of 12" radius.

Ground rods shall be galvanized steel, 5/8"Ø, spaced ten feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 1/G1.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

When ground rods are not specified to be backfilled w/ Bentonite Slurry: If boulders, bedrock, or other obstructions prevent driving of ground rods, the Contractor will need to have drilling equipment bore a hole for ground rod placement. Hole to be backfilled w/ Bentonite Slurry.

When specified with slurried Bentonite encasement, drilling equipment will be need to be used to be bore a hole for ground rod placement. Slurry shall be made from pelletized material ("Grounding Gravel"); powdered Bentonite is not allowed. If boulders, bedrock, or other obstructions are found, Contractor shall drill to the specified depth and provide Bentonite encasements.

Above-grade connections shall be by lugs w/ two-hole tongues unless noted otherwise, joined to solid leads by welding (*T&B 54856BE "BROWN"*), self-threading (*RECOGNIZED, EM 2522DH.75.312*), or 10,000psi crimping (*BURNDY YA3C 2TC 14E2*). Surfaces that are galvanized or coated shall have coating(s) removed prior to bolting. Bolts shall be stainless steel with flat washers on each side of the connection and a lock washer beneath the fastening nut. Star-tooth washers shall be used between lug & dissimilar metal (copper-to-steel, etc) but are not required between tin-clad CU lugs & tin-clad CU bus bars. Lug tongues shall be coated with anti-oxidant compound, and excess compound wiped clean after bolting. The connection shall then be coated with cold-galvanizing compound, or with color-matching paint.

Ground bars exposed to weather shall be tin-clad copper, and shall be clean of any oxidation prior to lug bolting.

Galvanized items shall have zinc removed within 1" of weld area, and below lug surface contact area. After welding or bolting, the joint shall be coated with cold galvanizing compound.

Ground Bar leads

Ground bars are isolated electrically from tower bottoms and equipment shelters by their standoff mounts. Leads from each ground bar to the ground ring shall be a pair of #2 SBTC, each connected to Lead 1 bi-directionally with #2 SBTC 'jumpers'. Pairs of #2 SBTC may be required between ground bars. Leads shall be routed to ground bars as follows:

- * The Main Ground Bar (MGB), typically mounted inside on the equipment shelter 'back' wall.
- * The Entry Cable Port Ground Bars (ECPGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line grounds also attach to the ECPGBs.
- * The Transmission Line Ground Bar (TGB) mounted at the base of the tower to which the transmission line grounds are attached. Transmission line grounds also attach to the TGBs.

NOTE: Contractor shall confirm that TGBs exist at 75-foot vertical intervals on any guyed or self-support tower, and that transmission lines are grounded to each TGB. Only the bottom-most TGB is isolated from the tower steel frame; upper TGBs may use the tower steel frame as common ground, requiring no copper leads between TGBs.

#2 SBTC Whip leads

"Whip" leads shall connect the buried external ground ring to the following items:

Monopole Towers:

* Three whips to flanges on the monopole base, at least 90° apart. If none are provided, attach to the baseplate or consult tower manufacturer.

Self-Support Towers:

* Two whips to flange(s) on each tower leg base. If none are provided, attach to the baseplate or consult tower manufacturer.

Guyed Towers:

- * Two whips to flange(s) on the tower base. If none are provided, attach to the baseplate or consult tower manufacturer.
- * Establish a Lead 1 within the fence enclosure of each guy anchor, at least 40 foot perimeter and having 4 ground rods.
- * #2 SBTC leads shall extend up, and be clamped (bronze clamshell or equal), to any two guy wires. NEVER weld leads to the guy wires. The lead to the guy anchor 'hand' plate may be welded.

Fences:

- Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:
- * Each corner post.
 - * Each pair of gate posts.
 - * Any line post over 20'-0" from a grounded post.
 - * Each gate leaf to its respective gatepost using braided strap (3/4", tin-clad copper w/ lug ends).
 - * Fences around guy anchors shall be grounded in similar fashion.

Fuel tanks:

NEVER WELD to any fuel enclosure. NEVER penetrate the fuel containment. Metal tanks shall have one whip lead attached. Use an approved clamp or two-hole lug on an available flange.

Equipment Shelter and Other General Requirements:

- * Extend new Lead 21B up to shelter halo, remaking two-way connections as needed. Generator-equipped shelters have 6 such connections. Connections within the shelter shall be by compression; NEVER weld inside the shelter.
- * Each vertical support pipe of the exterior cable bridge. Bridge end shall be kept at least 6" from the tower structure. The cable bridge shall be jumpered to the vertical support pipes with #2 SBTC at each vertical support pipe.
- * Opposite corners of the roof shield over the equipment shelter.
- * Each HVAC unit shield, if separate (may be 'jumpered' to main roof shield).
- * Each HVAC package unit.
- * Commercial electric meter box.
- * Generator receptacle, if present.
- * Steel building skid, if shelter is metal frame.
- * Each air intake or exhaust fan vent louver.
- * Each generator vent hood or louver.
- * Generator exhaust stack, external.
- * Opposite corners of generator support frame, if separate from shelter.
- * Generator fuel tank, if separate from generator unit.
- * Host building rain gutter, downspouts, and roof flashings within 25 feet.
- * Telco MPOP (Main Point of Presence), if external to equipment shelter.
- * Within cable vaults, one each to the ladder and to the manhole rim.

Note: The door frame is connected to the interior ground halo, and need no separate connection to the external ground ring.

Inspection & Testing

Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

- ①--- #2 SBTC AROUND SHELTER, TOWER, OR GUY ANCHOR
- 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
- ⊙ TEST WELL PREFERRED LOCATION
- #2 SBTC 'WHIP' LEAD
- ⑤--- (2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
- ⑥ AC HVAC UNIT
- ②1B BC BUILDING CORNER
- ⑥ BO BOLLARD
- ⑥ CBS CABLE BRIDGE SUPPORT POST
- ⑥ FAN GUY ANCHOR PLATE
- ⑥ FP FENCE POST
- ⤿ GP GATE POST, 3/4" BRAID STRAP TO LEAF
- ⑥ GUY GUY WIRE, MECH. CLAMP ONLY – NO WELDS
- ⑥ HL HOOD OR LOUVER
- ⑥ HB OUTSIDE OF HOFFMAN BOX
- ⑥ EM COMMERCIAL ELECTRICAL METER
- ④ EL ELECTRICAL SERVICE GROUND
- ⑥ MU GENERATOR MUFFLER
- ⑥ RBR FOUNDATION REINFORCING
- ⑥ RS ROOF SHIELD
- ⑥ SB STEEL BEAM
- ⑥ SP STEEL POST
- ⑥ TEL HOFFMAN BOX
- ⑥ TWR TOWER BASE
- ⑥ VP DIESEL FUEL VENT PIPE

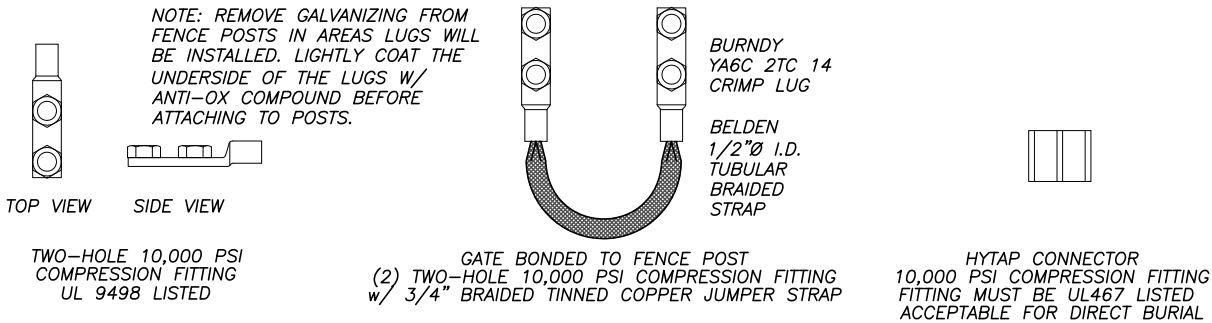
Note:

Contractor to provide #2 solid bare tin-clad (SBTC) copper wire lead from #1 ground ring to air conditioner & ice shield if provided by VZW.

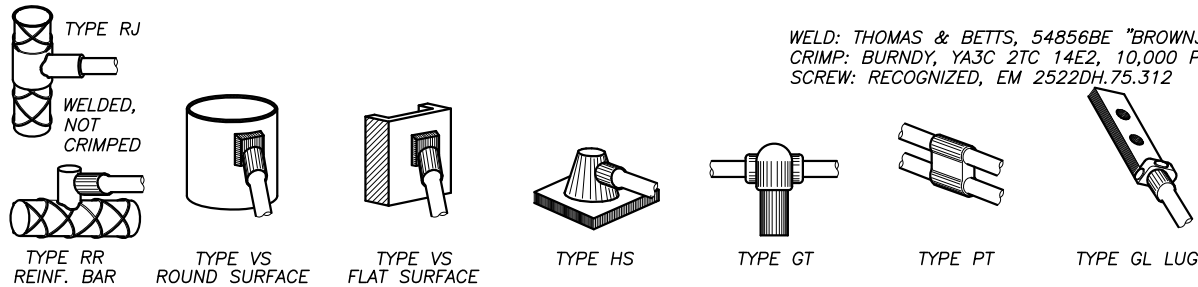
LEAD IDENTIFICATION & DESCRIPTION:

- 1 RING, EXTERNAL BURIED w/ RODS #2 SBTC
- 1A RING, CONCRETE ENCASED #2 SBTC
- 2 DEEP ANODE (TO IMPROVE OHMS) ROD OR PIPE
- 3 RING TO BLDG STL FRAME #2 SBTC
- 4 MAIN AC PANEL NEUTRAL BUS TO (2) GROUND
- RODS, ISOLATED FROM LEAD #1 NEC 250.66
- 5 RING TO GROUND BAR (2) #2 SBTC
- 6 RING TO EXT MTL OBJECT #2 SBTC
- 7 DEEP ANODE TO MGB NSTD33-9
- 8 AC PANEL TO WATER METER NEC 250.66
- 9 EXT WATER TO INT WATER PIPES NSTD33-9
- 10 INT WATER PIPE TO MGB NSTD33-9
- 11-12 NOT USED
- 13 AC PANEL TO MGB NSTD33-9
- 14 MGB/FGB TO BLDG STL FRAME #2/0 I-STR
- 14C MGB/FGB TO ROOF/WALL MTL PNL #1/0 I-STR
- 15 MGB/FGB TO FGB-HE SAME FLOOR #2/0 I-STR
- 16 NOT USED
- 16A ECPGB TO CABLE ENTRY RACK #1/0 I-STR
- 17 MGB TO CABLE SHIELDING #6 I-STR
- 17A ECPGB TO CABLE SHIELDING #6 I-STR
- 17B MGB/FGB TO F-0 SPLICE SHELF #1 I-STR
- 18 LOWEST MGB/FGB TO HIGHEST FGB #2/0 I-STR
- 19 LEAD 18 TO OTHER FGBs, <6' #2/0 I-STR
- 20 MGB/FGB TO BRANCH AC PNL #6 I-STR
- 20A NEAREST GRND TO DISCONNECT PNL NEC 250.66
- 20B GWB TO AC DISTR PNL #6 I-STR
- 21 MGB/FGB TO INT HALO #2 I-STR
- 21A INTERIOR 'GREEN' HALO #2 I-STR
- 21B INT HALO TO EXT RING #2 SBTC
- 21C INT HALO TO EQUIPMENT MTL #6 I-STR
- 22 ROOF TOWER RING TO ROOF GRND NFPA 780
- 23 MGB/FGB TO ECPGB, SAME FLOOR #1 I-STR
- 23A MGB/FGB TO CXR-HF LINR PROT #6 I-STR
- 24 ECPGB TO EACH PROTECTOR ASSEMBLY #6 I-STR
- 24A LOWER PROT ASSY TO UPPER #6 I-STR

- 25 RING TO NEAREST LIGHTNING ROD #2 SBTC
- 26 LGHTNG ROD SYS TO NEARBY MTL NFPA 780
- 27 RING TO TOWER RING (2) #2 SBTC
- 28 RING TO SHELTER RING (2) #2 SBTC
- 29 BRANCH AC PNL TO BTTY CHG FRM NSTD33-11
- 30 BRANCH AC PNL TO OUTLETS NSTD33-11
- 31 MGB/FGB TO PWR, BTTY FRAMES #2/0 I-STR
- 32 #31 TO BATTERY CHARGER FRAME #6 I-STR
- 33 #31 TO BATTERY RACK FRAME #6 I-STR
- 34 #31 TO PCU FRAME #6 I-STR
- 35 #31 TO DSU FRAME #6 I-STR
- 36 #31 TO PDU FRAME #6 I-STR
- 37 MGB/FGB TO BTTY RETURN NSTD33-14.5
- 37A MGB/FGB TO RTN TERM CARR SUPP #6 I-STR
- 38 FGB TO PDU GB #750MCM I-STR
- 38A FGB TO PDU GB CARRIER SUPPLY #2/0 I-STR
- 39 DC BUS DUCT TO NEXT SECTION #6 I-STR
- 40 DC BUS DUCT TO MGB/FGB #6 I-STR
- 41A MGB/FGB TO #58 #2/0 I-STR
- 42-44 NOT USED
- 45 MAIN AC PNL TO BRANCH AC PNL NSTD33-11
- 46 BRANCH AC PNL TO DED OUTLET NSTD33-11
- 47 FGB TO INTEG FRM #2 I-STR
- 48 LEAD #31 TO INTEG FRM #6 I-STR
- 49 INTEG FRM TO EQUIP SHELF BY FASTENERS
- 50 PDU BTTY RET TO #51 #2/0 I-STR
- 51 #50 TO TRANS FRM ISO DC PWR #6 I-STR
- 52 TRANS FRM FUSE TO FRM OR BAR #8 I-STR
- 53A MGB/FGB TO PDF/BDFB NSTD33-22
- 54 MGB/FGB TO STATIC DEVICES #6 I-STR
- 55 MGB/FGB TO CABLE AT ENTRY #6 I-STR
- 56 MGB/FGB TO AC PWR RADIO XMTTR #6 I-STR
- 57A MGB/FGB TO CBL GRID/RUNWAY #2/0 I-STR
- 58A #41A TO AISLE FRAME #2 I-STR
- 59A #58A TO EACH SGL FRAME GRND #6 I-STR
- 60-89 NOT USED
- 90 GENERATOR FRAME TO EXT RING #2 SBTC



2 COMPRESSION CONNECTOR DETAILS SCALE: NONE



1 EXOTHERMIC WELD DETAILS SCALE: NONE

ROBERT J. DAVIS
LICENSED ARCHITECT
12427
STATE OF MINNESOTA

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota. ROBERT J. DAVIS, Reg. No. 12427

Signed: 
06-04-15
Date:

DESIGN1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON
WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(612) 720-0052

PROJECT
20141112995

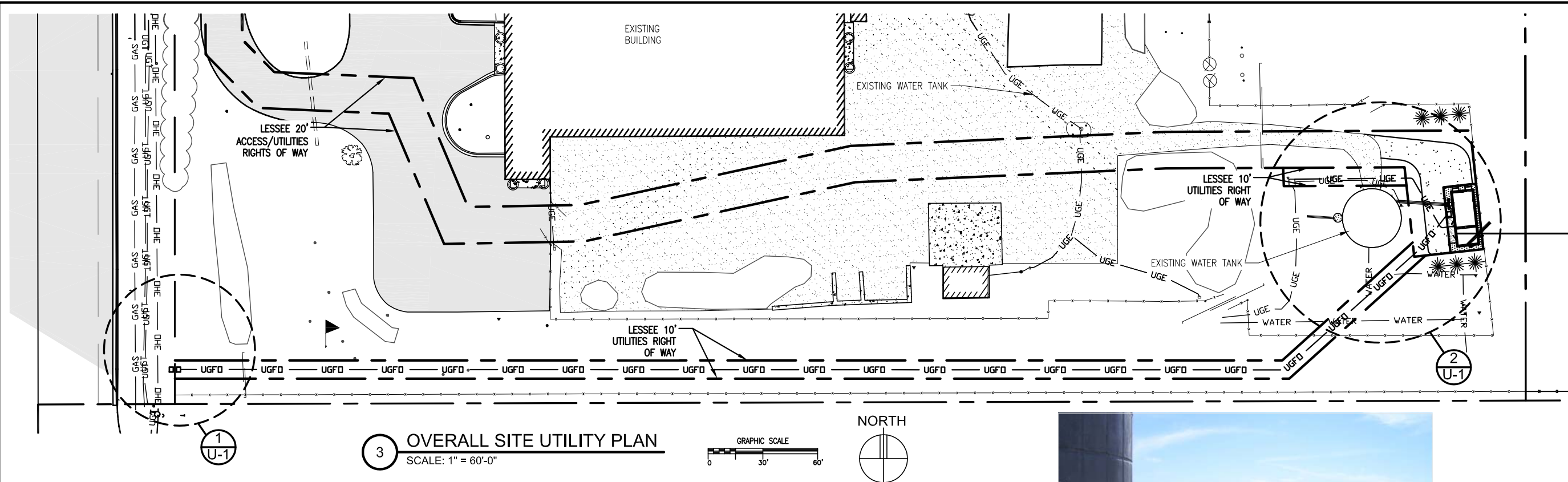
MINC
BALROG

IDEAL AVENUE
LAKE ELMO, MN 55042

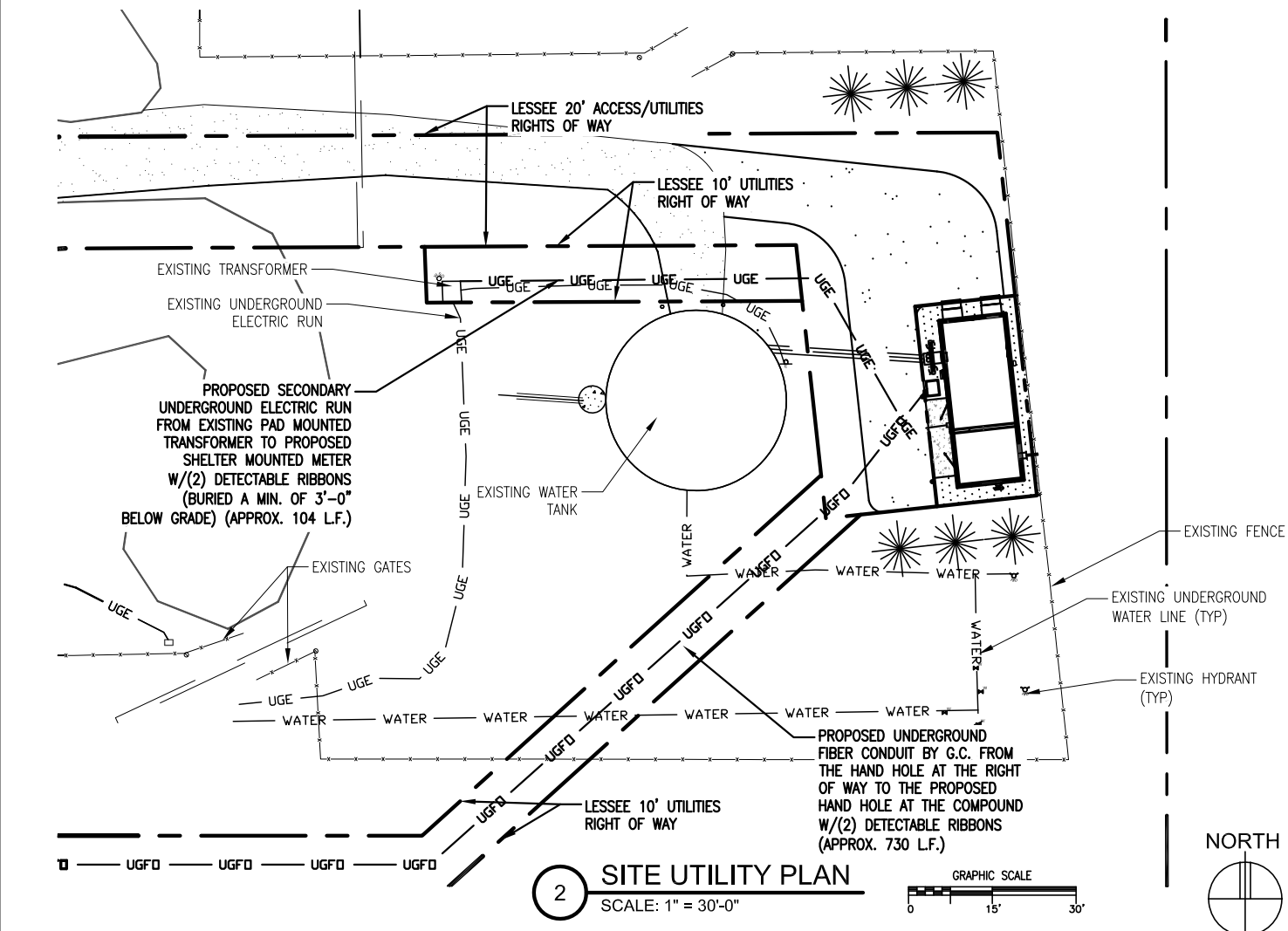
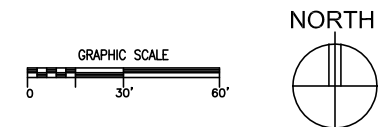
SHEET CONTENTS:
GROUNDING NOTES

DRAWN BY: STACEY R.
DATE: 02-10-15
CHECKED BY: CDB
REV. A 05-13-15
REV. B 06-04-15

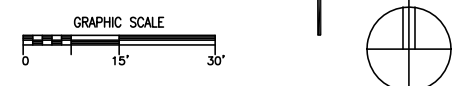
G-1



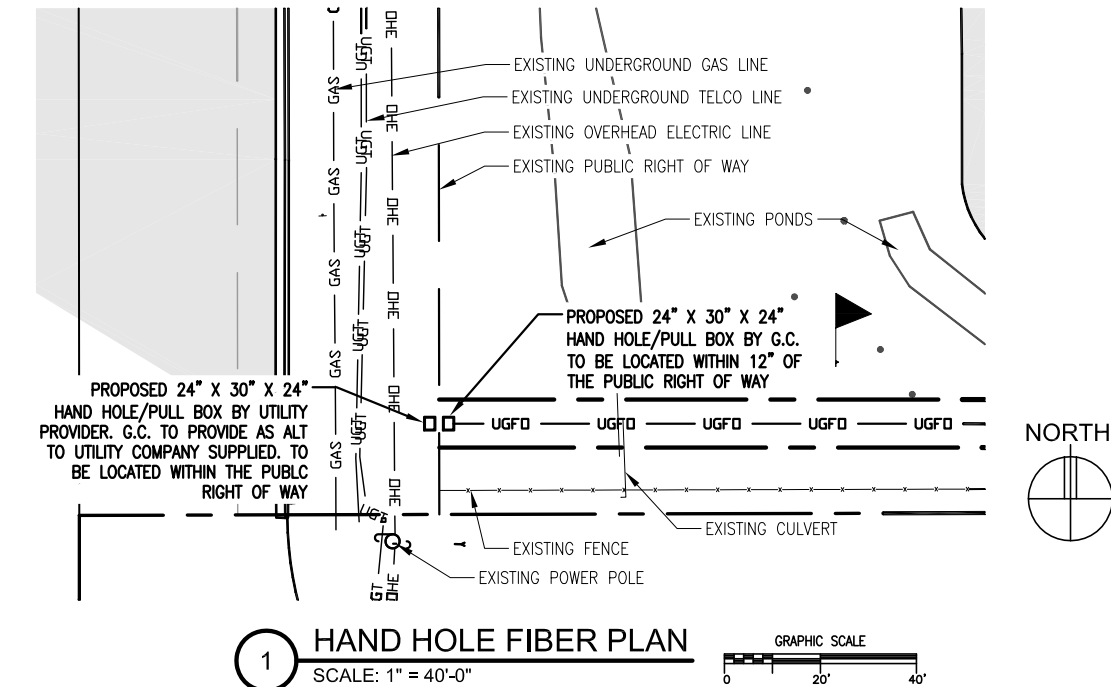
3 OVERALL SITE UTILITY PLAN
SCALE: 1" = 60'-0"



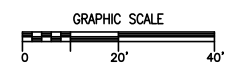
2 SITE UTILITY PLAN
SCALE: 1" = 30'-0"



4 PHOTO - EXISTING TRANSFORMER
LOOKING EAST



1 HAND HOLE FIBER PLAN
SCALE: 1" = 40'-0"



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ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

VERIZON WIRELESS

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SHEET CONTENTS:
OVERALL SITE UTILITY PLAN
SITE UTILITY PLAN
HAND HOLE FIBER PLAN
MISC. PHOTO

DRAWN BY:	STACEY R.
DATE:	02-10-15
CHECKED BY:	CDB
REV. A	05-13-15
REV. B	06-04-15

U-1

1. REFER TO DETAIL A SHEET S-8 FOR REQUIRED HANDRAIL MODIFICATIONS.
2. HANDRAIL MODIFICATIONS SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF VERIZON'S PROPOSED ANTENNAS AND ASSOCIATED EQUIPMENT.
3. CONTRACTOR TO FIELD VERIFY POST LENGTHS AND ANGLES AT TOP AND BOTTOM OF PROPOSED VERTICAL POSTS TO MATCH EXISTING CONDITIONS.
4. CONTRACTOR TO PRIME AND PAINT PROPOSED VERTICAL POSTS TO MATCH EXISTING HANDRAIL COLOR, (FIELD VERIFY).


$$1/4'' = 1'-0''$$

C


$$1/8'' = 1'-0''$$

A


$$1/8'' = 1'-0''$$

B



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ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
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(952) 903-9299

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BLOOMINGTON, MN 55438

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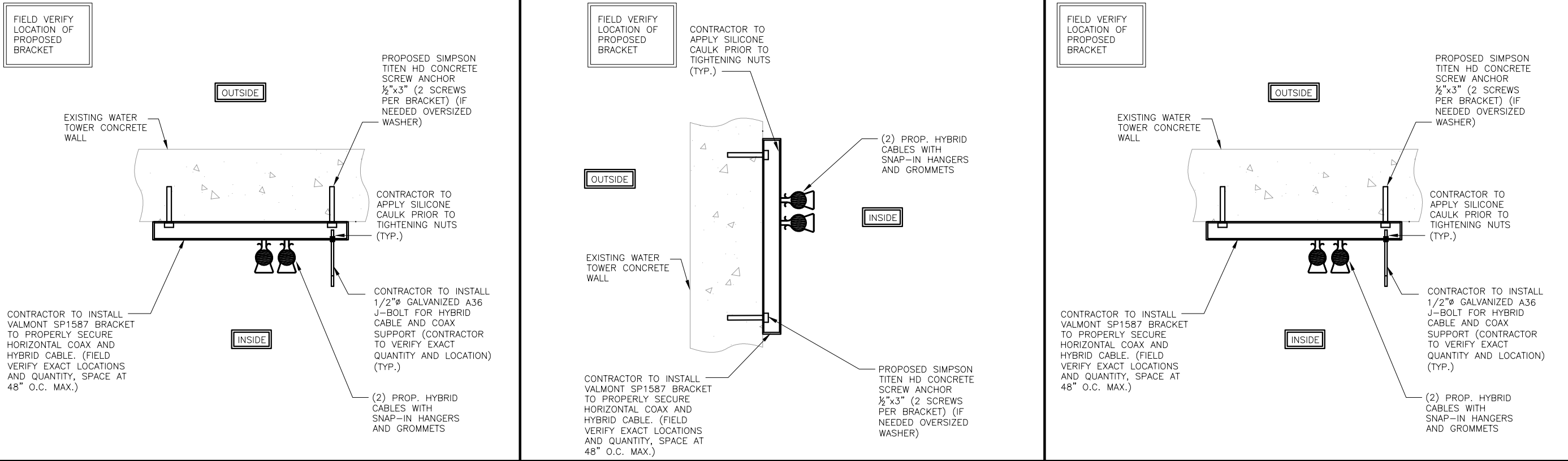
3445 IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:
PROPOSED PLAN VIEW

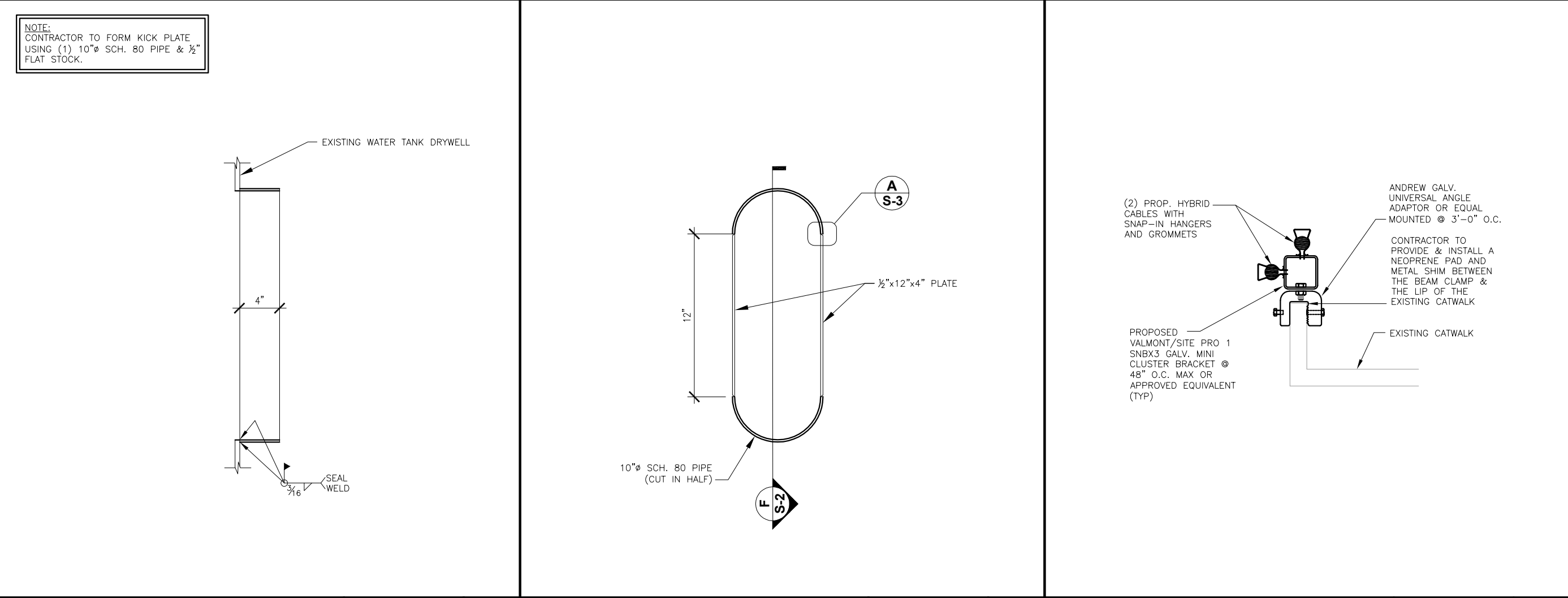
DRAWN BY:	GJP
DATE:	6-8-15
CHECKED BY:	IJO
REV. B	

UEI PROJ. # 15.00359

S-1



PROP. COAX VERTICAL ROUTING FROM SECOND FLOOR LEVEL TO DRYTUBE	NO SCALE	C	PROPOSED HORIZONTAL COAX ROUTING AT SECOND FLOOR LEVEL	NO SCALE	B	PROPOSED COAX VERTICAL ROUTING TO SECOND FLOOR LEVEL	NO SCALE	A
--	----------	---	--	----------	---	--	----------	---



PROPOSED PENETRATION AT EXIST. WATER TOWER DRY TUBE	NO SCALE	F	PROPOSED PENETRATION AT EXIST. WATER TOWER DRYWELL	NO SCALE	E	PROPOSED COAX ROUTING AT CATWALK	NO SCALE	D
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St. Paul, Minnesota 55112
Phone: 651.415.3800 Fax: 651.415.2001
St. Paul - Bloomington - Denver - Detroit Lakes - Fargo - Sioux Falls
Web: www.ulteig.com

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ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299

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SHEET CONTENTS:
SECTIONS AND DETAILS

DRAWN BY: GJP

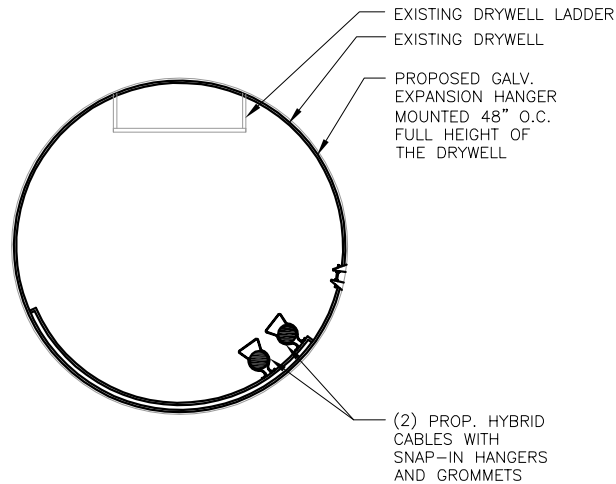
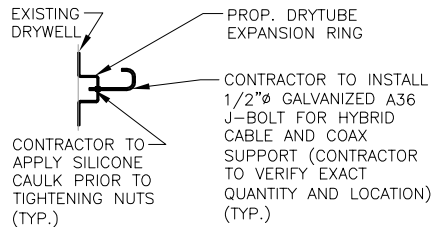
DATE: 6-8-15

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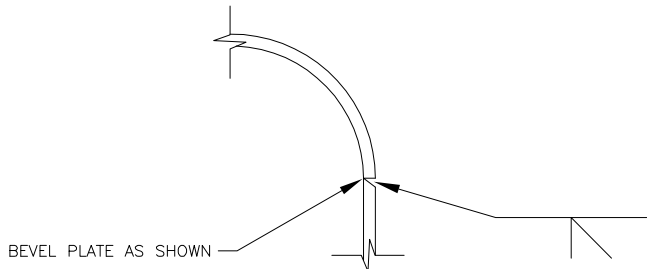
REV. B

UEI PROJ. # 15.00359

S-2



- GENERAL NOTES:**
1. FIELD VERIFY EXACT LOCATION OF NEW PENETRATION TO AVOID INTERFERING WITH CLIMBING LADDERS AND ANY OTHER PART OF THE WATER TOWER.
 2. PROPOSED PENETRATION SHALL BE BLACK HOT DIPPED GALVANIZED, (FIELD PRIMED AND PAINTED) TO MATCH THE EXISTING WATER TOWER COLOR.



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ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
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J-HOOK

NO SCALE

C

PROPOSED CABLE ROUTING FULL
HEIGHT OF DRYWELL

NO SCALE

B

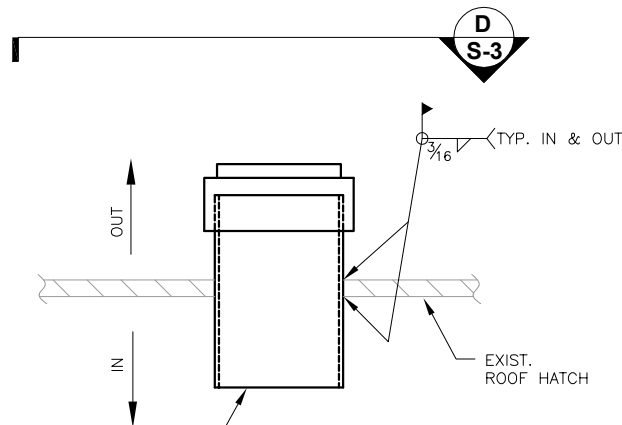
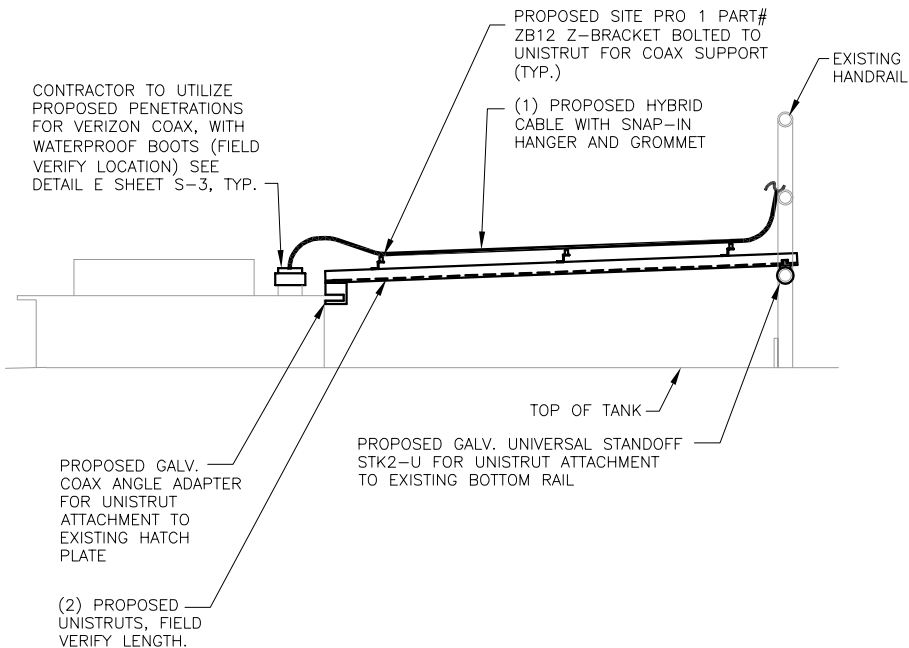
PROPOSED PENETRATION AT
EXIST. WATER TOWER DRY TUBE

NO SCALE

A

NOTE:
A METAL SHIM SHALL BE USED
ALONG WITH NEOPRENE PAD AT
ALL CLAMP LOCATIONS.

NOTE:
INSTALL NEOPRENE PAD
@ ALL CLAMP LOCATIONS (TYP.)



PROPOSED 6" SCH. 80 PIPE TYP. (4) LOCATIONS (FIELD VERIFY LENGTH, QTY. AND LOCATION (CONTRACTOR TO PLACE 6 1/2" WATER PROOF BOOT WITH SR129 CUSHION INSERT AND PG12 CUSHION PLUGS AFTER PLACEMENT OF SLEEVE AT MANWAY HATCH ONLY)

PROPOSED HYBRID INSTALLATION AT TOP
OF EXIST. WATER TOWER

NO SCALE

F

PROPOSED MANWAY HATCH PENETRATION
(FIELD VERIFY LOCATION AND QUANTITY)

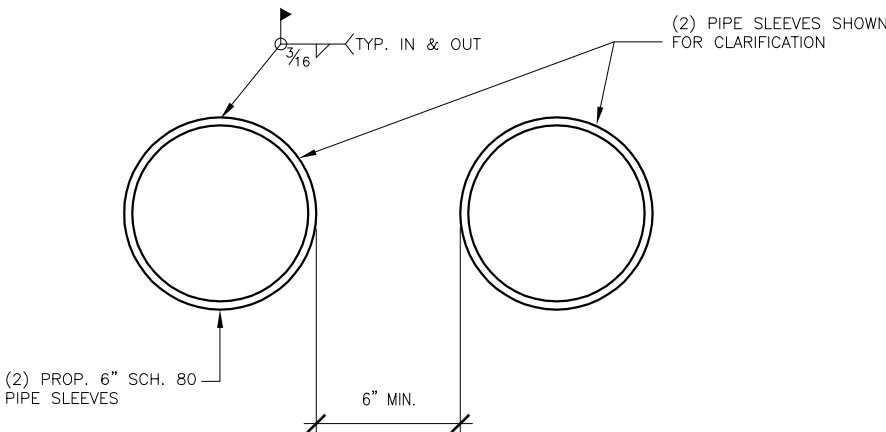
NO SCALE

E

PROPOSED MANWAY HATCH PENETRATION
(FIELD VERIFY LOCATION AND QUANTITY)

NO SCALE

D



- NOTE:**
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF PROPOSED PIPE SLEEVES.
 2. PROPOSED TANK PENETRATIONS SHALL BE HOT DIPPED GALVANIZED (RECOMMENDED) AND FIELD PRIMED AND PAINTED TO MATCH EXISTING WATER TOWER.

SLEEVE PENETRATION INSTALLATION PROCESS:

1. CONTRACTOR TO CHAMFER ALL CUT EDGES ON TANK SHELL AFTER CUTTING.
2. CONTRACTOR TO WELD PIPE SLEEVE AS SHOWN.

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SHEET CONTENTS:
SECTIONS AND DETAILS

DRAWN BY: GJP

DATE: 6-8-15

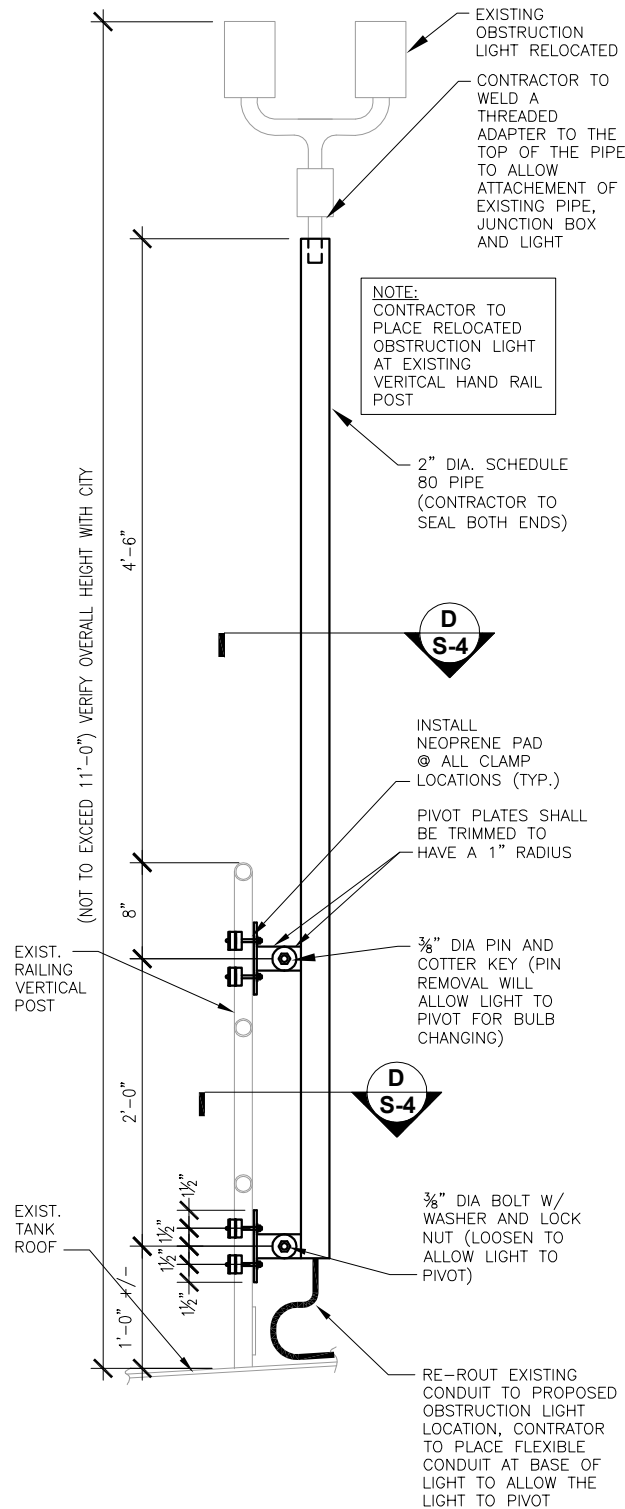
CHECKED BY: IJO

REV. B

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S-3

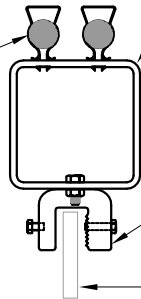
NOTE:
1. PROPOSED OBSTRUCTION LIGHT MOUNTING PIPE, BRACKETS AND MOUNTING HARDWARE SHALL BE GALVANIZED. (TYP.)



NOTE: INSTALL NEOPRENE PAD @ ALL CLAMP LOCATIONS (TYP.)

NOTE: A METAL SHIM SHALL BE USED ALONG WITH NEOPRENE PAD AT ALL CLAMP LOCATIONS.

(2) PROP. HYBRID CABLES WITH SNAP-IN HANGERS AND GROMMETS



PROPOSED GALV. COAX CLUSTER FOR COAX TO BE ROUTED AS NEEDED ALONG BOTTOM RAIL

PROPOSED GALV. COAX ANGLE ADAPTER FOR COAX TO BE ROUTED AS NEEDED ALONG BOTTOM RAIL

EXISTING TOE KICK

PROPOSED HYBRID CABLE ROUTING ALONG TOP OF EXISTING WATER TOWER

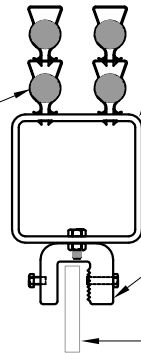
NO SCALE

B

NOTE: INSTALL NEOPRENE PAD @ ALL CLAMP LOCATIONS (TYP.)

NOTE: A METAL SHIM SHALL BE USED ALONG WITH NEOPRENE PAD AT ALL CLAMP LOCATIONS.

(4) PROP. HYBRID CABLES WITH SNAP-IN HANGERS AND GROMMETS



PROPOSED GALV. COAX CLUSTER FOR COAX TO BE ROUTED AS NEEDED ALONG BOTTOM RAIL

PROPOSED GALV. COAX ANGLE ADAPTER FOR COAX TO BE ROUTED AS NEEDED ALONG BOTTOM RAIL

EXISTING TOE KICK

PROPOSED HYBRID CABLE ROUTING ALONG TOP OF EXISTING WATER TOWER

NO SCALE

A

PROP. COAX CABLE SUPPORT AND ROUTING NOTES:

1. CONTRACTOR SHALL SWEEP/ROUTE PROPOSED COAX CABLE AS NEEDED TO NOT INTERFERE WITH PROPOSED ANTENNA MOUNTING FRAMES AND BRACES.
2. CONTRACTOR SHALL ROUTE AND INSTALL THE PROPOSED COAX CABLE TO THE PROPOSED COAX BRACKETS WITH SNAP-IN HANGERS AND GROMMETS FOR THE HYBRID CABLE. PLACE THE PROPOSED COAX CABLE AT THE OPEN LOCATION ON THE EXISTING TOWER COAX BRACKET. CONTRACTOR SHALL COMPLETE ANY AND ALL REPAIRS AS REQUIRED PRIOR TO THE INSTALLATION OF THE PROPOSED COAX CABLE. (REPAIR PAINT AS NEEDED TO MATCH EXISTING AFTER REPAIRS).
3. ALL ANTENNA FEED LINES, JUMPERS AND COAX CANNOT INTERFERE WITH TOP OF THE HANDRAIL AND MUST BE ROUTED AS SUCH THAT THEY COMPLY WITH OSHA REQUIREMENTS REGARDING HANDRAILS.

NOTES:

1. CONTRACTOR TO REPAIR AND PAINT TO MATCH EXISTING WATER TOWER AS REQUIRED AFTER PLACEMENT OF PROPOSED ANTENNA MOUNTING HARDWARE.
2. CONTRACTOR TO INSTALL WELDED INSERTS ON BOTH ENDS OF THE ANTENNA MOUNTING PIPES WITH WEATHERPROOF RUBBER END CAPS PRIOR TO INSTALLATION.
3. NEOPRENE TO BE USED AT ALL POINTS OF CONTACT WITH PAINTED SURFACES. FASTENING SEQUENCE SHOULD INCLUDE INCLUDE NYLON WASHERS BETWEEN THE PAINTED SURFACE AND THE GALVANIZED WASHER.
4. ALL ATTACHMENTS TO THE WATER TOWER HANDRAIL SYSTEM MUST BE MADE IN A MANNER THAT MAINTAINS COMPLIANCE WITH CURRENT OSHA REQUIREMENTS FOR ACCESS.

PAINTING / GALVANIZING NOTES:

1. PROPOSED ANTENNAS INSTALLED ON THE EXTERIOR OF THE WATER TOWER SHALL BE SHOP PAINTED TO MATCH THE EXISTING WATER TOWER COLOR. (VERIFY COLOR).
2. ALL EXPOSED JUMPERS AND HYBRID CABLES SHALL BE PROVIDED WITH WHITE JACKETING OR TAPED WHITE.
3. PROPOSED MOUNTING PIPES AND ALL MOUNTING HARDWARE IS TO BE GALVANIZED AND OR PROVIDED IN A NON-CORRODING MATERIAL.

NOTE:

1. CONTRACTOR TO INSTALL HOIST GRIPS TO SECURE HYBRID CABLE ON J-BOLTS.

NOTE:

1. IN GENERAL WHERE ANGLE ADAPTERS, CLAMPS OR ANY OTHER AREAS OF WHICH THERE IS METAL TO METAL CONTACT, PROVIDE A NEOPRENE AND TAPE COLORED CLOSELY TO MATCH THE TOWER COLOR BETWEEN THE PART AND THE BASE MATERIAL TO PREVENT EXCESS DAMAGE TO THE COATING AND PROVIDE A MOISTURE BARRIER IN THE EVENT OF COATING DAMAGE IF ANGLE ADAPTERS ARE USED, PROVIDE THE NEOPRENE BARRIER AND A METAL SHIM.

PROPOSED OBSTRUCTION LIGHT MOUNTING

NO SCALE

D

ERICSSON RRUS-B5 W/ SOLAR SHIELD AND RRUS A2 RX MODULE

DIMENSIONS, WxDxH: 431.8x266.7x500.38mm (17"x10.5"x19.7")

WEIGHT, WITHOUT BRACKETS: 74 lbs



RRUS-B5 W/ SOLAR SHIELD AND RRUS A2 RX MODULE (FUTURE)

NO SCALE

E

NOTES

NO SCALE

C



4285 Lexington Avenue N.
St. Paul, Minnesota 55128
Phone: 651.415.9800 Fax: 651.415.2001
St. Paul - Bloomington - Denver - Detroit Lakes - Fargo - Sioux Falls
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DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299

VERIZON WIRELESS

10801 BUSH LAKE ROAD
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MINC BALROG

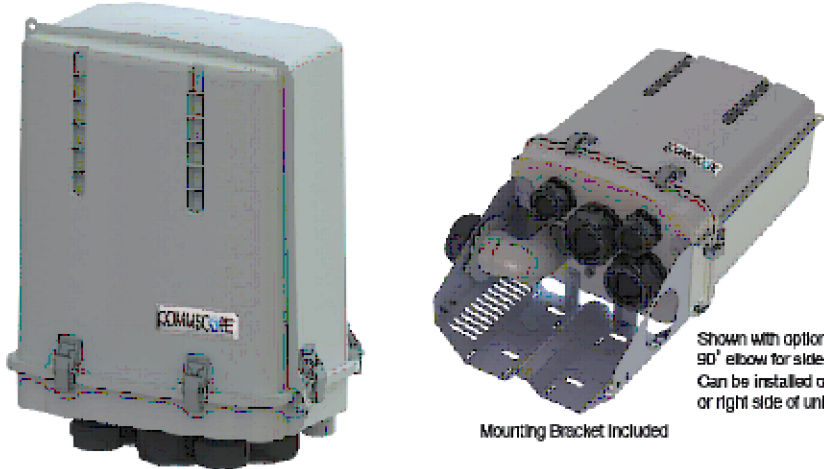
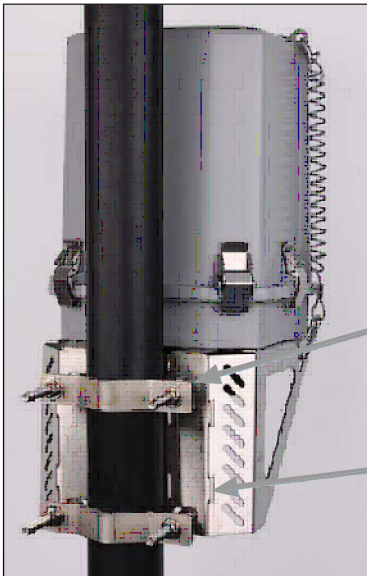


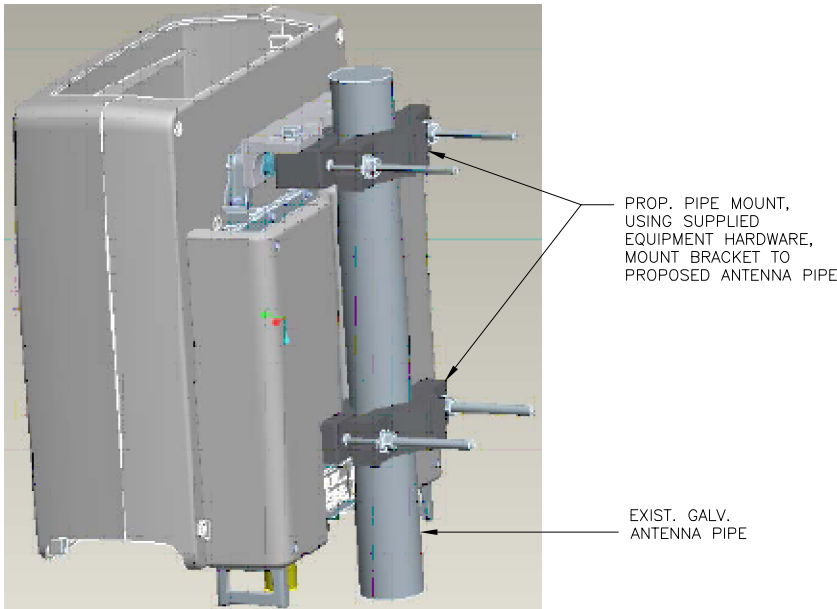

3445 IDEAL AVENUE
LAKE ELMO, MN 55042


SHEET CONTENTS:
SECTIONS AND DETAILS

DRAWN BY: GJP
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CHECKED BY: IJO
REV. B

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S-4

			<div>RxxDC-3315-PF-48</div> <div>DIMENSIONS, WxDxH: 400x261x564mm (15.73"x10.25"x22.98")</div> <div>WEIGHT, WITH BRACKETS: 27 lbs</div> <div><div></div><div>Shown with optional 90° elbow for side entry. Can be installed on left or right side of unit.</div><div>Mounting Bracket Included</div></div> <div></div> <div>PROP. PIPE MOUNT, USING SUPPLIED EQUIPMENT HARDWARE, MOUNT BRACKET TO ANTENNA PIPE</div> <div>PROP. EQUIPMENT AND MOUNTING BRACKET</div>			<div><div>4285 Lexington Avenue N. St. Paul, Minnesota 55126 Phone: 651.415.3800 Fax: 651.415.2001 St. Paul - Blomark - Denver - Detroit Lakes - Fargo - Sioux Falls Web: www.ulteig.com</div></div> <div>NOT FOR CONSTRUCTION</div> <div><div>DESIGN1</div><div>ROBERT J DAVIS, AIA ARCHITECT 9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344 (952) 903-9299</div></div>					
NOT USED	NO SCALE	C	MAIN DISTRIBUTION BOX (TOP)	NO SCALE	B	PROPOSED MAIN DISTRIBUTION BOX/ SECTOR BOX MOUNTING HARDWARE	NO SCALE				
<div><div>ERICSSON RRUS-12 W/ SOLAR SHIELD AND RRUS A2 RX MODULE</div><div>DIMENSIONS, WxDxH: 470x275x518mm (18.50"x10.8"x20.39")</div><div>WEIGHT, WITHOUT BRACKETS: 80 lbs</div><div></div></div>			<div></div> <div>PROP. PIPE MOUNT, USING SUPPLIED EQUIPMENT HARDWARE, MOUNT BRACKET TO PROPOSED ANTENNA PIPE</div> <div>EXIST. GALV. ANTENNA PIPE</div>			<div><div>ERICSSON RRUS-B13 W/ SOLAR SHIELD AND RRUS A2 RX MODULE</div><div>DIMENSIONS, WxDxH: 432x183x501mm (17"x7.2"x19.7")</div><div>WEIGHT, WITHOUT BRACKETS: 80 lbs</div><div></div></div>					
RRUS-12 W/ SOLAR SHIELD AND RRUS A2 RX MODULE	NO SCALE	F	RRUS W/ SOLAR SHIELD AND RRUS A2 RX MODULE MOUNTING	NO SCALE	E	RRUS-B13 W/ SOLAR SHIELD AND RRUS A2 RX MODULE	NO SCALE	D			



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SHEET CONTENTS:
SECTIONS AND DETAILS

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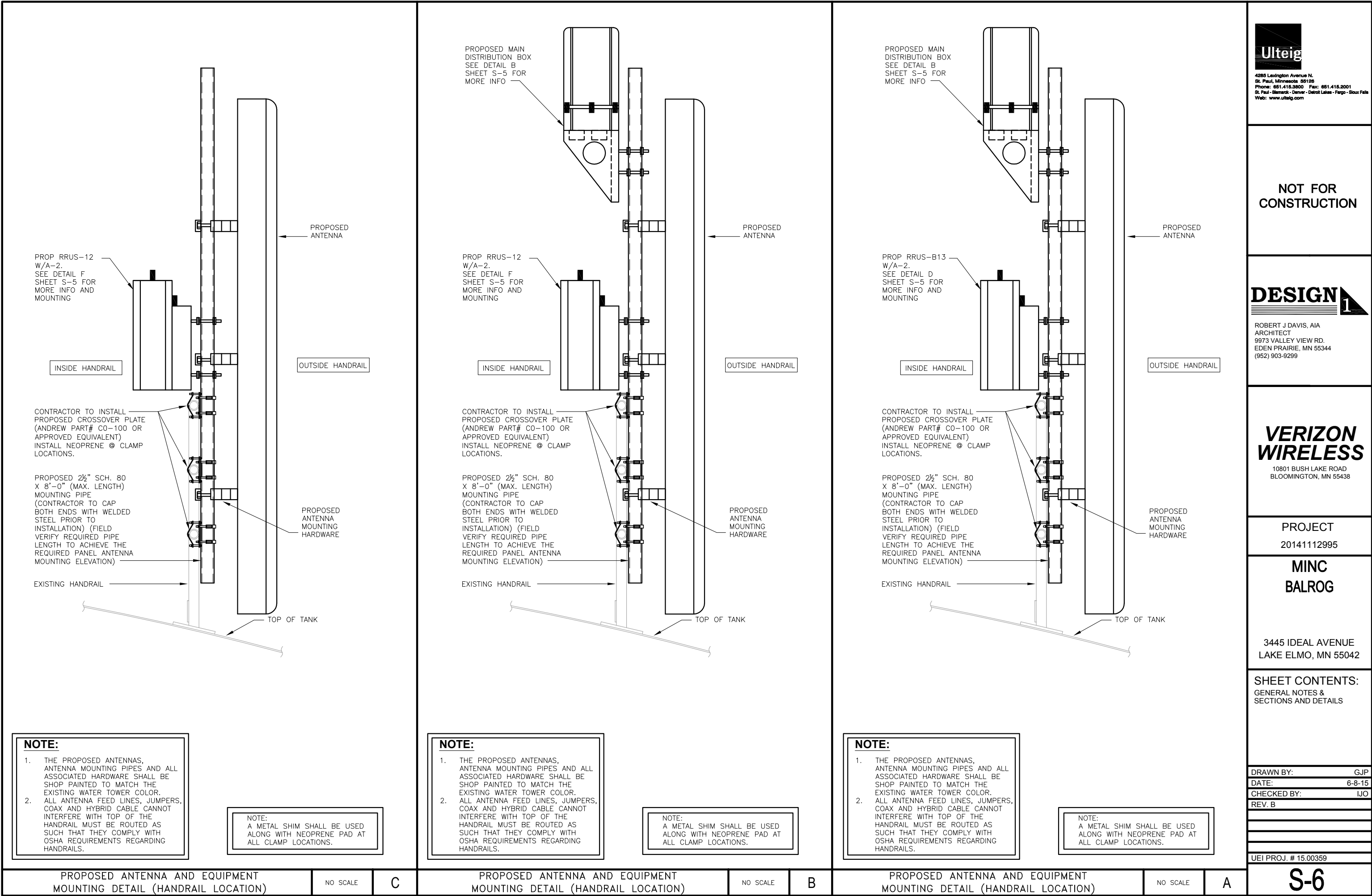
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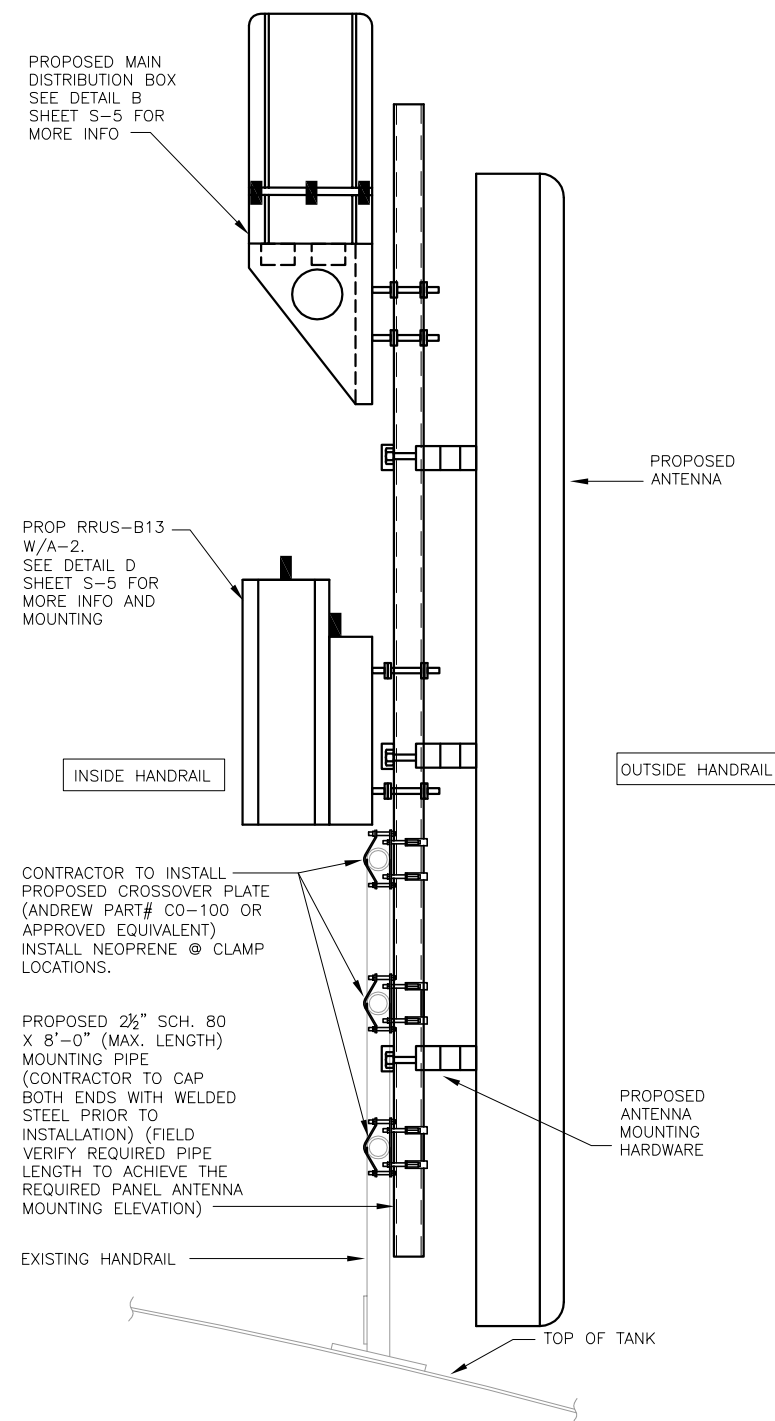
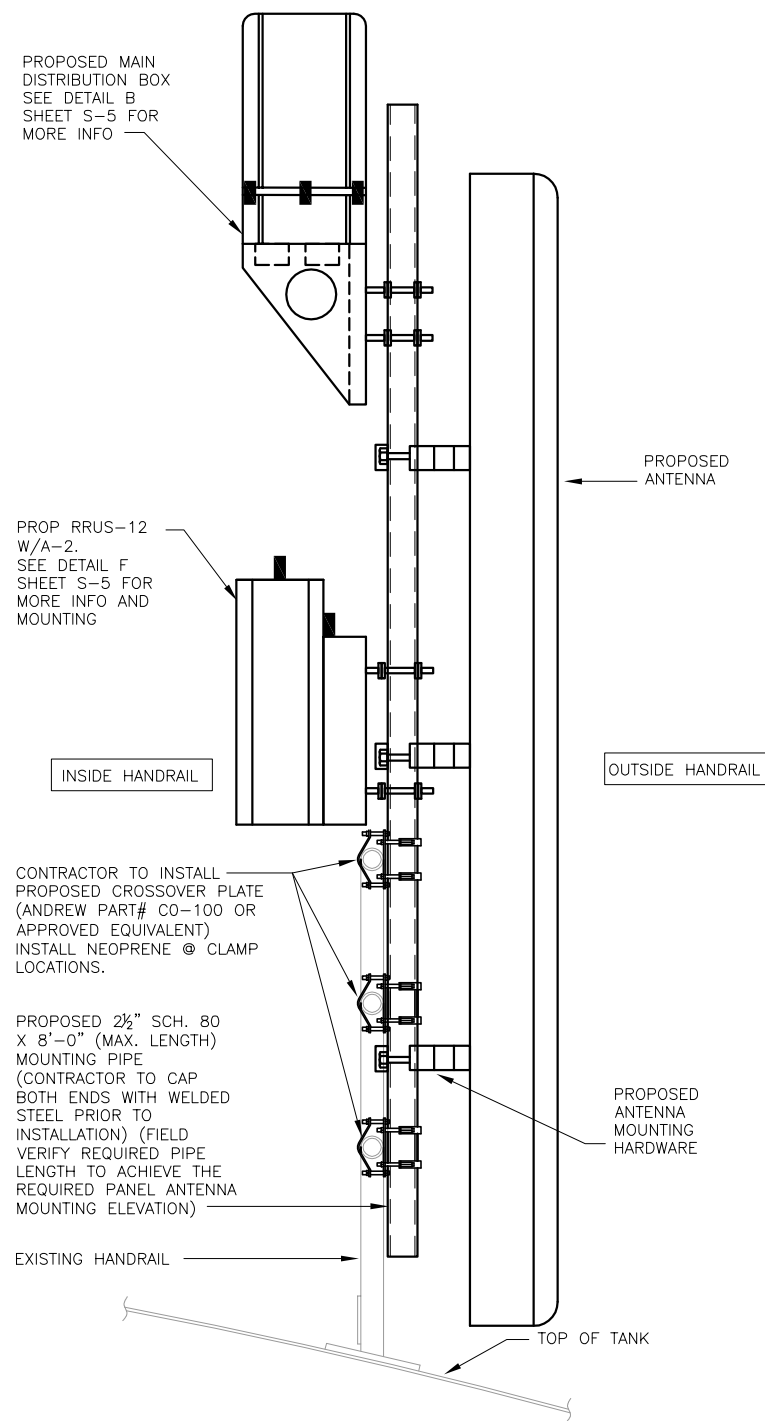
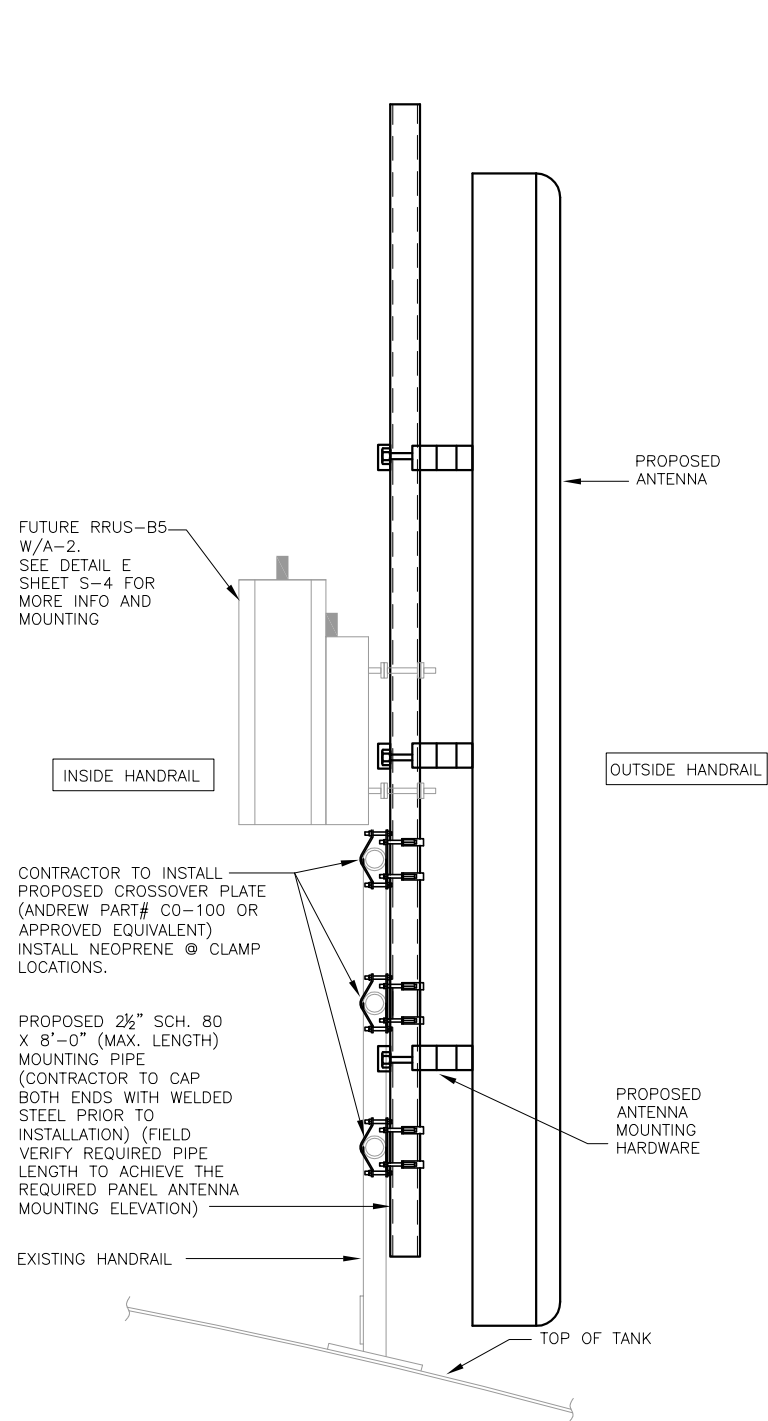
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S-5





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ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299

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SHEET CONTENTS:
GENERAL NOTES

DRAWN BY:	GJP
DATE:	6-8-15
CHECKED BY:	IJO
REV. B	

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S-7

PROPOSED ANTENNA AND EQUIPMENT
MOUNTING DETAIL (HANDRAIL LOCATION)

NO SCALE

C

PROPOSED ANTENNA AND EQUIPMENT
MOUNTING DETAIL (HANDRAIL LOCATION)

NO SCALE

B

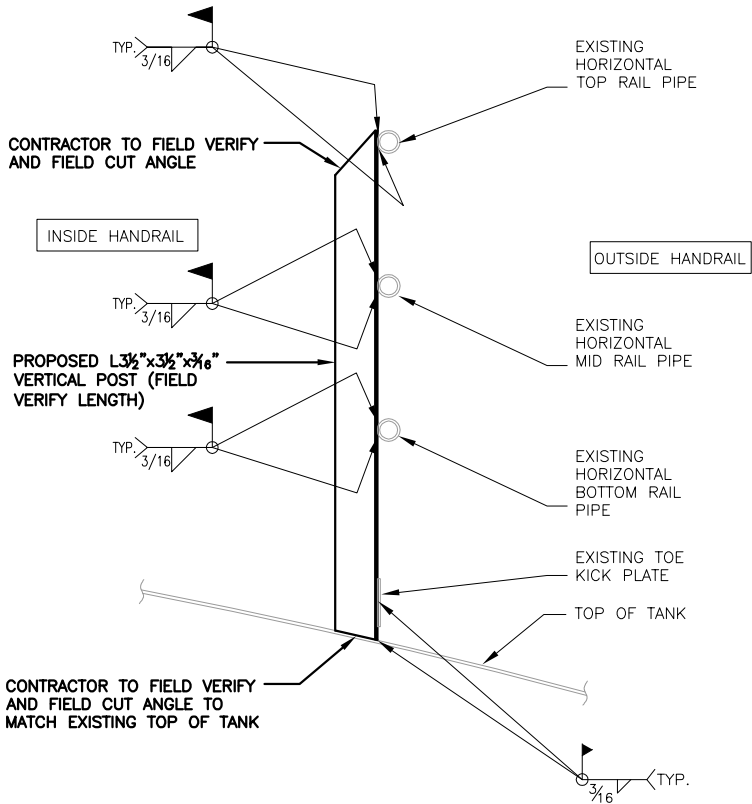
PROPOSED ANTENNA AND EQUIPMENT
MOUNTING DETAIL (HANDRAIL LOCATION)

NO SCALE

A

HANDRAIL MODIFICATION NOTES:

1. HANDRAIL MODIFICATIONS SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF VERIZON'S PROPOSED ANTENNAS AND ASSOCIATED EQUIPMENT.
2. CONTRACTOR TO FIELD VERIFY POST LENGTHS AND ANGLES AT TOP AND BOTTOM OF PROPOSED VERTICAL POSTS TO MATCH EXISTING CONDITIONS.
3. CONTRACTOR TO PRIME AND PAINT PROPOSED VERTICAL POSTS TO MATCH EXISTING HANDRAIL COLOR, (FIELD VERIFY).



DESIGN LOADS

- A. WIND LOAD (PER AWWA)
1. WIND SPEED: 90 MPH
 2. GUST EFFECT FACTOR = 1.0
 3. FORCE COEFFICIENT = 1.0

CODES

- A. INTERNATIONAL BUILDING CODE – 2006
- B. STATE OF MINNESOTA BUILDING CODE – 2007
- C. ASCE 7 – 2005
- D. AWWA D100–05

MISCELLANEOUS

- A. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR IS TO REPORT TO THE STRUCTURAL ENGINEER OF RECORD ANY AND ALL CONFLICTS IN THE CONSTRUCTION DOCUMENTS AND/OR THE ACTUAL CONSTRUCTED CONDITIONS IMMEDIATELY.
- B. UNLESS SPECIFICALLY NOTED, NO PROVISIONS HAVE BEEN MADE IN THE STRUCTURAL DOCUMENTS FOR FUTURE EXPANSION OR ADDITION. THE STRUCTURAL MEMBERS HAVE BEEN DESIGNED FOR THEIR FINAL IN PLACE LOADS ONLY (SEE "DESIGN LOADS").
- C. THE CONTRACTOR IS RESPONSIBLE FOR BRACING ALL STRUCTURAL ELEMENTS, WITHOUT OVERSTRESSING, AS REQUIRED UNTIL THE ENTIRE PROJECT IS COMPLETE. STOCKPILING OF ANY MATERIALS ON THE STRUCTURAL ELEMENTS IS AT THE CONTRACTOR'S OWN RISK.

DISPOSAL OF DEBRIS

- A. ALL MATERIAL TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. MATERIALS SHALL BE DISPOSED OF OFF SITE AT A LOCATION SECURED AND ARRANGED FOR BY THE CONTRACTOR. BURNING OR BURIAL OF DEBRIS ON SITE SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE ACCEPTANCE OF THE MATERIAL AND FOR ANY DAMAGES RESULTING FROM ITS OPERATIONS. ALL COSTS ASSOCIATED WITH DISPOSAL OF DEMOLITION MATERIAL OR DEBRIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE MAINTENANCE AND FINISHING OPERATIONS

- A. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO MINIMIZE DUST AND NOISE DURING THEIR OPERATIONS. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE CITY TO MINIMIZE THE DUST TRACKING OF MUD AND DEBRIS OFF-SITE DURING AND AFTER DEMOLITION. WATER OF OTHER METHODS OF DUST CONTROL SHALL BE USED IF NECESSARY.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE AND PROTECTION FROM THE SAFETY HAZARDS DURING THEIR OPERATIONS.

STRUCTURAL STEEL

- A. DESIGN CODE:
1. "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (AISC), LATEST EDITION.
 2. STEEL CONSTRUCTION MANUAL (AISC), LATEST EDITION.
- B. MATERIALS:
1. WIDE FLANGE SHAPES – ASTM A992 (Fy = 50 KSI)
 2. HOLLOW STRUCTURAL SECTIONS (HSS) – ASTM A500, GR. B (Fy=46 KSI)
 3. PIPE STEEL – ASTM A53, GRADE B (Fy = 35 KSI)
 4. WELDING ELECTRODES – ASTM A233 E70 SERIES.
 5. CONNECTION BOLTS – ASTM A325
 6. MISCELLLEANEOUS STEEL – ASTM A36
- C. INSTALLATION NOTES
1. SHOP AND FIELD WELDING IS TO BE PER AWS D1.1, LATEST EDITION. ALL WELDING IS TO BE PERFORMED BY CERTIFIED WELDERS ONLY. THE STEEL SUPPLIER IS RESPONSIBLE FOR THE DESIGN OF ALL CAP PLATES, BEARING PLATES, BASE PLATES, STIFFENERS, SPLICES, AND CONNECTIONS UNLESS DETAILED ON THE DRAWINGS. THE STEEL SUPPLIER IS TO INCLUDE ALL BOLTS AND HOLES FOR REQUIRED "OSHA" CONNECTIONS.
 2. STRUCTURAL STEEL TESTING– THE OWNER, AT HIS OWN EXPENSE, SHALL EMPLOY THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO TEST THE FOLLOWING:

1. SHOP FABRICATED WORK: PERFORM TESTS NOTED ABOVE, EXCEPT BOLT TESTING MAY BE REDUCED OR DELETED IF THE FABRICATION SHOP SATISFIES THE QUALITY CERTIFICATION PROGRAM OF AISC FOR A CATEGORY 1 FABRICATOR OR A MORE STRINGENT CRITERIA. TESTING MAY ALSO BE WAIVED IF THE FABRICATOR IS APPROVED BY BOTH THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER OF RECORD.
2. WELDING, AS FOLLOWS:

FILLET WELDS: VISUALLY INSPECT 100% OF ALL FILLET WELDS FOR SIZE, LENGTH, AND QUALITY PER AWS D1.1.

PARTIAL PENETRATION WELDS: TEST 100% OF ALL PARTIAL PENETRATION WELDS EXCEEDING 5/16 INCH USING A MAGNETIC PARTICLE TESTER PER ASTM E109. PERFORM TESTING ON BOTH THE ROOT PASS AND THE FINISHED WELD.

FULL PENETRATION WELDS: TEST 100% OF ALL FULL PENETRATION WELDS EXCEEDING 5/16 INCH USING AN ULTRASONIC TESTER PER AWS D.1.1 SECTION 6. TEST 25% OF ALL FULL PENETRATION WELDS LESS THAN 5/16 INCH USING A MAGNETIC PARTICLE TESTER PER ASTM E109. PERFORM TESTING ON BOTH THE ROOT PASS AND THE FINISHED WELD.

PROCEDURES AND PREPARATION: VERIFY THE FOLLOWING:

- I. QUALIFICATIONS OF ALL WELDERS AS AWS CERTIFIED
- II. PROPOSED WELDING PROCEDURES AND MATERIALS
- III. ADEQUATE PREPARATION OF FAYING SURFACES
- IV. PREHEAT AND INTERPASS TEMPERATURES OF STEEL
- V. PROPER TECHNIQUE AND SEQUENCE OF WELDING, CLEANING, AND NUMBER OF PASSES
- VI. BACKER BARS ARE REMOVED AND EXPOSED SURFACE FILED CLEAN

3. ALL TESTING REPORTS SHALL BE SUBMITTED TO THE OWNER.

STRUCTURAL STEEL CONT.

- E. STRUCTURAL STEEL GALVANIZING:
1. ALL STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123.
 2. ALL SURFACES TO BE WELDED SHALL BE STRIPPED OF ALL PAINT AND HOT DIPPED GALVANIZING PROTECTIVE COATING PRIOR TO WELDING TO ENSURE A QUALITY STRUCTURAL WELD.
 3. ALL WELDED SURFACES SHALL BE PAINTED WITH MINIMUM TWO COATS OF COLD GALVANIZING PAINT.
 4. ALL FIELD CUT SURFACES AND FIELD DRILLED HOLES SHALL BE PAINTED WITH MINIMUM TWO COATS OF COLD GALVANIZING PAINT.

GENERAL NOTES

- A. WITHIN THESE PLANS AND SPECIFICATIONS, "OWNER" IMPLIES VERIZON WIRELESS.



4285 Lexington Avenue N.
St. Paul, Minnesota 55126
Phone: 651.415.2800 Fax: 651.415.2001
St. Paul - Blomark - Denver - Detroit Lakes - Fargo - Sioux Falls
Web: www.ulteig.com

NOT FOR
CONSTRUCTION

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299

VERIZON
WIRELESS

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438

PROJECT

20141112995

MINC
BALROG

3445 IDEAL AVENUE
LAKE ELMO, MN 55042

SHEET CONTENTS:

GENERAL NOTES

DRAWN BY: GJP

DATE: 6-8-15

CHECKED BY: IJO

REV. B

UEI PROJ. # 15.00359

S-8

HANDRAIL MODIFICATION DETAIL

NO SCALE

A

SITE SURVEY

PROPERTY DESCRIPTION:(per AMC Settlement Service Commitment No. 10891372, dated January 30, 2015.)

All that parcel of land in Washington County, State of Minnesota, as more fully described in Deed Document No. 1163065, Cert. No. 61998, ID No. 16.029.21.32.001, being known as designated as follows:

That part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 03 minutes 55 seconds East, bearing oriented to the Washington County Coordinate System, NAD 83, along the West line of said Northwest Quarter of the Southwest Quarter, a distance of 115.20 feet to the point of beginning of the parcel of land to be described; thence North 89 degrees 51 minutes 08 seconds East, a distance of 815.00 feet; thence South 0 degrees 03 minutes 55 seconds East, parallel with said West line, a distance of 400.00 feet to its intersection with the North line of State Trunk Highway No. 5; thence South 89 degrees 51 minutes 08 seconds West, along said North line, a distance of 815.00 feet to its intersection with said West line of the Northwest Quarter of the Southwest Quarter; thence North 0 degrees 03 minutes 55 seconds West, along said West line, a distance of 400.00 feet to the point of beginning.

This Parcel contains 7.484 Acres, more or less.

SCHEDULE “B” EXHIBITS:(per AMC Settlement Service Commitment No. 10891372, dated January 30, 2015.)

- 1–7.) Not related to survey.
- 8.) This is an exception for a Lis Pendens filed by the State of Minnesota in the District Court of the Tenth Judicial Circuit in the Matter of the Condemnation of Certain Lands for Trunk Highway Purposes against numerous property owners, recorded October 15, 1965 as Document No. 247651 in Book 199 Mortgages, at Page 291.
This Document describes the condemnation of land for State Trunk Highway No. 5. The Right of Way for State Trunk Highway is as shown on the survey.
- 9a.) This is an exception for Application to Register Land in the matter of Ronald J. Blomquist, recorded April 12, 1966 as Document No. 251604 in Book 205 Mortgages, at Page 91.
This Document is not shown on the survey.
- 9b.) Decree regarding the Application to Register Title by Ronald J. Blomquist recorded August 22, 1966 as Document No. 23853.
This Document describes a 125’ wide Transmission Line Easement. This Easement does not affect the surveyed area and it is shown on the survey.
- 9c.) Final Certificate regarding the application by Ronald J. Blomquist to register title recorded August 25, 1969 as Document No. 276334.
This Final Certificate describes the Right of Way for State Trunk Highway No. 5. Parcel No. 13 from this Final Certificate is as shown on the survey.
- 10a.) This is an exception for easements reflected in the Decree in the Matter of the Application of Ronald J. Blomquist to Register Title, recorded August 22, 1966 as Document No. 23853.
This Document describes a 125’ wide Transmission Line Easement. This Easement does not affect the surveyed area and it is shown on the survey.
- 10b.) Final Certificate in the Matter of the Condemnation of Certain Lands for Trunk Highway Purposes, recorded August 2, 1969 as Document No. 29016.
This Final Certificate describes the Right of Way for State Trunk Highway No. 5. Parcel No. 13 from this Final Certificate is as shown on the survey.
- 10c.) Drainage and Utility Easement granted to Washington County, dated August 19, 1997, and recorded August 22, 1997 as Document No. 943067.
This Document describes a 30’ wide Drainage and Utility Easement. This Easement does affect the surveyed area and is shown on the survey.

- 10d.) Highway easement granted to Washington County, dated August 21, 1997, and recorded August 22, 1997 as Document No. 943069.

This Document describes a 50’ wide Highway Easement. This Easement lies South of State Trunk Highway No. 5 and it does not affect the surveyed area and is not shown on the survey.
- 10e.) Highway easement granted to Washington County, dated August 19, 1997, and recorded August 22, 1997 as Document No. 943070.
This Document describes a 75’ wide and a 60’ wide Highway Easement. This Easement does affect the surveyed area and is shown on the survey.
- 10f.) Washington County Highway Right of Way Plat No. 131, recorded May 15, 2001 as Document No. 1099432.
This Right of Way Plat does not affect the surveyed area and is not shown on the survey.
- 10g.) Temporary slope easement granted to Washington County, dated July 9, 2001, and recorded July 23, 2001 as Document No. 1101537.
This Document describes a Temporary Slope Easement. This Easement expires October 31, 2002 and is not shown on the survey.
- 10h.) Highway easement granted to Washington County, dated July 9, 2001, and recorded July 23, 2001 as Document No. 1101538.
This Document describes a Highway Easement for Parcels 1 and 7 from Washington County Right of Way Plat No. 131. This Right of Way plat does not affect the surveyed area and is not shown on the survey.
- 10i.) Drainage and Utility Easement granted to Washington County, dated July 9, 2001, and recorded July 23, 2001 as Document No. 1101539.
This Document describes a Drainage and Utility Easement in the SW 1/4 of the SW 1/4 of Section 16. This Easement does not affect the surveyed area and is not shown on the survey.
- 10j.) Not related to the survey.
- 10k.) Declaration of Restrictions and Covenants by 3M Company, dated June 10, 2005, and recorded December 9, 2005 as Document No. 1163063.
The Restricted Area covers the entire property. The restrictions are no drilling or placement of any wells. This Document is not shown on the survey.
- 10l.) Declaration of Easement by 3M Company, dated June 10, 2005, and recorded December 9, 2005 as Document No. 1163064.
This Document describes an Access Easement to get to the Parent Property. This Easement does affect the surveyed area and is shown on the survey.
- 10m.) Highway easement granted to Washington County, dated August 19, 1997, and recorded December 22, 2005 as Document No. 1163446.
This Document describes a 75’ wide and a 60’ wide Highway Easement. This is the same Document as in Item No. 10e. This Easement does affect the surveyed area and is shown on the survey.
- 11.) Not related to the survey.
- 12.) Not related to the survey.



SITE NAME:
MINC BALROG

Washington County, MN

No.	Date	REVISIONS			By	CHK APPD
FIELD WORK: 4/2/15		CHECKED BY: SMK		DRAWN BY: JMB		

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PRELIMINARY

SIGNATURE: SHAWN M. KUPCHO, L.S.
DATE: 4/30/15. LICENSE # 49021

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"
0494A1619.000



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

DEC. 16



Washington County, MN

I HEREBY CERTIFY THAT THIS DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

SIGNED: _____ SHAWN M. KUPCHO, L.S.
DATE: 4/30/15 LICENSE # 49021

WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental

SITE NAME:
SITE NUMBER:
ATTY/DATE

LAND LEASE AGREEMENT

This Agreement, made this _____ day of _____, 20____ between _____ with its principal offices located at _____, hereinafter designated LESSOR and _____ d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the Property), located at [ADDRESS]_____, [MUNICIPALITY]_____, [COUNTY]_____, [STATE]_____, and being described as a _____' by _____' parcel containing square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a _____ (') foot wide right-of-way extending from the nearest public right-of-way, _____, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof. The Property is also shown on the Tax Map of the City of _____ as Block _____, Lot _____ and is further described in Deed Book _____ at Page _____ as recorded in the Office of _____.

In the event any public utility is unable to use the Rights of Way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of _____ Dollars (\$_____) to be paid in equal monthly installments on the first day of the month, in advance, to _____ or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below. The Agreement shall commence based upon the date LESSEE commences installation of the equipment on the Premises. In the event the date of commencing installation of equipment is determinative and such date falls between the 1st and 15th of the month, the Agreement shall

commence on the 1st of that month and if such date falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either of the foregoing or _____, if applicable, being the "Commencement Date"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date in the event the Commencement Date is based upon the date LESSEE commences installation of the equipment on the Premises. In the event the Commencement Date is the fixed date set forth above, there shall be no written acknowledgement required. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after the Commencement Date or after a written acknowledgement confirming the Commencement Date, if such an acknowledgement is required. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and no written acknowledgement confirming the Commencement Date is required, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 1, and if the Commencement Date is January 1 and a required written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. EXTENSION RENTALS. The annual rental for the first (1st) five (5) year extension term shall be increased to _____ Dollars (\$_____); the annual rental for the second (2nd) five (5) year extension term shall be increased to _____ Dollars (\$_____); the annual rental for the third (3rd) five (5) year extension term shall be increased to _____ Dollars (\$_____); and the annual rental for the fourth (4th) five (5) year extension term shall be increased to _____ Dollars (\$_____).

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extensions shall be collectively referred to herein as the "Term".

7. TAXES. LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of the LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that

LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from the LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the access easement). All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that

any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

10. INSURANCE.

- a. Notwithstanding the indemnity in section 10, the Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.
- b. LESSEE will maintain at its own cost;
 - i. Commercial General Liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence
 - ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$1,000,000) per occurrence
 - iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

LESSEE will include the LESSOR as an additional insured on the Commercial General Liability and Auto Liability policies.

- c. LESSOR will maintain at its own cost commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence. LESSOR will include the LESSEE as an additional insured.
- d. In addition, LESSOR shall obtain and keep in force during the Term a policy or policies insuring against loss or damage to the Building with a commercially reasonable valuation, as the same shall exist from time to time without a coinsurance feature. LESSOR's policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and earthquake unless required by a lender or included in the base premium), including coverage for any additional costs resulting from debris removal and reasonable amounts of coverage for the enforcement of any ordinance or law regulating the reconstruction or replacement of any undamaged sections of the Building required to be demolished or removed by reason of the enforcement of any building, zoning, safety or land use laws as the result of a covered loss, but not including plate glass insurance.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 29, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to LESSOR.

13. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in

accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws (as defined in Paragraph 33 below). If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

15. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 14 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 14 and this Paragraph 15, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 14 shall equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

16. RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale of the Property for which LESSEE has any right of first refusal.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than LESSEE, or (ii) to grant to

a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

19. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties or in a written acknowledgment in the case provided in Paragraph 3. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State in which the Property is located.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the

LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. LESSEE may sublet the Premises within its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

23. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR:

LESSEE:

d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

24. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

25. SUBORDINATION AND NON-DISTURBANCE. *Delete the first sentence of this paragraph if SNDAs for all existing encumbrances are obtained prior to Lease execution.* LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser")

acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Agreement, (2) fulfill LESSOR's obligations under the Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

26. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

27. DEFAULT.

- a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.
- b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and

until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within five (5) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than five (5) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such five (5) day period and thereafter diligently pursued to completion.

28. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

29. ENVIRONMENTAL.

- a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the specific activities of LESSEE in the Premises.
- b. LESSOR shall hold LESSEE harmless and indemnify LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions,

forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSEE; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by LESSEE.

30. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

31. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by

reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority.

32. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

33. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

34. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

35. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

By: _____

WITNESS

WITNESS

Its: _____

Date: _____

LESSEE:

By: _____

Its: _____

Date: _____

Exhibit "A"

(Sketch of Premises within Property)

LIMITED WAIVER OF USE RESTRICTION AND CONSENT TO LEASE

The City of Lake Elmo (the "City"), a Minnesota municipal corporation, is the owner of the real property legally described on Exhibit "A", attached hereto (the "City Property"). 3M Company, a Delaware corporation ("3M"), is the owner of the real property described on Exhibit "B", attached hereto (the "Adjacent Property").

Pursuant to Exhibit C of that certain Limited Warranty Deed (the "Deed") conveying the City Property from 3M to the City, dated June 10, 2005, and recorded on December 9, 2005, as Document No. 1163065 in the Office of the Registrar of Titles for Washington County, Minnesota, the City Property may be used solely for the development and operation of a water tower and public works facility for storage of yard, salt and sand materials and equipment unless such other purpose is approved by 3M, as owner of the Adjacent Property.

The City desires to lease a portion of the City Property to Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Verizon Wireless") for the purpose of constructing, maintaining, repairing and operating a communications facility, and uses incidental thereto, for use by Verizon Wireless and other wireless communications carriers (the "Verizon Wireless Communications Facility").

3M hereby waives the use restriction under the Deed with respect to the Verizon Wireless Communications Facility and consents to the leasing of a portion of the City Property to Verizon Wireless as described herein.

[The remainder of this page left blank intentionally. Signature page follows.]

SIGNATURE PAGE TO CONSENT TO LEASE

3M COMPANY

By: _____

Name: _____

Title: _____

Date: _____

[illegible]

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, the Chief Manager of 3M Company, a Delaware corporation, on behalf of the corporation.

Notary Public

Exhibit "A"

ALL THAT PARCEL OF LAND IN WASHINGTON COUNTY, STATE OF MINNESOTA, AS MORE FULLY DESCRIBED IN DEED DOC # 1163065, CERT # 61998, ID# 16.029.21.32.001, BEING KNOWN AND DESIGNATED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 21 WEST, WASHINGTON COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 55 SECONDS EAST, BEARING ORIENTED TO THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 83, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 115.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 815.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 55 SECONDS EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 400.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF STATE TRUNK HIGHWAY NO. 5; THENCE SOUTH 89 DEGREES 51 MINUTES 08 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 815.00 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 7.484 ACRES, MORE OR LESS.

Exhibit "B"

[3M TO PROVIDE LEGAL DESCRIPTION OF ADJACENT PROPERTY]