

RESOLUTION NO. 2021-343

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A COMMUNICATION TOWER LEASE AGREEMENT, ALONG WITH THE PROVISIONS OF A MEMORANDUM OF LEASE, WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE LEASE AGREEMENT AND MEMORANDUM ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, St. Johns County owns a communication tower facility located at 3657 Gaines Road which is an integral part of an interoperable communication system for use by local, state and federal public safety agencies; and,

WHEREAS, Cellco Partnership d/b/a Verizon Wireless is seeking to enter into a Communication Tower Lease Agreement ("Lease Agreement"), attached hereto as Exhibit "A," incorporated by reference and made a part hereof, to collocate on the Tower to provide enhanced wireless communication service in the surrounding area; and,

WHEREAS, entering into the proposed Lease Agreement serves the best interests of the citizens of the County.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

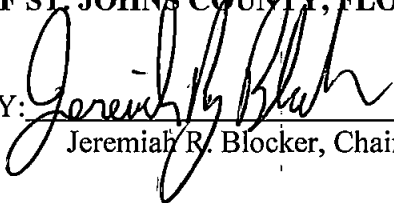
Section 2. The Board of County Commissioners hereby approves the material terms and conditions of the Lease Agreement, and authorizes the County Administrator, or designee, to execute the Lease Agreement and associated Memorandum of Lease in substantially the form attached hereto, and any future amendments to the Lease Agreement that do not substantially change the material terms and conditions of the Lease Agreement.

Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of the Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to file one original of the Lease Agreement in the Clerk's office and the Memorandum of Lease should be recorded in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of August, 2021.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

RENDITION DATE 8/17/21


Deputy Clerk

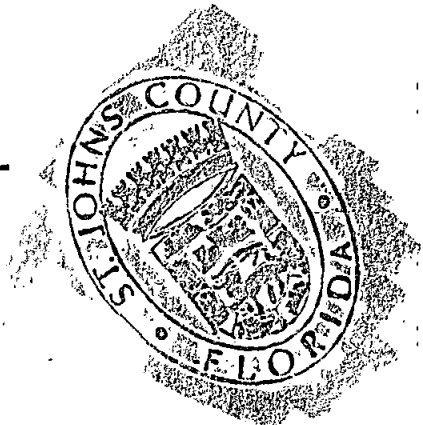
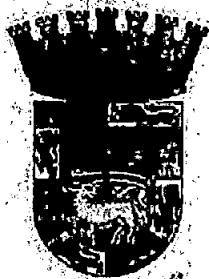


EXHIBIT "A" TO RESOLUTION



**ST. JOHNS COUNTY
COMMUNICATION TOWER LEASE AGREEMENT
(Lessee Site Name/No.: St. John Fire/554725)**

THIS COMMUNICATION TOWER LEASE AGREEMENT ("Lease Agreement"), dated _____, 2021, is made by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having administrative offices located at 500 San Sebastian View, St. Augustine, Florida 32084 ("Lessor"), and **CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS**, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**".

WITNESSETH:

WHEREAS, Lessor owns and controls that certain plot, parcel or tract of land located at 3657 Gaines Road, St. Augustine, in St. Johns County, Florida (the "**Premises**"), improved with a 120-foot, self-support Communications Tower (as hereinafter defined), together with all rights and privileges arising in connection therewith; and

WHEREAS, said Communications Tower is an integral component of an Interoperable Communication System owned and operated by Lessor for use by local, state, and federal public safety agencies providing law enforcement, firefighting services, ambulance services, emergency medical services, emergency management or other emergency services (the "**Interoperable Communication System**"); and

WHEREAS, uninterrupted operation of the Interoperable Communication System is paramount to Lessor's obligation to provide for the health, safety and welfare of the citizens of St. Johns County, Florida; and

WHEREAS, Lessor does hereby propose to lease Tower and Ground Lease Area (as hereinafter defined) to the Lessee subject to the terms and conditions hereinafter set forth; and

WHEREAS, Lessee desires to lease the Tower and Ground Lease Area (as hereinafter defined) at the Premises for the Rent and upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenant and agreements herein contained, Lessor and Lessee do hereby represent, covenant and agree as follows:

Article 1. Definitions.

1.1 Definitions of Words and Terms. In addition to any words and terms defined elsewhere in this Lease Agreement, capitalized words and terms used in this Lease Agreement shall have the meanings given to such words and terms in this Article 1.

“Commencement Date” means first (1st) day of the first month following the earlier of: (i) the date that Lessee is granted a building permit or (ii) twelve (12) months following the Effective Date. Within sixty (60) days after the Commencement Date, the parties shall execute an amendment to this Lease Agreement that clearly states the exact date of the Commencement.

“Communication Tower” means the 120-foot, self-support communication tower located at 3657 Gaines Road, St. Augustine, in St. Johns County, Florida, that serves as a component part of the Interoperable Communication System owned and operated by Lessor, and is depicted in Exhibit A, attached hereto and incorporated herein.

“County” means St. Johns County, a political subdivision of the State of Florida.

“Effective Date” means date of full execution of this Lease Agreement.

“FCC” means the United States Federal Communications Commission.

“Government Approvals” means collectively, all local, state and federal permits, licenses and approvals governing Lessee’s activity at the Premises.

“Impositions” means all federal, state or local taxes, general and special assessments, fees and regulatory charges of whatever nature which may be lawfully taxed, charged, levied, assessed or imposed upon or against the Communication Tower or any part thereof leased hereby to Lessee.

“Interference” means any use on the Premises that causes electronic or physical obstruction with or degradation of the communication signals from the Communication Tower.

“Lessee’s Equipment” means personal property located on the Communication Tower or at the Premises as described in Exhibit D, entitled “Lessee Equipment Schedule,” attached hereto and incorporated herein.

“Lease Agreement” means this Communication Tower Lease Agreement between Lessor and Lessee, along with any attachments, exhibits, supplements and amendments to this Lease Agreement made in accordance with the provisions herein.

“Notice Address” means,

With respect to Lessor: St. Johns County Land Management Systems
Attn: Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084
Phone: (904) 209-0760

With copies to: St. Johns County Fire Rescue
Attn: Radio Systems Manager
3657 Gaines Road
St. Augustine, Florida 32084
Phone: (904) 209-1789

St. Johns County Office of the County Attorney
500 San Sebastian View
St. Augustine, Florida 32084

In case of Emergency: (904) 829-2226

With respect to Lessee: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

“Premises” means that certain plot, parcel or tract of land located at 3657 Gaines Road, St. Augustine, in St. Johns County, Florida, described in Exhibit A, attached hereto and incorporated herein.

“Prerequisites” means the requirements, including, but not limited to, drawings, plans, specifications, structural analysis and Interference analysis, set forth in Exhibit B, attached hereto and incorporated herein, along with insurance coverage and any permits, licenses and/or approvals that must be successfully completed by Lessee prior to execution of this Lease Agreement.

“Public Safety Agency” means any governmental agency providing law enforcement, emergency management, firefighting services, ambulances, emergency medical or other emergency services.

“State” means the State of Florida.

“Tower and Ground Lease Area” means that space on the Communication Tower (the **“Tower Space”**) and on the ground within the Premises where Lessor (the **“Ground Space”**) grants to Lessee permission to install, construct, maintain, operate, repair, replace and upgrade

communication fixtures and related equipment, as in the locations described in Exhibit C, attached hereto and incorporated herein.

“**Utilities**” means the equipment, labor and actual costs of providing and supplying electrical, fiber and telephone service (if applicable) to Lessee’s Equipment.

1.2. Rules of Interpretation.

Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons. All references in this Lease Agreement to the designated Articles, Sections and subdivisions of this document as originally executed. The words “herein,” “hereof,” “hereunder,” and other words of similar import refer to this Lease Agreement as a whole and not to any particular Article, Section or other subdivision.

Article 2. Representations.

2.1 Representations by the Lessor.

The Lessor makes the following representations:

(a) Lessor is a duly created political subdivision of the State of Florida, and has the power to enter into and perform the transactions contemplated by this Lease Agreement and to carry out its obligations contained herein.

(b) Lessor, except as otherwise provided herein, will not, for the duration of this Lease Agreement, assign, lease, hypothecate, encumber with restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, or otherwise create any other interest in, or dispose of, or cause any lien, claim or encumbrance to be placed against the leasehold interest hereby conveyed to Lessee which would adversely affect Lessee’s Permitted Use and enjoyment of the Premises under this Lease Agreement, provided that and for so long as Lessee is not in default of this Lease Agreement in a manner that adversely and materially interferes with or otherwise reduces Lessor’s ability to use the Premises, Communication Tower or associated equipment or any Public Safety Agency’s use thereof.

(c) Lessor owns fee title to the Premises and all improvements thereto.

(d) Lessor, acting by and through its governing body, has duly authorized the execution and delivery of this Lease Agreement.

(e) As long as Lessee is not in default beyond any applicable cure and notice periods, then Lessor grants to Lessee sole, actual, quiet and peaceful use, enjoyment and possession of the Tower and Ground Lease Area without hindrance or ejection by any persons lawfully claiming under Lessor.

(f) Lessor's execution and performance of this Lease Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Lessor.

(g) If the Premises is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Lessor will promptly provide Lessee a mutually agreeable subordination, non-disturbance and attornment agreement executed by Lessor and the holder of such security interest.

2.2 Representations by the Lessee. The Lessee makes the following representations:

(a) Lessee is a general partnership organized under the laws of the State of Delaware, and is authorized to conduct business in the State of Florida. For the duration of this Lease Agreement, Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a corporate entity in good standing.

(b) Lessee has the lawful power and authority to enter into this Lease Agreement and to carry out its obligations contained herein, and by proper action of Lessee's governing body has been duly authorized to execute and deliver this Lease Agreement, acting by and through its duly authorized officers.

(c) Lessee will not use the leasehold interest hereby conveyed by Lessor in any manner, whether directly or indirectly, that will interfere with or otherwise reduce Lessor's or any Public Safety Agency's use of the Communication Tower or the Equipment Shelter, or any other governmental or non-governmental use of the Communication Tower or Equipment Shelter in violation of Article 9 of this Lease Agreement.

(d) Lessee shall have a continuing duty for the Term of this Lease Agreement to ensure that Lessee's Equipment is accurately reflected in the Lessee Equipment Schedule, attached here to as Exhibit D, and incorporated herein.

(e) Lessee shall comply with all applicable local, state and federal ordinances, statutes, laws, rules, regulations and other applicable provisions governing Lessee's activity at the Premises.

Article 3. Granting Provisions.

3.1 Prerequisites.

(a) Notwithstanding any other provision contained herein, it is specifically noted that this Lease Agreement shall not be effective unless and until Lessee has successfully completed all Prerequisites as determined by the Lessor, in its reasonable discretion.

(b) Lessor shall review and approve all Prerequisites set forth in Exhibit B prior to execution of this Lease Agreement.

(c) All structural analyses provided pursuant to this Article shall be performed in accordance with the ANSI/TIA-222-G-2-2009 Structural Standard for Antenna Supporting Structures and Antennas – Addendum 2 based upon a 3-second basic wind speed of 155 mph, Structure Class III, Importance Factor 1.15, and Exposure Category C per section 1609.3.1 as required for the use in the TIA-222-G standard per Exception #5 of Section 1609.1.1. These design criteria exceed the requirements of the 2010 Florida Building Code based upon a 3-second ultimate wind speed of 200 mph, Risk Category IV, and Exposure Category C.

(d) Notwithstanding any other provision contained herein, this Lease Agreement shall not be effective unless and until Lessee has obtained all insurance coverage as provided under Article 15, and such insurance coverage has been approved by Lessor.

3.2 Leasehold and Permitted Use.

(a) Lessor, in consideration of the Lease Payment, covenants and agreements of the Lessee contained herein, does hereby lease to Lessee the Tower and Ground Lease Area, as specifically described and depicted in Exhibit C, entitled “Tower and Ground Lease Area,” attached hereto and incorporated herein.

(b) Such lease permits Lessee to use the Premises for the transmission and reception of communication signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communication fixtures, Lessee’s Equipment, and related equipment, cables, fiber, and accessories and improvements, as well as the right to test, survey and review title on the Premises.

(c) Lessee’s construction and installation of all equipment at the Premises shall be performed in accordance with plans, drawings and specifications approved by Lessor in writing not to be unreasonably withheld, conditioned or delayed. Except as provided herein, no subsequent modification, alteration, supplementation, replacement, upgrade, expansion or

relocation of any equipment at the Premises shall be made without prior review and written approval by Lessor not to be unreasonably withheld, conditioned or delayed. To the extent it deems advisable, Lessor retains the right to monitor and inspect Lessee's construction and/or installation of any or all equipment at the Premises. Notwithstanding the foregoing, Lessor and Lessee agree that Lessee shall not be required to obtain the prior written approval of Lessor for modifications, additions, upgrades, expansions, relocations and repairs to Lessee's Equipment within its Ground Space or in connection with Like-for-Like Equipment Modifications (as defined herein) on the Communication Tower, provided that Lessee presents written documentation, sealed by a professional engineer, that the proposed Like-for-Like Equipment Modifications does not increase the loading of the Lessee's Equipment on the Communication Tower and will not adversely affect the structural integrity of the Communication Tower. For purposes of this Lease Agreement, "**Like-for-Like Equipment Modifications**" means removal of all or any portion of the Lessee's Equipment on the Communication Tower (collectively, the "**Old Equipment**") and replacing the same with similar and comparable equipment that does not increase the loading of the Lessee's equipment on the Communication Tower. Further, with respect to modifications, additions, upgrades, expansions, relocations and repairs that are not Like-for-Like Equipment Modifications, which require Lessor's consent, Lessor may not condition its approval by requiring an increase in Rent for any Lessee's Equipment modifications, additions, replacements, expansions or relocations that do not cause increased tower loading of the Communication Tower or jeopardize the structural integrity of the Communication Tower. All changes to the Lessee's Equipment shall require the parties to amend this Lease Agreement and revise Exhibit D to reflect the changes. In the case of Like-for-Like Equipment Modifications, the parties shall execute an amendment to this Lease Agreement, acceptable to both parties in their reasonable discretion, which amendment will revise Exhibit D to reflect the modification. The parties will use commercially reasonable efforts to execute such amendment within thirty (30) days of commencing the Like-for-Like Equipment Modifications.

(d) A professional engineer shall seal all structural analyses, Interference analyses, plans, drawings and specifications for construction and installation, of any Lessee's Equipment on the Communications Tower, including any subsequent modifications, alterations, supplementations, replacements, upgrades, expansions or relocations of Tower Space equipment at the Premises. In connection with Lessee's modifications, additions, upgrades, expansions, relocations and repairs of Lessee's Equipment on the Communication Tower, Lessor hereby retains the right to require Lessee, at the Lessee's expense, to obtain a third party technical study thereof performed by a contractor, approved by Lessor.

(e) Lessor grants to Lessee a non-exclusive easement and right of way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, fiber, conduits, and pipes over, to the Premises and the Tower and Ground Lease Area at all times throughout the Term

of this Lease Agreement, and at no charge to Lessee. Lessee and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access to and over the Premises and any existing access roads, easements and/or rights of way owned by Lessor to the Premises and Tower and Ground Lease Area for the purpose of constructing, installing, maintaining, operating and repairing Lessee's Equipment.

(f) Lessor and Lessee mutually and expressly agree that grant of the lease and permitted use of the Premises is contingent upon the suitability of the Premises for Lessee's intended use and Lessee's ability to obtain all requisite local, state and federal licenses, permits, and/or other necessary approvals including without limitation applications for zoning variances, zoning ordinances, amendments, special use permits and construction permits (collectively "Government Approvals"). Lessor authorizes Lessee, at Lessee's sole cost and expense, to prepare, execute and file all required applications to obtain Government Approvals. Lessor agrees to reasonably assist Lessee with Lessee's applications for the Government Approvals, however assumes no responsibility for obtaining and/or maintaining any such Government Approvals. Subject to Lessee's opportunity to cure pursuant to Article 6 of this Lease Agreement, once obtained, failure by Lessee to maintain any Governmental Approval governing Lessee's activity at the Premises shall constitute cause for Lessor to terminate this Lease Agreement without penalty or further liability.

Article 4. Lease Term.

(a) The initial lease term shall be five (5) years ("Initial Term"), commencing on the Commencement Date. The Initial Term will expire on the fifth (5th) anniversary of the Commencement Date.

(b) This Lease Agreement will automatically renew for up to four (4) additional five (5) year terms(s) (each five (5) year term shall be defined as an "Extension Term"), upon the same terms and conditions provided herein, unless Lessee notifies Lessor, in writing of its intent not to renew this Lease Agreement at least one hundred and eighty (180) days prior to the expiration of the then existing Term.

(c) If after expiration/termination of any Term provided herein, Lessee shall continue to occupy the Premises and/or Communication Tower without the express written consent of Lessor, such occupancy shall be a tenancy at sufferance as provided under State law. Rent during such time shall be at the then current Rent rate plus five percent (5%) ("Holdover Rate"). The Holdover Rate shall be subject to an additional five percent (5%) annual increase each year Lessee continues to occupy the Premises and/or Communication Tower without consent by Lessor. Acceptance of any and all Rent by the Lessor during such time shall not constitute: (i) a renewal of this Lease Agreement; (ii) Lessor's consent to such occupancy; (iii) a waiver of Lessor's right

of reentry; (iv) a waiver of any other right contained herein; nor (v) a waiver of any remedy available to Lessor at law or in equity.

(d) The word "Term" as used herein shall mean the Initial Term and any available Extension Terms(s)

Article 5. Rent.

5.1 Lessee shall pay the Lessor monthly rent in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$2,500.00), plus all applicable sales tax (the "Rent"), and subject to the annual increases as provided below in this Article. The initial Rent payment shall be due on the Commencement Date, and each subsequent monthly payment shall be due on or before the first (1st) day of each calendar month ("Due Date") for the Term of this Lease Agreement. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Lease Agreement and at such other times as may be reasonably requested by Lessee, including, any change in Lessor's name or address. Lessor and Lessee acknowledge and agree that initial Rent payment(s) shall not actually be sent by Lessee until sixty (60) days after the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1, Lessee shall send to the Lessor the Rent payments for January 1, February 1, and March 1 by March 1.

Rent shall be payable to Lessor at the following address:

**St. Johns County Land Management Systems
Attention: Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084**

5.2 The Rent shall increase annually on the anniversary of the Commencement Date by an amount equal to two percent (2%) of the Rent paid during the previous year.

5.3 A late fee in the amount of five percent (5%) shall be assessed against any monthly Rent payment not within five (5) days of Lessee's receipt of notice from Lessor that the Rent was not timely received by the Due Date. Provided, however, that Lessor shall not be required to provide such notice more than two (2) times in one calendar year. . Notwithstanding any other provision contained herein, failure by Lessee to make any monthly Rent payment within thirty (30) calendar days after written notice of default from Lessor, pursuant to Section 13.1 of this Lease Agreement, shall constitute cause for termination of this Lease Agreement by Lessor with no further obligation or penalty.

5.4 All charges payable under this Lease Agreement such as utilities and taxes shall be billed by Lessor within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Lessor, and shall not be payable by Lessee. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Lessor. The provisions of this subsection shall survive the termination or expiration of this Lease Agreement.

Article 6. Termination.

(a) Lessor shall have the right to terminate this Lease Agreement for cause, without penalty or further liability, if Lessee, after its receipt of thirty (30) days prior written notice of default from Lessor, fails to comply with any applicable local, state and/or federal provision governing Lessee's activity at the Premises within the time prescribed by the governing authority, or within thirty (30) calendar days if no time is prescribed. Lessor shall allow Lessee the time prescribed by the governing authority, as may be extended, to cure or become in compliance with such failure to the extent that such time to cure does not interfere with Lessor's operation of the Interoperable Communication System. Delay in curing a cited Lessee activity under this Section will be excused if due to causes beyond the reasonable control of Lessee.

(b) Lessee shall have the right to terminate this Lease Agreement: (i) at any time prior to the Commencement Date, with written notice to Lessor; and thereafter, (ii) upon at least one hundred eighty (180) calendar days prior written notice to Lessor of the intent to terminate, and subject to payment of an early termination fee equal to six (6) months of Rent payments at the then current rate.

(c) Either party shall have the right to terminate this Lease Agreement, without penalty or further liability, if Lessee is denied, after exhaustion of all applicable appeals (provided that Lessee elects to appeal), any required Government Approvals necessary for construction, installation or operation of Lessee's Equipment at the Premises. Once obtained, failure by Lessee to maintain any Government Approval, through no fault of Lessee, shall constitute cause for termination of this Lease Agreement by Lessee.

(d) In accordance with Article 13 of this Lease Agreement, entitled "Default and Right to Cure," either party may terminate this Lease Agreement for cause upon prior written notice to the defaulting party, if the defaulting party fails to cure within the applicable cure periods provided therein. Delay in curing a default will be excused if due to causes beyond the reasonable control of Lessor or Lessee, the defaulting party commences the cure within the cure period and diligently pursues it to completion, and to the extent that such delay does not adversely and materially interfere with Lessor's operation of the Interoperable Communication System.

(e) In the event the Premises and/or Communication Tower are damaged by fire, casualty, natural disaster or other harm so as to render it and/or them unleaseable, the Rent shall abate from the date of such damage and shall not resume until the Premises and/or Communication Tower are restored to a leasable condition, as determined by Lessee, in Lessee's reasonable discretion. If Lessor undertakes to rebuild or restore the Premises and/or the Communication Tower, Lessor agrees to permit Lessee to place temporary transmission and reception facilities on the property subject to the provisions of Article 5 contained herein, provided, the placement and/or operation of such temporary facilities does not materially interfere with Lessor's efforts to rebuild or restore the Premises and/or Communication Tower, or with Lessor's operation of the Interoperable Communication System. In the event such damage shall render restoration by Lessor impossible within ninety (90) days of the time of such damage, Lessee may elect to terminate this Lease Agreement without penalty or further liability from the date of said damage. Any unpaid balance of Rent that was due and payable prior to the time of such damage, shall be prorated as of such termination date and paid in full by Lessee. Any prepaid Rent shall be prorated and returned to the Lessee for the period the Premises and/or Communication Tower are unleaseable.

Article 7. Removal

All personal property as described in the Lessee Equipment Schedule, attached hereto as Exhibit D and as amended from time to time by written amendment executed by the parties, and incorporated herein, shall remain the sole property of Lessee and shall be removed by Lessee upon termination/expiration of this Lease Agreement. Failure to remove Lessee's Equipment from the Premises and/or Communication Tower within ninety (90) calendar days after the Term of this Lease Agreement, or other timeframe mutually agreed to by the parties in writing, may result in Lessor removing Lessee's equipment at Lessee's sole cost and expense.

Article 8. Maintenance.

8.1 Lessor will repair and maintain the Premises, the Communication Tower and access thereto in good condition, reasonable wear and tear and damage from the elements excepted. Lessee shall keep and maintain all leased portions of the Premises in good condition, reasonable wear and tear expected. Lessee shall provide Lessor reasonable advance notice of any repairs and/or maintenance conducted at the Premises.

8.2 Lessee, at Lessee's sole cost and expense, shall repair and maintain Lessee's Equipment at the Premises or on the Communication Tower in a condition satisfactory to Lessor. Lessee, at Lessee's sole cost and expense, shall maintain and repair Lessee's Equipment, except such maintenance and repair as may be necessitated by or as a result of the negligence of Lessor, in which case, the cost of such reasonable repairs shall be charged to and paid by Lessor.

Article 9. Interference.

9.1 Lessee's installation, operation, and use of Lessee's Equipment shall not damage or interfere in any way with operation of the Interoperable Communication System, its lighting system, related repair and maintenance activities or the activities of any Public Service Agency at the Premises. Lessee acknowledges that Interference with operation of the Interoperable Communication System could cause irreparable harm. In the event that there is Interference to Lessor's operation of the Interoperable Communication System caused by Lessee's Equipment as determined by Lessor in Lessor's reasonable discretion, Lessee shall promptly cease all operations which are suspected of causing such Interference (except for intermittent testing to determine the cause of such Interference) until the Interference has been corrected.

9.2 Lessor agrees to provide reasonable advance written notice requiring Lessee to cease the activities described above and to reasonably cooperate with Lessee to eliminate the cause of such Interference in order to restore operations.

9.3 Upon execution of this Lease Agreement, Lessor shall provide to Lessee a schedule of reserved and existing radio frequencies in use at the Premises. Lessee warrants and represents that its use of the Premises will not cause Interference to the operations of any reserved or existing frequencies contained therein.

9.4 Prior to the installation of any of Lessee's Equipment on the Communication Tower or at the Premises, Lessee shall provide to Lessor an intermodulation analysis of all existing and proposed receiver and transmitter frequencies and shall certify that no Interference to any existing or proposed transceiver will occur as a result of the installation of any such equipment.

9.5 Lessee shall operate Lessee's Equipment in a manner that will not cause Interference to any and all of Lessor's current and future communication equipment which uses frequencies licensed to Lessor. Lessee shall operate Lessee's Equipment in a manner that will at no time cause Interference to the operations of any Public Service Agency operating within frequencies other than those frequencies licensed to Lessee.

9.6 Lessee shall install, operate and maintain Lessee's Equipment in a manner that will not damage or interfere with the operations of the existing equipment of other existing users. In turn, with the exception of any equipment existing at the Premises, and the exception of transmissions on any frequencies allocated by the FCC for non-commercial, public safety communication, Lessor agrees to use its best efforts within seventy two (72) hours following notice to prevent all subsequent lessees from installing and/or operating any equipment in a manner that causes harmful Interference to Lessee's Permitted Use at the Premises. In the event that any such Interference does not cease within the aforementioned cure period, Lessor shall require any subsequent lessee

to cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such Interference) until the Interference has been corrected.

Article 10. Utilities.

10.1 Lessee, at Lessee's sole cost and expense, shall be responsible for obtaining, securing and maintaining all utilities required for its use and consumption at the Premises as permitted hereunder. Lessor shall not be responsible or otherwise liable for any Interference to, interruption or failure of any such services supplied to Lessee for use at the Premises, except to the extent caused by Lessor's or Lessor's employees or agent's negligence or willful misconduct.

10.2 In the event of an interruption of any utility service provided to Lessee at the Premises, through no fault of Lessee, upon prior request by Lessee, Lessor shall permit Lessee to secure a temporary source of power for the duration of the interruption. Approval of such requests will not be unreasonably withheld, conditioned or delayed by Lessor.

Article 11. Environmental.

11.1 Lessor represents and warrants, to the best of Lessor's knowledge, as of the Effective Date of this Lease Agreement (i) there are no known hazardous substances, including asbestos-containing materials and lead paint on or at the Premises; and (ii) the Premises has not been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation.

11.2 Lessor and Lessee hereby agree that each will be individually responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to each respective party's use of the Premises. Lessor, to the extent permissible by law, and Lessee agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party 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, to the extent caused by that party's breach of its obligations or representations under this Article. Lessee shall not be responsible for any liability, remediation, clean-up or damages resulting from existing environmental conditions or hazardous substances located on the Premises prior to the execution of this Lease Agreement or for any environmental conditions or hazardous substances located on the Premises outside of the Tower and Ground Lease Area, except to the extent directly caused by Lessee's negligence.

11.3 In the event either party hereto becomes aware of any hazardous materials, or any environmental, health or safety condition on, at or relating to the Premises, that party shall, within no less than five (5) calendar days of becoming aware of such event, notify the other Party thereof.

11.4 In the event Lessee becomes aware of any hazardous materials on the Premises, or any environmental, health or safety condition or matter relating to the Premises, not caused by Lessee, that renders the condition of the Premises unsuitable for Lessee's use, or if Lessee reasonably believes that the leasing or continued leasing of the Premises would expose Lessee to undue risks of liability to a government agency or third party, Lessee will have the right, in addition to any other rights it may have at law or in equity, to terminate this Lease Agreement with notice.

Article 12. Access.

12.1 At all times throughout the Term of this Lease Agreement, and at no additional charge to Lessee, Lessee and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access to and over the Premises and property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Tower and any utilities, including fiber, serving the Premises. Lessor shall provide to Lessee any key(s)/access code(s) necessary to access leased portions of the Premises. Lessee shall not permit any employee or agent to have access to such key(s)/access code(s) without advance written permission by Lessor. Lessee shall notify Lessor's designated representative via telephone at (904) 829-2226, prior to and immediately following each entry onto the Premises. Lessee hereby consents to a background investigation for security purposes of any person(s) it provides with the key(s)/access code(s) described herein. Lessee shall immediately notify Lessor of any compromise to the security of the Premises, and/or Communication Tower. Notwithstanding anything contained herein to the contrary, with respect to access to the Communication Tower, Lessee shall make requests for access at least twenty-four (24) hours before access is required and Lessor shall grant such access within twenty-four (24) hours of a request by Lessee for routine maintenance, repairs and replacement of equipment. Lessor shall make all reasonable efforts to grant to Lessee access to the Communication Tower within two (2) hours of a request by Lessee if Lessee demonstrates a need for such access upon shorter notice, which may include, but not be limited to, a storm event, loss of utility service, or failure or malfunction of Lessee's equipment. It is agreed, however, that the operation of Lessor's Interoperable Communication System shall be a priority in the event of an emergency or exigent circumstances.

12.2 Lessor and Lessee specifically acknowledge that Lessor reserves the right to reasonably and temporarily preclude, limit or control Lessee's access to the Premises and Communication Tower at any time upon prior written notice as set forth below, except in the cases of emergency as determined by Lessor in its sole but reasonable discretion. The Premises are a component of

Lessor's operation of the Interoperable Communication System, and integrity of the system is of paramount concern. At any time during the Term of this Lease Agreement, Lessor or regulatory officials may require reasonable limitations upon Lessee's right of access with verbal and/or written notice of said limitation(s). In such case, Lessor shall provide reasonable notice to Lessee of the proposed limitations, and the parties hereto shall agree in good faith upon access limitations that take into account Lessee's needs for access to Lessee's Equipment, as well as Lessor's paramount responsibility to assure public safety and the integrity of its emergency services communication system, particularly at times of heightened local and national security alerts. Notwithstanding any other provision contained herein, any act or omission by Lessee that compromises the safety or integrity of Lessor's operation of the Interoperable Communication System, as determined by Lessor, in Lessor's sole but reasonable discretion, shall be cause for immediate termination of this Lease Agreement by Lessor, with no further liability or penalty.

Article 13. Default and Right to Cure.

13.1 In addition to any other events of default and/or breach described herein, the following will be deemed a default by Lessee and cause for termination of this Lease Agreement by Lessor, with no further liability or penalty: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after the Due Date after receipt of written notice from Lessor specifying the failure or (ii) Lessee's failure to perform any other term or condition under this Agreement as provided herein or within thirty (30) calendar days. Delay in curing a default shall be excused if due to causes beyond the reasonable control of Lessee, Lessee commences the cure within the thirty (30) day cure period and diligently pursues it to completion, and to the extent that such delay does not interfere with Lessor's operation of the Interoperable Communication System. Notwithstanding any other provision contained herein, if Lessee remains in default beyond any applicable cure period, as extended by this Section, Lessor will have the right to terminate this Lease Agreement as provided elsewhere herein and exercise any and all rights and remedies available under law and equity upon prior notice.

13.2 In addition to any other events of default/breach described herein, the following will be deemed a default by Lessor and a breach of this Lease Agreement: (i) failure to provide access as set forth herein; or (ii) Lessor's failure to cure an event of Interference in accordance with Article 9 contained herein; or (iii) Lessor's failure to perform any term, condition or breach of any warranty or covenant under this Lease Agreement within thirty (30) days after receipt of written notice from Lessee specifying the failure. No such failure, however, will be deemed to exist if Lessor has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Lessor. If Lessor remains in default beyond any applicable cure period, Lessee will have the right to terminate this Lease Agreement as provided elsewhere herein and exercise any and all rights and remedies available under law and equity.

Article 14. Indemnification.

14.1 Lessee shall indemnify, defend, and hold Lessor harmless from all claims (including tort-based, contractual, injunctive, and/or equitable), losses (including property (personal and/or real), and bodily injury), costs (including attorneys' fees), suits, administrative actions, arbitration, or mediation to the extent caused by the installation, use, maintenance, repair, operation or removal of Lessee's equipment and activities on the Premises excepting, however, such costs, claims, liabilities and losses as may be due to or caused by the acts or omissions of Lessor, its invitees, agents or independent contractors (each and collectively, "Lessor Entities' Acts or Omissions"). Lessee shall not be responsible for any costs, claims, liabilities or losses to the extent attributable to any of Lessor Entities' Acts or Omissions.

14.2 This provision relating to Indemnification, is separate and apart from, and is in no way limited by any insurance required, or provided pursuant to this Lease Agreement, or otherwise.

14.3 To the extent permissible by law, Lessor shall indemnify, defend, and hold Lessee harmless from all claims (including tort-based, contractual, injunctive, and/or equitable), losses (including property (personal and/or real), and bodily injury), costs (including attorneys' fees), suits, administrative actions, arbitration, or mediation to the extent caused by the installation, use, maintenance repair, operation or removal of Lessor's equipment and activities on the Premises excepting, however, such costs, claims, liabilities and losses as may be due to or caused by the acts or omissions of Lessee, its invitees, agents or independent contractors (each and collectively, "Lessee Entities' Acts or Omissions"). Lessor shall not be responsible for any costs, claims, liabilities or losses to the extent attributable to any of Lessee Entities' Acts or Omissions. Nothing in this Lease Agreement shall be interpreted or construed to mean Lessor waives its common law sovereign immunity as provided under Section 768.28, Florida Statutes, or consents to being sued hereunder.

14.4 These provisions relating to indemnification shall survive the termination/expiration of this Lease Agreement.

14.5 Except for the indemnity obligations set forth in this Lease Agreement, and otherwise notwithstanding anything to the contrary in this Lease Agreement, Lessee and Lessor each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

Article 15. Insurance Requirements.

15.1 It is expressly understood that Lessor shall bear no responsibility for providing insurance coverage for any property owned by Lessee, and shall bear no liability for any loss of property (real or personal) belonging to Lessee by reason of damage, theft or otherwise.

15.2 All insurance coverage described under this Article shall be issued by companies authorized or permitted to do business under the laws of the State of Florida. Lessee shall provide to the Lessor a certificate of insurance within ten (10) days of the Effective Date. The insurance certificate(s) shall clearly indicate that Lessee has obtained insurance of the type(s), amount(s), and classification(s) as required herein. The insurance certificate(s) shall specifically include Lessor as an additional insured as their interests may appear under this Lease Agreement for all lines of coverage except Workers' Compensation, Employer's Liability and Professional Errors & Omissions Liability. A copy of the blanket additional insured endorsement must accompany the insurance certificate.

15.3 Lessee, at Lessee's sole cost and expense, shall secure and maintain for the Term of this Lease Agreement, Commercial General Liability Insurance with combined single limits of \$3,000,000 each occurrence and \$3,000,000 general aggregate for property damage and bodily injury (including wrongful death, as well as from claims of property damages which may arise from any activity under this Lease Agreement, whether such operations be by Lessee or by anyone directly employed by or contracting with Lessee).

15.4 Lessee, at Lessee's sole cost and expense, shall secure and maintain for the Term of this Lease Agreement Commercial Auto Liability Insurance with limits of \$2,000,000 combined single limit—each accident on all owned and non-owned automobiles, including hired or leased automobiles.

15.5 Lessee, at Lessee's sole cost and expense, shall secure and maintain for the Term of this Lease Agreement, Workers' Compensation Insurance as required by State law.

15.6 Any contractor or subcontractor is required to obtain and maintain substantially the same insurance with substantially the same limits as that required of Lessee.

Article 16. Taxes.

In accordance with State and federal law, Lessor is exempt from the payment of ad valorem taxes. Accordingly, Lessee shall be solely responsible for any taxes and assessments attributable to and levied upon Lessee's leasehold improvements on the Premises. Nothing herein shall require Lessee to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock,

stamp, documentary, estate or profit tax, state, or any tax of similar nature, that is or may be imposed upon Lessor. 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.

Article 17. Notice and Emergency Contact:

17.1 All notices, requests, demands and communication hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

With respect to Lessor: St. Johns County Land Management Systems
Attn: Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084
Phone: (904) 209-0760

With copies to: St. Johns County Fire Rescue
Attn: Radio Systems Manager
3657 Gaines Road
St. Augustine, Florida 32084
Phone: (904) 209-1789

St. Johns County Office of the County Attorney
500 San Sebastian View
St. Augustine, Florida 32084

In case of Emergency: (904) 829-2226

With respect to Lessee: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

17.2 Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

Article 18. Miscellaneous Provisions.

(a) To the extent that Lessee needs to secure, obtain, acquire, and/or maintain any permits, licenses or approvals required by Federal, State, and/or County law, rule, regulation or ordinance in order to conduct the permitted activities described herein, then Lessee shall be

responsible for securing, obtaining, acquiring, and/or maintaining, at the Lessee's sole expense, any, and all, such permits, licenses, and/or approvals. Lessor shall reasonably cooperate with Lessee in securing, obtaining, acquiring, and/or maintaining any such permits, licenses or approvals.

(b) In accordance with State law, contemporaneously with the execution of this Lease Agreement, the parties may execute a recordable Memorandum of Lease substantially in the form attached as Exhibit E, which either party may record during the Term of this Lease Agreement.

(c) Lessee will have the right to assign, sell or transfer its interest under this Lease Agreement without the approval or consent of Lessor, to Lessee's Affiliate or to any entity which acquires all or substantially all of the Lessee's assets in the market defined by the Federal Communications Commission in which the Premises is located by reason of a merger, acquisition, or other business reorganization. Upon notification to Lessor of such assignment, transfer or sale in writing, Lessee will be relieved of all future performance, liabilities and obligations under this Lease Agreement. Lessee shall not have the right to sublease the Premises. Lessee may not otherwise assign this Lease Agreement without Lessor's prior written consent, Lessor's consent not to be unreasonably withheld, conditioned or delayed.

(d) This Lease Agreement shall not be amended or modified in any manner except by written instrument properly executed by each party.

(e) This Lease Agreement is governed by the laws of the State of Florida and any provisions contained in this Lease Agreement in conflict therewith shall be void and of no effect. Any suit, action or proceeding arising in connection with this Lease Agreement shall be brought in St. Johns County, Florida.

(f) Notwithstanding any other provision to the contrary, neither party will incur any liability to the other party on account of any loss or damage resulting from any delay or failure to perform its obligations hereunder (other than the obligation of payment) as a result of any acts of God, force majeure, unforeseen event, circumstances, or conditions, governmentally-imposed moratorium, law or regulation or any other matter beyond the reasonable control of that party, and that party shall be relieved from liability for its failure to perform until the cessation of such condition, event, or moratorium.

(g) No delay or failure by either party to exercise or enforce any right or provision of this Lease Agreement will be considered a waiver thereof.

(h) If any provision of this Lease Agreement is determined to be invalid or unenforceable, such determination shall not affect, impair or invalidate the remainder of this Lease Agreement.

(i) The obligations under this Lease Agreement which by their nature would continue beyond the termination/expiration of the Term of this Lease Agreement shall survive such termination/expiration of this Lease Agreement.

(j) This Lease Agreement contains the entire understanding between the parties with respect to the subject matter of this Lease Agreement.

(k) The headings of any articles, sections or paragraphs of this Lease Agreement are for convenience or reference only and are not intended to affect the meaning of this Lease Agreement.

(l) The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials, associated with this Lease Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes), as well as other applicable State or federal law. Access to such public records, may not be blocked, thwarted, and/or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

(m) In accordance with State law, the following statement is hereby made: Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon gas that exceed federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the local county health department.

(n) Each party covenants to the other party that it has the lawful authority to enter into this Lease Agreement and has authorized the execution of this Agreement by the party's authorized representative.

The remainder of this page has been intentionally left blank.

IN WITNESS WHEREOF, the parties have caused this Lease Agreement to be effective as of the last date written below.

WITNESSES:

"LESSOR"

St. Johns County, a political subdivision of the State of Florida

Print Name: _____

By: Hunter S. Conrad

Its: County Administrator

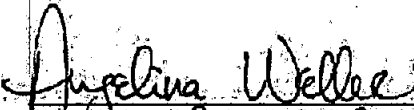
Date: _____

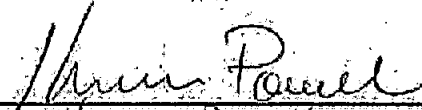
Print Name: _____

WITNESSES:

"LESSEE"

Cellco Partnership d/b/a Verizon Wireless


Print Name: ANGELINA WELLER


By: Kevin Powell

Its: Director Network Eng.

Date: 6/25/21



Print Name: Stephanie M. ...

EXHIBIT A
Page 1 of 3
PREMISES/COMMUNICATION TOWER DESCRIPTION

Parent Tract:

PARENT TRACT LEGAL DESCRIPTION FROM TITLE

PARCEL A

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 352, PAGE 240 OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 34, NORTH 01°36'36" WEST, 906.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122 OF SAID PUBLIC RECORDS. SAID INTERSECTION ALSO BEING A POINT ON THE WESTERLY LINE OF PROPOSED VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP PREPARED BY L.D. BRADLEY SURVEYORS, WORK ORDER NUMBER 04-288 AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, DEPARTING SAID SECTION LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL B, NORTH 09°56'32" WEST, 79.13 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY LINE, BEING THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3650.00 FEET, THROUGH A CENTRAL ANGLE OF 08°19'56"; AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°46'34" WEST 530.34 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, PARALLEL WITH AND 50 FEET WESTERLY OF THE AFOREMENTIONED EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 346.69 FEET TO A POINT ON A LINE AS SHOWN ON A SURVEY BY THE ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT, PROJECT NUMBER 95-084; THENCE THE FOLLOWING 9 COURSES, SAID COURSES FOLLOWING THE EASTERLY LINE OF LAST MENTIONED SURVEY: NORTH 89°46'44" WEST, 185.21 FEET; THENCE SOUTH 79°05'02" WEST, 172.60 FEET; THENCE SOUTH 01°59'24" WEST, 159.10 FEET; THENCE SOUTH 14°38'20" EAST, 133.64 FEET; THENCE SOUTH 7°47'20" EAST, 174.90 FEET; THENCE SOUTH 03°29'54" EAST, 147.08 FEET; THENCE SOUTH 18°40'38" EAST, 146.80 FEET; THENCE SOUTH 09°33'19" EAST, 188.32 FEET; THENCE SOUTH 05°42'57" EAST, 16.29 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY PROLONGATION THEREOF, NORTH 84°15'39" EAST, 292.11 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PORTION OF GOVERNMENT LOT 5, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 352, PAGE 240 AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID NORTHERLY LINE, NORTH 84°03'47" EAST, 45.13 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50' ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 01°36'36" WEST, 322.18 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 AND THE POINT OF BEGINNING; THENCE ALONG A WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, ALSO BEING THE SOUTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH 87°38'24" WEST, 11.01 FEET TO A POINT ON SAID SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE 34 FEET EAST OF AND PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 277.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF 8°19'56"; AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°46'34" WEST, 530.34 FEET; THENCE 50 FEET WEST OF A PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 346.69 FEET; THENCE SOUTH 89°46'44" EAST, 50.03 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF SECTION 34; THENCE ALONG SAID EASTERLY LINE OF SECTION 34, SOUTH 01°36'36" EAST, 553.37 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG SAID EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH 10°08'42" EAST, 640.11 FEET; THENCE CONTINUE ALONG LAST SAID EASTERLY LINE, SOUTH 01°36'36" EAST, 345.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SAID BEING THE SAME AS THE NORTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, SOUTH 87°38'24" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 352, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 698.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE AFOREMENTIONED PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 84°15'39" WEST, 66.17 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH 01°36'36" WEST, 210.00 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, NORTH 84°15'39" EAST, 66.17 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY LINE OF SECTION 34. SAID POINT ALSO BEING ON THE WESTERLY LINE OF VARIABLE WIDTH RIGHT-OF-WAY, SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER 04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH 09°56'32" EAST, 164.22 FEET TO A POINT OF CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF 2°42'36"; AN ARC DISTANCE OF 45.74 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°35'14" EAST 45.73 FEET; THENCE ALONG SAID EASTERLY PROLONGATION AND NON-TANGENT TO LAST SAID CURVE, SOUTH 84°15'39" WEST, 29.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
Page 2 of 3

Tower Parcel:

LEGAL DESCRIPTION OF NON-EXCLUSIVE 24' X 62' TOWER LEASE AREA

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2587 AT PAGE 714 OF SAID ST. JOHNS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE WESTERN LINE OF A PRIVATE RIGHT OF WAY, SAID IRON BEING THE SOUTHEASTERLY CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2587, PAGE 714, HAVING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 2,036,413.38', AND EASTING = 541,572.28';

THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 16°44'49" WEST A DISTANCE OF 412.50 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 24' X 62' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 2,036,808.20', AND EASTING = 541,453.51'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 05°11'36" EAST A DISTANCE OF 62.00 FEET TO A POINT; THENCE SOUTH 84°48'24" WEST A DISTANCE OF 24.00 FEET TO A POINT; THENCE NORTH 05°11'36" WEST A DISTANCE OF 62.00 FEET TO A POINT; THENCE NORTH 84°48'24" EAST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 1,488.00 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

Lessee's Lease Area:

LEGAL DESCRIPTION OF 15' X 30' LEASE AREA

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2587 AT PAGE 714 OF SAID ST. JOHNS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE WESTERN LINE OF A PRIVATE RIGHT OF WAY, SAID IRON BEING THE SOUTHEASTERLY CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2587, PAGE 714, HAVING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 2,036,413.38', AND EASTING = 541,572.28';

THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 19°07'31" WEST A DISTANCE OF 355.60 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 15' X 30' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 2,036,749.17', AND EASTING = 541,455.86'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 84°48'24" WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 05°11'36" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 84°48'24" EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 05°11'36" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 450.00 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

Lessee's Access Easement:

LEGAL DESCRIPTION OF 20' ACCESS EASEMENT

ALL THAT CERTAIN EASEMENT AREA, BEING A CENTERLINE DESCRIPTION OF A 20 FEET WIDE ACCESS EASEMENT, THE SIDE LINES ARE TO BE 10 FEET MEASURED PERPENDICULAR LEFT AND RIGHT OF SAID CENTERLINE, SITUATED, LYING AND BEING IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2587 AT PAGE 714 OF SAID ST. JOHNS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE WESTERN LINE OF A PRIVATE RIGHT OF WAY, SAID IRON BEING THE SOUTHEASTERLY CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2587, PAGE 714, HAVING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 2,036,413.38', AND EASTING = 541,572.28';

THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 08°36'38" EAST A DISTANCE OF 584.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GAINES ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 2,035,835.45', AND EASTING = 541,659.86'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID NORTHERLY RIGHT OF WAY, NORTH 01°43'47" WEST A DISTANCE OF 345.73 FEET TO A POINT; THENCE NORTH 10°15'53" WEST A DISTANCE OF 400.74 FEET TO A POINT; THENCE SOUTH 85°16'17" WEST A DISTANCE OF 116.92 FEET TO A POINT; THENCE NORTH 05°11'36" WEST A DISTANCE OF 180.21 FEET TO A POINT THE POINT OF TERMINUS.

THE SIDE LINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID NORTHERLY RIGHT OF WAY LINE OF GAINES ROAD.

SAID EASEMENT AREA PARCEL CONTAINING 20,871.99 SQUARE FEET OR 0.479 ACRES, MORE OR LESS.

EXHIBIT A
Page 3 of 3

Lessee's Utility Easement:

LEGAL DESCRIPTION OF 7' UTILITY EASEMENT

ALL THAT CERTAIN EASEMENT AREA, BEING A CENTERLINE DESCRIPTION OF A 7 FEET WIDE ACCESS EASEMENT, THE SIDE LINES ARE TO BE 3.5 FEET MEASURED PERPENDICULAR LEFT AND RIGHT OF SAID CENTERLINE, SITUATED, LYING AND BEING IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2587 AT PAGE 714 OF SAID ST. JOHNS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ON THE WESTERN LINE OF A PRIVATE RIGHT OF WAY, SAID IRON BEING THE SOUTHEASTERLY CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2587, PAGE 714, HAVING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 2,038,413.38', AND EASTING = 541,572.28';

THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 05°46'34" EAST A DISTANCE OF 581.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GAINES ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 2,035,834.21', AND EASTING = 541,630.94'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID NORTHERLY RIGHT OF WAY, NORTH 01°43'47" WEST A DISTANCE OF 344.72 FEET TO A POINT; THENCE NORTH 10°15'53" WEST A DISTANCE OF 410.39 FEET TO A POINT; NORTH 07°20'36" WEST A DISTANCE OF 172.99 FEET TO A POINT; NORTH 05°08'23" WEST A DISTANCE OF 63.80 FEET TO A POINT; SOUTH 84°48'36" WEST A DISTANCE OF 71.66 FEET TO THE POINT OF TERMINUS.

THE SIDE LINES ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID NORTHERLY RIGHT OF WAY LINE OF GAINES ROAD.

SAID EASEMENT AREA PARCEL CONTAINING 7,745.51 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.

EXHIBIT B
Page 1 of 33
PREREQUISITES
(Survey - Page 1 of 5)

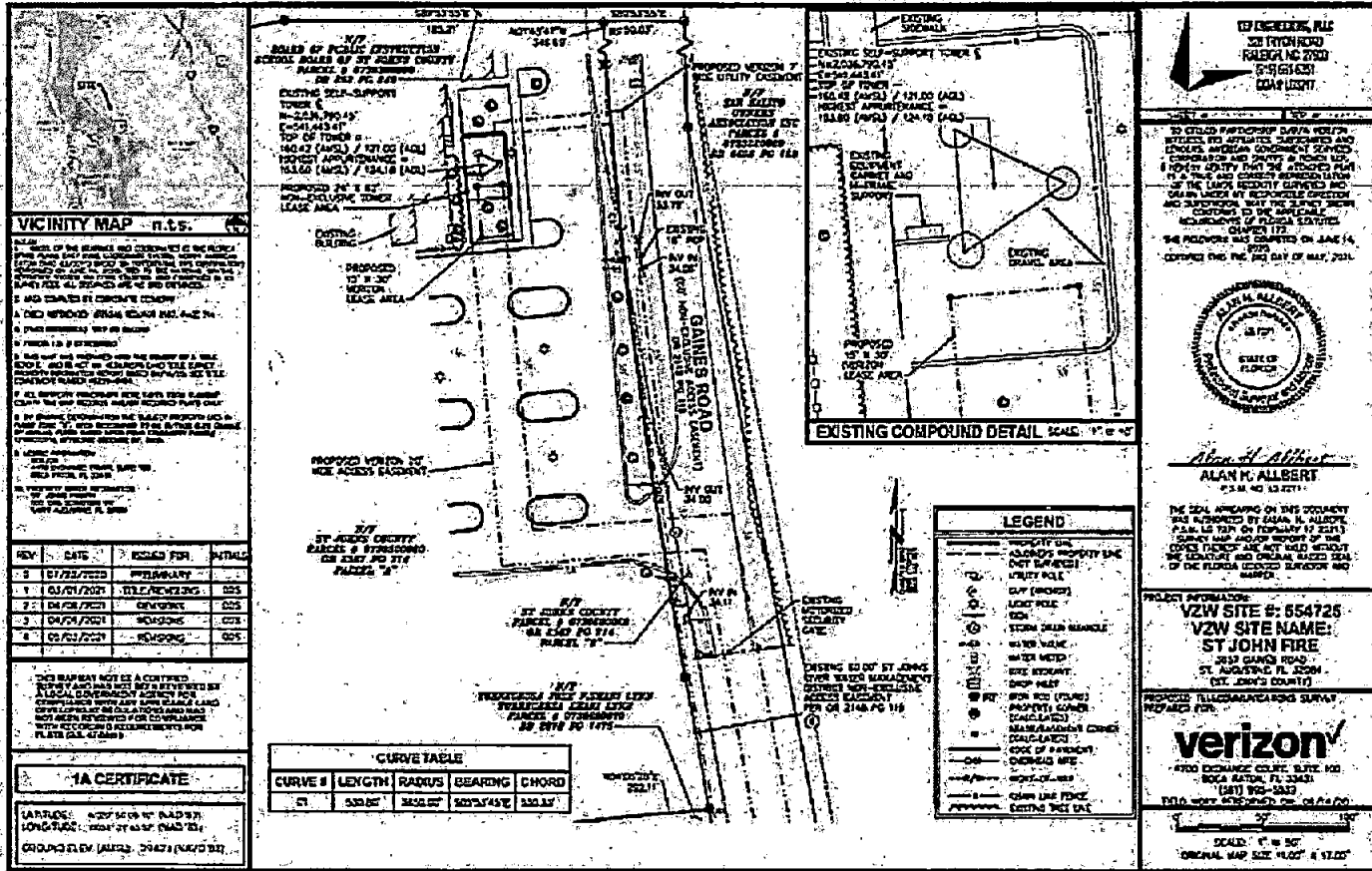


EXHIBIT B
Page 2 of 33

PREREQUISITES
(Survey - Page 2 of 5)

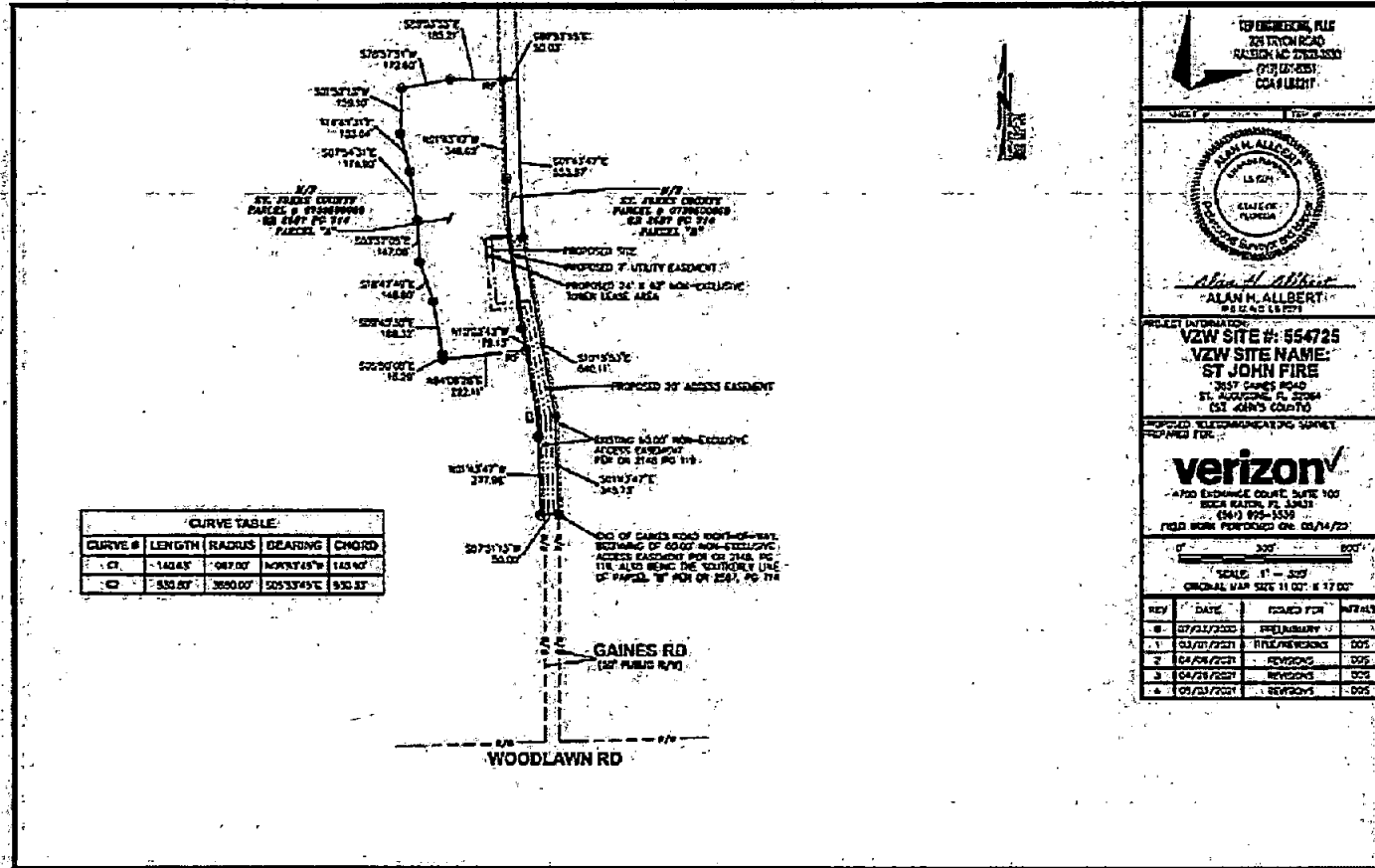


EXHIBIT B
Page 3 of 33
PREREQUISITES
(Survey - Page 3 of 5)

LEGAL DESCRIPTION OF 15' X 33' LEASE AREA

ALL BUT CERTAIN LEASE AREA, 15' X 33' AND BEING IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, ST. JOHN COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2847 AT PAGE 214 OF SAID ST. JOHN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNER ON THE WESTERN LINE OF A PRIVATE ROAD OF 60 FEET WIDE FROM BEING THE SOUTHWEST CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2847 AT PAGE 214, BEING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21;

THENCE FROM THE POINT OF COMMENCEMENT, NORTH 87°00'00" WEST A DISTANCE OF 100.00 FEET TO A POINT ON THE COLONIAL CORNER OF THE SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, BEING THE TRUE POINT OF BEGINNING, BEING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21; THENCE FROM THE POINT OF BEGINNING, SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT, THENCE NORTH 87°00'00" WEST A DISTANCE OF 33.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, AND LEASE AREA PARCEL CONTAINS 15.00 FEET ON 60.00 FEET WIDE OF LEASE.

LEGAL DESCRIPTION OF 20' ACCESS EASEMENT

ALL BUT CERTAIN EASEMENT AREA, BEING A CONTINGENT INTEREST OF 20 FEET WIDE ACCESS EASEMENT, BEING 20 FEET WIDE ACCESS EASEMENT, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2847 AT PAGE 214 OF SAID ST. JOHN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNER ON THE WESTERN LINE OF A PRIVATE ROAD OF 60 FEET WIDE FROM BEING THE SOUTHWEST CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2847 AT PAGE 214, BEING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21;

THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE COLONIAL CORNER OF THE SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, BEING THE TRUE POINT OF BEGINNING, BEING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21; THENCE FROM THE POINT OF BEGINNING, SOUTH 87°00'00" WEST A DISTANCE OF 20.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, AND LEASE AREA PARCEL CONTAINS 20.00 FEET ON 60.00 FEET WIDE OF LEASE.

LEGAL DESCRIPTION OF 7' UTILITY EASEMENT

ALL BUT CERTAIN EASEMENT AREA, BEING A CONTINGENT INTEREST OF 7 FEET WIDE UTILITY EASEMENT, BEING 7 FEET WIDE UTILITY EASEMENT, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2847 AT PAGE 214 OF SAID ST. JOHN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNER ON THE WESTERN LINE OF A PRIVATE ROAD OF 60 FEET WIDE FROM BEING THE SOUTHWEST CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2847 AT PAGE 214, BEING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21;

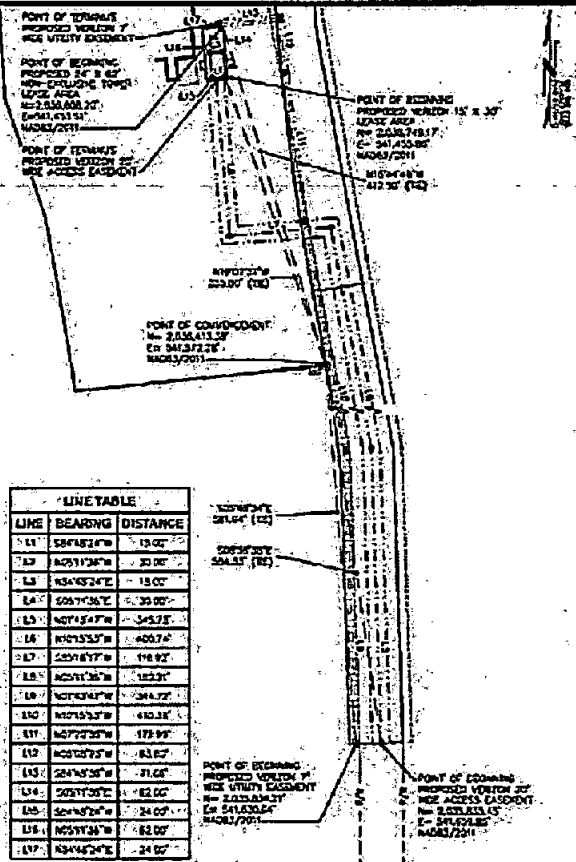
THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE COLONIAL CORNER OF THE SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, BEING THE TRUE POINT OF BEGINNING, BEING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21; THENCE FROM THE POINT OF BEGINNING, SOUTH 87°00'00" WEST A DISTANCE OF 7.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, AND LEASE AREA PARCEL CONTAINS 7.00 FEET ON 60.00 FEET WIDE OF LEASE.

LEGAL DESCRIPTION OF NON-EXCLUSIVE 24' X 62' TOWER LEASE AREA

ALL BUT CERTAIN LEASE AREA, 24' X 62' AND BEING IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, ST. JOHN COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 2847 AT PAGE 214 OF SAID ST. JOHN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNER ON THE WESTERN LINE OF A PRIVATE ROAD OF 60 FEET WIDE FROM BEING THE SOUTHWEST CORNER OF PARCEL "A" DESCRIBED IN SAID DEED BOOK 2847 AT PAGE 214, BEING FLORIDA STATE PLANE EAST ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21;

THENCE FROM THE POINT OF COMMENCEMENT, NORTH 87°00'00" WEST A DISTANCE OF 100.00 FEET TO A POINT ON THE COLONIAL CORNER OF THE SECTION 34, TOWNSHIP 6 NORTH, RANGE 18 EAST, BEING THE TRUE POINT OF BEGINNING, BEING FLORIDA STATE PLANE NORTH ZONE COORDINATES OF NORTHING = 220437.21, AND EASTING = 281372.21; THENCE FROM THE POINT OF BEGINNING, SOUTH 87°00'00" WEST A DISTANCE OF 24.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 62.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 24.00 FEET TO A POINT, THENCE SOUTH 87°00'00" WEST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING, AND LEASE AREA PARCEL CONTAINS 24.00 FEET ON 60.00 FEET WIDE OF LEASE.



LINE	BEARING	DISTANCE
1.1	S87°00'00"W	15.00'
1.2	N87°00'00"W	33.00'
1.3	S87°00'00"W	15.00'
1.4	S87°00'00"W	15.00'
1.5	N87°00'00"W	33.00'
1.6	S87°00'00"W	15.00'
1.7	S87°00'00"W	15.00'
1.8	N87°00'00"W	15.00'
1.9	N87°00'00"W	33.00'
1.10	N87°00'00"W	62.00'
1.11	N87°00'00"W	24.00'
1.12	S87°00'00"W	24.00'
1.13	S87°00'00"W	24.00'
1.14	S87°00'00"W	24.00'
1.15	N87°00'00"W	24.00'
1.16	S87°00'00"W	24.00'

123 ENGINEER, P.L.L.C.
 333 TRIVIA ROAD
 PALM BEACH, FLORIDA 33409
 P.O. BOX 161333
 COMMISSION

ALAN H. ALBERT
 15 571
 STATE OF FLORIDA
 SURVEYOR

ALAN H. ALBERT
 15 571
 STATE OF FLORIDA
 SURVEYOR

PREREQUISITES
 VZWS SITE #: 554725
 VZWS SITE NAME:
 ST JOHN FIRE
 2817 LAMES ROAD
 ST. AUGUSTINE, FL 32084
 (ST. JOHN COUNTY)

PROPOSED TELECOMMUNICATIONS SURVEY
 PREPARED FOR:
Verizon
 4700 COMMUNITY CENTER BLVD, SUITE 100
 BOCA RATON, FL 33433
 (561) 992-2338
 THIS WORK PROVIDED ON 05/14/25

SCALE: 1" = 200'
 ORIGINAL MAP DATE 11/02' & 12/02'

REV.	DATE	ISSUED FOR	REVISION
0	07/23/2020	ORIGINALLY	
1	03/09/2021	FIELD REVISIONS	001
2	04/20/2021	REVISIONS	002
3	04/16/2021	REVISIONS	003
4	05/14/2025	REVISIONS	004


EXHIBIT B
Page 4 of 33
PREREQUISITES
(Survey - Page 4 of 5)

SCHEDULE B - SECTION II EXCEPTIONS

AMERICAN GOVERNMENT SERVICES CORPORATION
 PROPERTY INFORMATION REPORT
 FILE NO. 30021
 DATE OF REPORT THROUGH: APRIL 18, 2023 AT 8:00 AM
 SCHEDULE B - SECTION II

- (1) NONE OF WAY AGREEMENT BY AND BETWEEN ONE B. COOKE AND CHARLES S. COOKE AND FLORIDA POWER & LIGHT CO. DATED APRIL 23, 1928 AND RECORDED JULY 21, 1929 IN DEED BOOK 72, PAGE 181. (PLANET TYPE AGREEMENT, UNABLE TO PLOT)
- (2) NONE OF WAY AGREEMENT BY AND BETWEEN ONE P. COOKE AND CHARLES S. COOKE AND FLORIDA POWER & LIGHT CO. DATED APRIL 23, 1928 AND RECORDED SEPTEMBER 2, 1928 IN DEED BOOK 72, PAGE 82. (PLANET TYPE AGREEMENT, UNABLE TO PLOT)
- (3) GRANT OF EASEMENT FROM MARGA SUSAN COOKE AND JUANITA S. CANON TO GEORGE E. KELLY AND WARY A. KELLY, NEIL WIFE, DATED APRIL 23, 1928 AND RECORDED JAN 16, 1929 IN OFFICIAL RECORD BOOK 824, PAGE 149. DOES NOT AFFECT 15' x 30' LEASE AREA, THE NON-EXCLUSIVE 24' x 60' TENOR LEASE AREA, THE 20' WIDE ACCESS EASEMENT, OR THE 7' WIDE UTILITY EASEMENT.
- (4) GRANT OF EASEMENT FROM JUANITA S. CANON A/W/A GEORGIA J. CANON A/W/A GEORGIA J. CANON TO ERNOLD S. CANON, DATED APRIL 23, 1928 AND RECORDED MAY 10, 1929 IN OFFICIAL RECORD BOOK 824, PAGE 149. DOES NOT AFFECT 15' x 30' LEASE AREA, THE NON-EXCLUSIVE 24' x 60' TENOR LEASE AREA, THE 20' WIDE ACCESS EASEMENT, OR THE 7' WIDE UTILITY EASEMENT.
- (5) EASEMENT FOR ACCESS AND EGRESS FROM BOARD OF ST. JOHN COUNTY, FLORIDA, ET AL (SEE PLAN) TO TORRENSIA AND CHARLINA TORRENSIA, NEIL WIFE, DATED SEPTEMBER 12, 1924 AND RECORDED SEPTEMBER 21, 1924 IN OFFICIAL RECORDS BOOK 1074, PAGE 238. (PLANET TYPE AGREEMENT, UNABLE TO PLOT)
- (6) NON-EXCLUSIVE EGRESS AND ACCESS EASEMENT FROM BOARD OF ST. JOHN COUNTY, FLORIDA, TO ST. JOHN WATER TREATMENT DISTRICT, A PUBLIC BODY, DATED FEBRUARY 19, 1924 AND RECORDED MARCH 2, 1924 IN OFFICIAL RECORDS BOOK 914, PAGE 119. DOES NOT AFFECT 15' x 30' LEASE AREA, THE NON-EXCLUSIVE 24' x 60' TENOR LEASE AREA, THE 20' WIDE ACCESS EASEMENT, OR THE 7' WIDE UTILITY EASEMENT.
- (7) CONSERVATION EASEMENT FROM ST. JOHN COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, TO ST. JOHN WATER TREATMENT DISTRICT, A PUBLIC BODY, DATED DECEMBER 1, 2003 AND RECORDED DECEMBER 5, 2003 IN OFFICIAL RECORDS BOOK 2074, PAGE 724. DOES NOT AFFECT 15' x 30' LEASE AREA, THE NON-EXCLUSIVE 24' x 60' TENOR LEASE AREA, THE 20' WIDE ACCESS EASEMENT, OR THE 7' WIDE UTILITY EASEMENT.
- (8) RESERVATION OF INTEREST AND EGRESS AS SET FORTH IN THAT CERTAIN DEED FROM MARGARET POWE WARDON, JONES ET AL FOR ALBANY, REYNOLDS D. WARDON TO THE SCHOOL BOARD OF ST. JOHN COUNTY, FLORIDA, DATED FEBRUARY 12, 1994 AND RECORDED FEBRUARY 12, 1994 IN OFFICIAL RECORDS BOOK 1032, PAGE 183. (COPY PROVIDED WITH GRAN OF TITLE) (PLANET TYPE AGREEMENT, UNABLE TO PLOT)

177 BRENDA, #112
 325 UNION ROAD
 RALEIGH, NC 27603-5530
 (610) 814-0031
 COLLETTY



Alan M. Allbert
ALAN M. ALLBERT
 #12414

VZW SITE #: 554725
VZW SITE NAME:
ST JOHN FIRE
 3037 GAMES ROAD
 ST. JOHNS COUNTY, FL 32044
 (ST. JOHN COUNTY)

PROVIDED TELECOMMUNICATIONS SURVEY
 PREPARED FOR:

verizon
 4700 EXCHANGE COURT, SUITE 100
 BOCA RATON, FL 33431
 (561) 995-5439
 FIELD WORK PERFORMED ON: 02/14/20

N.E.S.
 ORIGINAL MAP SIZE 11.62" x 17.00"

REV	DATE	ISSUED FOR	DETAILS
0	07/23/2020	PRELIMINARY	
1	03/01/2021	FILE/REVISION	DCS
2	04/08/2021	REVISION	DCS
3	04/26/2021	REVISION	DCS
4	05/03/2021	REVISION	DCS

EXHIBIT B
Page 6 of 33
PREREQUISITES
(Structural Analysis -Page 1 of 28)

May 25, 2021

Barnelle Diggs
 Verizon Wireless
 4700 Exchange Court, Suite 100
 Boca Raton, FL 33431
 (561) 995-5539

FL COA# 31011
 Tower Engineering Professionals
 326 Tryon Road
 Raleigh, NC 27603
 (919) 661-8351
 mlackov@tepgroup.net

Subject: Structural Analysis Report - Revision 1

Verizon Wireless Designation: Carrier Site Number: 654725
 Carrier Site Name: St John Fire

Engineering Firm Designation: TEP Project Number: 244826.415363

Site Data: 3657 Gaines Rd., St. Augustine, St. Johns County, FL 32084
 Latitude 29° 56' 9.2", Longitude -81° 21' 43.0"
 120 Foot - Self Supporting Tower

Dear Barnelle Diggs,

Tower Engineering Professionals is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC1: Existing and Proposed Loading
 Note: See Table 1 for the existing and proposed loading

Sufficient Capacity

Structure Capacity	Foundation Capacity
27.2%	23.4%

The analysis has been performed in accordance with the ANSI/TIA-222-H Structural Standard for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures and the 2020 Florida Building Code, 7th Edition.

All modifications and equipment proposed in this report shall be installed in accordance with the appurtenances listed in Table 1 for the determined available structural capacity to be effective.

We at Tower Engineering Professionals appreciate the opportunity of providing our continuing professional services to you and Verizon Wireless. If you have any questions or need further assistance on this or any other projects please give us a call.

Structural analysis prepared by: Adam N. Howo, E.I. / ZSC

Respectfully submitted by:

Adam Amortront, P.E.



This item has been electronically signed and sealed by Adam M. Amortront, P.E. on 05/25/2021 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Revision #	Date Issued	Description
0	May 26, 2020	Original Structural analysis report
1	May 25, 2021	Revised loading

EXHIBIT B
Page 7 of 33
PREREQUISITES
(Structural Analysis -Page 2 of 28)

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
TEP Project Number 244826.415363

May 25, 2021
554725 - St John Fire
Page 2

TABLE OF CONTENTS

- 1) INTRODUCTION**
- 2) ANALYSIS CRITERIA**
 - Table 1 - Existing and Proposed Antenna and Cable Information
- 3) ANALYSIS PROCEDURE**
 - Table 2 - Documents Provided
 - 3.1) Analysis Method
 - 3.2) Assumptions
- 4) ANALYSIS RESULTS**
 - Table 3 - Section Capacity (Summary)
 - Table 4 - Tower Component Stresses vs. Capacity
 - 4.1) Recommendations
- 5) APPENDIX A**
 - tnxTower Output
- 6) APPENDIX B**
 - Additional Calculations

EXHIBIT B
 Page 7 of 33
PREREQUISITES
 (Structural Analysis - Page 3 of 28)

May 25, 2021
 554725 - St John Fire
 Page 3

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
 TEP Project Number 244826.415363

1) INTRODUCTION

This tower is a 120-ft self supporting tower designed by Valmont Industries, Inc. All information provided to TEP was to be assumed accurate and complete.

2) ANALYSIS CRITERIA

TIA-222 Revision: TIA-222-H
 Risk Category: II
 Wind Speed: 132 mph
 Exposure Category: C
 Topographic Factor: 1.0
 Service Wind Speed: 60 mph

Table 1 - Existing and Proposed Antenna and Cable Information

Existing/ Proposed/	Mount Level (ft)	Ant CL (ft)	Qty	Antenna Model	Mount Type	Qty Coax	Coax Size	Coax Location	Owner/ Tenant	
Existing	105.0	105.0	1	Andrew PAR6-59W	(1) Pipe Mount	1	EW63	CA Face	Motorola Solutions	
Proposed	80.0	80.0	6	Commscope NHH-65C-R2B	(3) Sector Mounts	2	12x24	BC Face	Verizon Wireless	
			3	Ericsson Air6449						
			3	Ericsson RRU 4449						
			3	Ericsson RRU 8843						
			2	Raycap RHSDC-6627-PF-48						
Existing	60.0	60.0	1	Andrew DB493	(1) Side Arm Mount	1	1/2"	CA Face	Motorola Solutions	
Existing	58.0	58.0	1	Andrew DB493		1	1/2"			
Existing	56.0	56.0	1	Andrew DB493		1	1/2"			
Existing	54.0	54.0	1	Andrew DB493		1	1/2"			
Existing	52.0	52.0	1	Andrew DB493		1	1/2"			
Existing	50.0	50.0	1	Andrew DB493		1	1/2"			
Existing	48.0	48.0	1	Andrew DB493		1	1/2"			
Existing	46.0	46.0	1	Andrew DB493		1	1/2"			
Existing	44.0	44.0	1	Andrew DB493		(1) Side Arm Mount	1			1/2"
Existing	42.0	42.0	1	Andrew DB493			1			1/2"
Existing	40.0	40.0	1	Andrew DB493			1			1/2"
Existing	38.0	38.0	1	Andrew DB493			1			1/2"

EXHIBIT B
Page 8 of 33
PREREQUISITES
(Structural Analysis - Page 4 of 28)

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
 TEP Project Number 244826.415363

May 25, 2021
 554725 -- St John Fire
 Page 4

3) ANALYSIS PROCEDURE

Table 2 - Documents Provided

Document	Remarks	Source
Tower Manufacturer Drawing	Valmont Industries, Inc., dated April 4, 2012 Job No. 241620	Verizon
As Built Drawings	Patriot Towers, dated December 26, 2012	Verizon
Correspondence	Correspondence from Verizon with regards to the existing and proposed loading.	Verizon

3.1) Analysis Method

tnxTower (version 8.0.9.0), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

3.2) Assumptions

- 1) The tower and foundation were built in accordance with the manufacturer's specifications.
- 2) The tower and foundation have been maintained in accordance with the manufacturer's specification.
- 3) All tower components are in sufficient condition to carry their full design capacity.
- 4) Serviceability with respect to antenna twist, tilt, roll, or lateral translation, is not checked and is left to the carrier or tower owner to ensure conformance.
- 5) All antenna mounts and mounting hardware are structurally sufficient to carry the full design capacity requirements of appurtenance wind area and weight as provided by the original manufacturer specifications. It is the carrier's responsibility to ensure compliance to the structural limitations of the existing and/or proposed antenna mounts. TEP did not analyze antennas supporting mounts as part of this structural analysis report.
- 6) Unless specified by the client or tower mapping, the location of the existing and proposed coax is assumed by TEP and listed in Table 1.

This analysis may be affected if any assumptions are not valid or have been made in error. Tower Engineering Professionals should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 3 - Section Capacity (Summary)

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (lb)	ΦP _{allow} (lb)	% Capacity	Pass / Fail
T1	120 - 100	Leg	2 1/4	1	-4656	152592	3.1	Pass
T2	100 - 80	Leg	12TL Valmont 224112	55	-14353	226633	6.3	Pass
T3	80 - 60	Leg	12TL Valmont 224114	75	-26180	316774	16.9	Pass
T4	60 - 40	Leg	12TL Valmont 195558	88	-68473	315501	21.7	Pass
T5	40 - 20	Leg	12TL Valmont 195559	103	-93724	420940	22.3	Pass
T6	20 - 0	Leg	12TL Valmont 195560	118	-117578	539085	21.8	Pass
T1	120 - 100	Diagonal	7/8	11	-1136	11544	9.8	Pass
T2	100 - 80	Diagonal	L 3 x 3 x 5/16	65	-3204	43738	7.3	Pass
T3	80 - 60	Diagonal	L 3 x 3 x 5/16	80	-5042	39134	12.9	Pass
T4	60 - 40	Diagonal	L 3 x 3 x 5/16	92	-5151	32622	15.8	Pass

tnxTower report - version 8.0.9.0

EXHIBIT B
Page 9 of 33
PREREQUISITES
(Structural Analysis -Page 5 of 28)

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
TEP Project Number 244826.415363

May 25, 2021
554725 - St John Fire
Page 5

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (lb)	ΦP _{allow} (lb)	% Capacity	Pass / Fail	
T5	40 - 20	Diagonal	L 3 x 3 x 5/16	107	-5472	26003	21.0	Pass	
T6	20 - 0	Diagonal	L3 1/2x3 1/2x5/16	122	-6578	33454	19.7	Pass	
T1	120 - 100	Top Girt	7/8	5	-9	6655	0.1	Pass	
T2	100 - 80	Top Girt	L3 1/2x3 1/2x5/16	60	249	57219	0.4	Pass	
							Summary		
							Leg (T5)	22.3	Pass
							Diagonal (T5)	21.0	Pass
							Top Girt (T2)	0.4	Pass
							Bolt Checks	20.9	Pass
							RATING =	22.3	Pass

Table 4 - Tower Component Stresses vs. Capacity

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1,2	Anchor Rods	-	27.2	Pass
1,2,3	Base Foundation (Design Reaction Comparison)	-	23.4	Pass

Structure Rating (max from all components) =	27.2%
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Notes:

- 1) See additional documentation in "Appendix B - Additional Calculations" for calculations supporting the % capacity.
- 2) Rating per TIA-222-H, Section 15.5
- 3) Foundation capacity determined by comparing analysis reactions to original design reactions.

4.1) Recommendations

- 1) If the load differs from that described in Table 1 of this report, the referenced drawings, or the provisions of this analysis are found to be invalid, another structural analysis should be performed.
- 2) The tower and its base foundations have sufficient capacity to carry the proposed load configuration. No modifications are required at this time.

EXHIBIT B
Page 10 of 33
PREREQUISITES
(Structural Analysis - Page 6 of 28)

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
TEP Project Number 244826.415363

May 25, 2021
554725 - St John Fire
Page 6

APPENDIX A
TNXTOWER OUTPUT

EXHIBIT B
 Page 11 of 33
PREREQUISITES
 (Structural Analysis - Page 7 of 28)

Scale	1/4" = 1'-0"	1/8" = 1'-0"	1/16" = 1'-0"	1/32" = 1'-0"	1/64" = 1'-0"	1/128" = 1'-0"	1/256" = 1'-0"	1/512" = 1'-0"	1/1024" = 1'-0"	1/2048" = 1'-0"	1/4096" = 1'-0"	1/8192" = 1'-0"	1/16384" = 1'-0"	1/32768" = 1'-0"	1/65536" = 1'-0"	1/131072" = 1'-0"	1/262144" = 1'-0"	1/524288" = 1'-0"	1/1048576" = 1'-0"	1/2097152" = 1'-0"	1/4194304" = 1'-0"	1/8388608" = 1'-0"	1/16777216" = 1'-0"	1/33554432" = 1'-0"	1/67108864" = 1'-0"	1/134217728" = 1'-0"	1/268435456" = 1'-0"	1/536870912" = 1'-0"	1/1073741824" = 1'-0"	1/2147483648" = 1'-0"	1/4294967296" = 1'-0"	1/8589934592" = 1'-0"	1/17179869184" = 1'-0"	1/34359738368" = 1'-0"	1/68719476736" = 1'-0"	1/137438953472" = 1'-0"	1/274877906944" = 1'-0"	1/549755813888" = 1'-0"	1/1099511627776" = 1'-0"	1/2199023255552" = 1'-0"	1/4398046511104" = 1'-0"	1/8796093022208" = 1'-0"	1/17592186444416" = 1'-0"	1/35184372888832" = 1'-0"	1/70368745777664" = 1'-0"	1/140737491555328" = 1'-0"	1/281474983110656" = 1'-0"	1/562949966221312" = 1'-0"	1/1125899932442624" = 1'-0"	1/2251799864885248" = 1'-0"	1/4503599729770496" = 1'-0"	1/9007199459540992" = 1'-0"	1/18014398919081984" = 1'-0"	1/36028797838163968" = 1'-0"	1/72057595676327936" = 1'-0"	1/144115191352655872" = 1'-0"	1/288230382705311744" = 1'-0"	1/576460765410623488" = 1'-0"	1/1152921530821246976" = 1'-0"	1/2305843061642493952" = 1'-0"	1/4611686123284987904" = 1'-0"	1/9223372246569975808" = 1'-0"	1/18446744493139958016" = 1'-0"	1/36893488986279916032" = 1'-0"	1/73786977972559832064" = 1'-0"	1/147573955945119664128" = 1'-0"	1/295147911890239328256" = 1'-0"	1/590295823780478656512" = 1'-0"	1/1180591647560957313024" = 1'-0"	1/2361183295121914626048" = 1'-0"	1/4722366590243829252096" = 1'-0"	1/9444733180487658504192" = 1'-0"	1/18889463760975317008384" = 1'-0"	1/37778927521950634016768" = 1'-0"	1/75557855043901268033536" = 1'-0"	1/151115710087802536067072" = 1'-0"	1/302231420175605072134144" = 1'-0"	1/604462840351210144268288" = 1'-0"	1/1208925680702420285376" = 1'-0"	1/2417851361404840570752" = 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1'-0"	1/32451851636946448814302285456" = 1'-0"	1/64903703273892897628604570912" = 1'-0"	1/129807406547785795257209141824" = 1'-0"	1/259614813095571590514418227648" = 1'-0"	1/519229626191143181028835455296" = 1'-0"	1/1038459252382263620517709110592" = 1'-0"	1/2076918504764527241035418221184" = 1'-0"	1/4153837009529054482070836442368" = 1'-0"	1/8307674019058108964141672884736" = 1'-0"	1/1661534803811621792828334569472" = 1'-0"	1/332306960762324358565666913888" = 1'-0"	1/6646139215246487171313338277776" = 1'-0"	1/1329227843049297434262667555552" = 1'-0"	1/2658455686098594868525335111104" = 1'-0"	1/5316911372197189737050670222208" = 1'-0"	1/1063382274399437947410134044416" = 1'-0"	1/2126764548398875894820268088832" = 1'-0"	1/4253529096797751789640537177664" = 1'-0"	1/8507058193595503579281074355328" = 1'-0"	1/17014116387191007158562148710656" = 1'-0"	1/34028232774382014317124297421312" = 1'-0"	1/68056465548764028634248584842624" = 1'-0"	1/136112931097528057268487169685248" = 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EXHIBIT B
Page 12 of 33
PREREQUISITES
(Structural Analysis - Page 8 of 28)

inxTower Tower Engineering Professionals 336 Tryon Road Raleigh, NC Phone: (919) 661-6351 FAX: (919) 661-6350	Job	554725 - St John Fire	Page	1 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhwa

Tower Input Data

The main tower is a 3x free standing tower with an overall height of 120.00 ft above the ground line.
 The base of the tower is set at an elevation of 0.00 ft above the ground line.
 The free width of the tower is 4.00 ft at the top and 14.00 ft at the base.
 This tower is designed using the TIA-222-II standard.

The following design criteria apply:

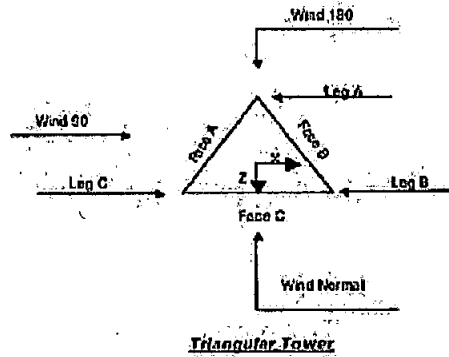
- Tower base elevation above sea level: 34.00 ft.
- Basic wind speed of 132 mph.
- Risk Category II.
- Exposure Category C.
- Simplified Topographic Factor Procedure for wind speed-up calculations is used.
- Topographic Category: I.
- Crest Height: 0.00 ft.
- Nominal ice thickness of 0.2500 in.
- Ice thickness is considered to increase with height.
- Ice density of 56 pcf.
- A wind speed of 30 mph is used in combination with ice.
- Temperature drop of 50 °F.
- Deflections calculated using a wind speed of 60 mph.
- Pressures are calculated at each section.
- Stress ratio used in tower member design is 1.
- Tower analysis based on target reliabilities in accordance with Annex S.
- Load Modification Factors used: $K_{d}(F_{w}) = 0.95$, $K_{d}(t) = 0.85$.
- Maximum demand-capacity ratio is: 1.05.
- Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Consider Moments - Legs Consider Moments - Horizontals Consider Moments - Diagonals Use Moment Magnification Use Code Stress Ratios Use Code Safety Factors - Guys Evaluate Ice Always Use Max K_{d} Use Special Wind Profile Include Data in Member Capacity Leg Bolts Are At Top Of Section Secondary Horizontal Brace Leg Use Diamond Inner Bracing (4 Sides) SR Members Have Cut Ends SR Members Are Concrete | <ul style="list-style-type: none"> Distribute Leg Loads As Uniform Assume Legs Pinned Assume Rigid Index Plate Use Clear Spans For Wind Area Use Clear Spans For K_L Retention Guys To Initial Tension Bypass Mast Stability Checks Use Asymetric Drag Coefficients Project Wind Area of Appur. Autocalc Torque Arm Areas Add HRC, BD, W Combination Sort Capacity Reports By Component Triangular Diamond Inner Bracing Treat Feed Line Bundles As Cylinder Ignore K_L For 60 Deg. Angle Legs | <ul style="list-style-type: none"> Use ASCE 10 X-Brace Ly Rules Calculate Redundant Bracing Forces Ignore Redundant Members in FEA SR Leg Bolts Resist Compression All Leg Panels Have Same Allowable Offset Girt At Foundation Consider Feed Line Torque Include Angle Block Shear Check Use TIA-222-II Bracing Reals. Exemption Use TIA-222-II Tension Splice Exception Use TIA-222-II Tension Splice Exception Include Shear-Torsion Interaction Always Use Sub-Critical Flow Use Top Mounted Sockets Plate Without Linear Attachments Plate With Sheard Or No Appurtenance Outside and Inside Corner Radii Are Known |
|--|---|--|

EXHIBIT B
Page 13 of 33
PREREQUISITES
(Structural Analysis - Page 9 of 28)

mxTower Tower Engineering Professionals 326 Tryon Road Raleigh, NC Phone: (919) 661-6331 FAX: (919) 661-6350	Job	554725 - St John Fire	Page	2 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe



Tower Section Geometry

Tower Section	Tower Elevation	Assembly Database	Description	Section Width	Number of Sections	Section Length
	<i>h</i>			<i>b</i>		<i>l</i>
T1	120.00-103.00			4.00	1	20.00
T2	100.00-80.00			4.00	1	20.00
T3	80.00-60.00			6.00	1	20.00
T4	60.00-40.00			8.00	1	20.00
T5	40.00-20.00			10.00	1	20.00
T6	20.00-0.00			12.00	1	20.00

Tower Section Geometry (cont'd)

Tower Section	Tower Elevation	Diagonal Spacing	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset	Bottom Girt Offset
	<i>h</i>	<i>s</i>				<i>Jo</i>	<i>Li</i>
T1	120.00-100.00	2.50	X Brace	No	Yes	0.0000	0.0000
T2	100.00-80.00	10.00	X Brace	No	Yes	0.0000	0.0000
T3	80.00-60.00	10.00	X Brace	No	No	0.0000	0.0000
T4	60.00-40.00	10.00	X Brace	No	No	0.0000	0.0000
T5	40.00-20.00	10.00	X Brace	No	No	0.0000	0.0000
T6	20.00-0.00	10.00	X Brace	No	No	0.0000	0.0000

EXHIBIT B
Page 14 of 33
PREREQUISITES
 (Structural Analysis - Page 10 of 28)

tnxTower Tower Engineering Professionals 326 Tryon Road Raleigh, NC Phone: (919) 661-6331 FAX: (919) 661-6339	Job	554725 - St John Fire	Page	3 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

Tower Section Geometry (cont'd)

Tower Elevation #	Leg Type	Leg Size	Leg Grade	Diagonal Type	Diagonal Size	Diagonal Grade
T1 120.00-100.00	Solid Round	2 1/4"	A572-50 (50 ksi)	Solid Round	7/8"	A572-50 (50 ksi)
T2 100.00-80.00	Truss Leg	12TL Valmont 224112	A572-50 (50 ksi)	Equal Angle	L3 x 3 x 5/16	A36 (36 ksi)
T3 80.00-60.00	Truss Leg	12TL Valmont 224114	A572-50 (50 ksi)	Equal Angle	L3 x 3 x 5/16	A36 (36 ksi)
T4 60.00-40.00	Truss Leg	12TL Valmont 195558	A572-50 (50 ksi)	Equal Angle	L3 x 3 x 5/16	A36 (36 ksi)
T5 40.00-20.00	Truss Leg	12TL Valmont 195559	A572-50 (50 ksi)	Equal Angle	L3 x 3 x 5/16	A36 (36 ksi)
T6 20.00-0.00	Truss Leg	12TL Valmont 195560	A572-50 (50 ksi)	Equal Angle	L3 1/2x3 1/2x5/16	A36 (36 ksi)

Tower Section Geometry (cont'd)

Tower Elevation #	Top Girder Type	Top Girder Size	Top Girder Grade	Bottom Girder Type	Bottom Girder Size	Bottom Girder Grade
T1 120.00-100.00	Solid Round	7/8"	A572-50 (50 ksi)	Solid Round		A36 (36 ksi)
T2 100.00-80.00	Equal Angle	L3 1/2x3 1/2x5/16	A36 (36 ksi)	Solid Round		A36 (36 ksi)

Tower Section Geometry (cont'd)

Tower Elevation #	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A ₁	Adjust. Factor A ₂	Weight Mult.	Double Angle Spacing Diagonals in.	Double Angle Spacing Horizontal in.	Double Angle Spacing Redundant in.
T1 120.00-100.00	0.00	0.0000	A36 (36 ksi)	1	1	1	36.0000	36.0000	36.0000
T2 100.00-80.00	0.00	0.5000	A36 (36 ksi)	1.03	1	1.05	36.0000	36.0000	36.0000
T3 80.00-60.00	0.00	0.5000	A36 (36 ksi)	1.03	1	1.05	36.0000	36.0000	36.0000
T4 60.00-40.00	0.00	0.5000	A36 (36 ksi)	1.03	1	1.05	36.0000	36.0000	36.0000
T5 40.00-20.00	0.00	0.5000	A36 (36 ksi)	1.03	1	1.05	36.0000	36.0000	36.0000
T6 20.00-0.00	0.00	0.5000	A36 (36 ksi)	1.03	1	1.05	36.0000	36.0000	36.0000

Tower Section Geometry (cont'd)

EXHIBIT B
 Page 15 of 33
PREREQUISITES
 (Structural Analysis - Page 11 of 28)

InxTower		Job	654725 - St John Fire	Page	4 of 15
Tower Engineering Professionals 156 Tryon Road Raleigh, NC Phone: 919-261-4331 Fax: 919-661-8150		Project	TEP No. 244828-415363	Date	12/20/50 05/25/21
		Client	Verizon Wireless	Designed by	amhwa

Tower Elevation	Circ		Legs	A. Arcs		Single		Grid	Herts	Sns	Inner
	Angle	Radius		Diags	Diags	Diags	Diags				
T1	Yes	Yes	1								
T2	Yes	Yes	1								
1000-1000	Yes	Yes	1								
1000-3000	Yes	Yes	1								
8000-8000	Yes	Yes	1								
6000-4000	Yes	Yes	1								
T3	Yes	Yes	1								
4000-2000	Yes	Yes	1								
1000-1000	Yes	Yes	1								

Note: K denotes the applied tower member extension lengths. K braces within inner supporting members will have the K factor for the end of frame extension applied to the overall length.

Tower Section Geometry (cont'd)

Tower Elevation	Inner Leg K Factor		Tower Leg Level At Inner Members		Tower Leg Level At Inner Members	
	Legs	Diags	Diags	Diags	Diags	Diags
T1	1	0.75	1	0.5	1	0.5
T2	1	0.75	1	0.5	1	0.5
1000-1000	1	0.75	1	0.5	1	0.5
8000-8000	1	0.75	1	0.5	1	0.5
6000-4000	1	0.75	1	0.5	1	0.5
4000-2000	1	0.75	1	0.5	1	0.5
1000-1000	1	0.75	1	0.5	1	0.5

Tower Section Geometry (cont'd)

Tower Elevation	Leg	Diagonals	Top Grid		Bottom Grid		1st Grid		Long Horizontal		Short Horizontal	
			Diags	Diags	Diags	Diags	Diags	Diags	Diags	Diags	Diags	Diags
T1	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
1000-1000	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
8000-8000	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
T3	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
6000-4000	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
4000-2000	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75
1000-1000	U	U	1	0.75	1	0.75	0.75	0.75	0.75	0.75	0.75	0.75

EXHIBIT B
Page 16 of 33
PREREQUISITES
 (Structural Analysis - Page 12 of 28)

inxTower Tower Engineering Professionals 316 Tryon Road Raleigh, NC Phone: (919) 661-6351 FAX: (919) 661-6350	Job	554725 - St John Fire	Page	6 of 15
	Project	TEP.No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

Tower Elevation β	Redundant Horizontal		Redundant Diagonal		Redundant Sub-Diagonal		Redundant Sub-Horizontal		Redundant Vertical		Redundant Hip		Redundant Hip Diagonal	
	Net Wtth Deflect in	U	Net Wtth Deflect in	U	Net Wtth Deflect in	U	Net Wtth Deflect in	U	Net Wtth Deflect in	U	Net Wtth Deflect in	U	Net Wtth Deflect in	U
T1 120.00-100.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T2 100.00-80.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T3 80.00-60.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T4 60.00-40.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T5 40.00-20.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75
T6 20.00-0.00	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75	0.0000	0.75

Tower Section Geometry (cont'd)

Tower Elevation β	Leg Connection Type	Leg	Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal		
			Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	
T1 120.00-100.00	Flange	1.0000	6	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0
T2 100.00-80.00	Flange	1.0000	6	1.2500	1	1.2500	1	0.6250	0	0.6250	0	0.6250	0	0.6250	0
T3 80.00-60.00	Flange	1.0000	6	1.2500	1	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0
T4 60.00-40.00	Flange	1.0000	6	1.2500	1	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0
T5 40.00-20.00	Flange	1.2500	6	1.2500	1	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0
T6 20.00-0.00	Flange	0.7500	0	1.2500	1	0.6250	0	0.6250	0	0.6250	0	0.6250	0	0.6250	0

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement β	Face Offset in	Lowest Offset (From FFB) in	a	b	Clearance Per Spacing Dimension in	Width in	Perimeter in	Height in
** A Face ** Climbing Ladder (Round)	A	No	No	Ar(CuAa)	120.00-0.00	0.0000	0	1	1	2.5000	2.5000		5.00
Safety Line 3/8	A	No	No	Ar(CuAa)	120.00-0.00	0.0000	0	1	1	0.3750	0.3750		0.22
LDF4-50A(1) 21	A	No	No	Ar(CuAa)	88.00-0.00	-3.0000	-0.47	12	6	0.5000	0.6250		0.15
LDF4-50A(1) 21	A	No	No	Ar(CuAa)	40.00-38.00	-3.0000	-0.47	11	6	0.5000	0.6250		0.15
LDF4-50A(1) 21	A	No	No	Ar(CuAa)	82.00-0.00	-3.0000	-0.47	10	6	0.5000	0.6250		0.15

EXHIBIT B
Page 17 of 33
PREREQUISITES
(Structural Analysis - Page 13 of 28)

inxTower Tower Engineering Professionals 116 Tryon Road Raleigh, NC Phone: (919) 661-6351 FAX: (919) 661-6350	Job	554725 - St John Fire	Page	6 of 16
	Project	TEP No. 244826.416363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhwa

Description	Face	Allow	Exclude	Component	Placement	Face	Lateral	#	H	Clear	Width	Perimeter	Weight
	or	Shield	From	Type	ft	Offset	Offset		Per	Spacing	ft	ft	lb/ft
	Leg		Torque			in	(Frac/Ft)		Run	in			
2)					40.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	44.00	-3.0000	-0.47	9	5	0.5000	0.6250		0.15
2)					42.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	46.00	-3.0000	-0.47	8	4	0.5000	0.6250		0.15
2)					44.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	48.00	-3.0000	-0.47	7	4	0.5000	0.6250		0.15
2)					46.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	50.00	-3.0000	-0.47	6	3	0.5000	0.6250		0.15
2)					48.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	52.00	-3.0000	-0.47	5	3	0.5000	0.6250		0.15
2)					50.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	54.00	-3.0000	-0.47	4	2	0.5000	0.6250		0.15
2)					52.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	56.00	-3.0000	-0.47	3	2	0.5000	0.6250		0.15
2)					54.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	58.00	-3.0000	-0.47	2	1	0.5000	0.6250		0.15
2)					56.00								
LDF4-50A(1)	A	No	No	Ar (CAAs)	60.00	-3.0000	-0.47	1	1	0.4000	0.6250		0.15
2)					58.00								
EW63(ELLIP	A	No	No	Ar (CAAs)	103.00	-3.0000	-0.445	4	1	0.5000	2.0000		0.53
TICAL)					0.00								
Feedline	A	No	No	Ar (CAAs)	100.00	-3.0000	-0.47	1	1	3.0000	3.0000		8.40
Ladder (AL)					0.00								
T-Brackets	A	No	No	Ar (CAAs)	100.00	-3.0000	-0.47	1	1	1.0000	1.0000		8.40
					0.00								
** C Face **													
Feedline	C	No	No	Ar (CAAs)	100.00	0.0000	0	1	1	3.0000	3.0000		8.40
Ladder (AL)					0.00								
MLE Hybrid	C	No	No	Ar (CAAs)	80.00	0.0000	0	2	2	0.5000	1.6250		1.07
9Power/18Fib													
erRL 2x1.5N)													

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _r ft ²	A _t ft ²	C _A to Face ft ²	C _A Out Face ft ²	Height ft
T1	120.00-100.00	A	0.000	0.000	6.755	0.000	107
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	0.000	0.000	0
T2	100.00-80.00	A	0.000	0.000	21.770	0.000	451
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	10.000	0.000	168
T3	80.00-60.00	A	0.000	0.000	21.770	0.000	451
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	16.500	0.000	211
T4	60.00-40.00	A	0.000	0.000	25.645	0.000	467
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	16.500	0.000	211
T5	40.00-20.00	A	0.000	0.000	36.645	0.000	486
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	16.500	0.000	211
T6	20.00-0.00	A	0.000	0.000	36.770	0.000	487
		B	0.000	0.000	0.000	0.000	0
		C	0.000	0.000	16.500	0.000	211

EXHIBIT B
Page 18 of 33
PREREQUISITES
(Structural Analysis - Page 14 of 28)

Inx Tower	Job	554726 - St John Fire	Page	7 of 15
Tower Engineering Professionals 336 Town Road Raleigh, NC Phone: (919) 661-6333 FAX: (919) 661-6100	Project	TEP No. 244828-415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

Feed Line/Linear Apparunances Section Areas - With Ice

Tower Section	Tower Elevation ft	Feed Line Type	AS Thickness in	A ₁	A ₂	A ₃	C ₁ Dist in	C ₂ Dist in	Height ft
T1	120.00-100.00	A	0.240	0.000	0.000	0.000	8.912	0.000	110
		B		0.000	0.000	0.000	0.000	0.000	0
		C	0.235	0.000	0.000	0.000	0.000	0.000	0
T2	100.00-80.00	A		0.000	26.469	0.000	0.000	0.000	512
		B		0.000	0.000	0.000	0.000	0.000	0
		C		0.000	10.946	0.000	0.000	0.000	192
T3	60.00-60.00	A	0.229	0.000	0.000	0.000	26.352	0.000	510
		B		0.000	0.000	0.000	0.000	0.000	0
		C		0.000	0.000	0.000	0.000	0.000	254
T4	60.00-30.00	A	0.222	0.000	0.000	0.000	19.249	0.000	549
		B		0.000	0.000	0.000	0.000	0.000	0
		C		0.000	0.000	0.000	0.000	0.000	253
T5	40.00-30.00	A	0.210	0.000	0.000	0.000	19.158	0.000	591
		B		0.000	0.000	0.000	0.000	0.000	0
		C		0.000	0.000	0.000	0.000	0.000	251
T6	20.00-10.00	A	0.189	0.000	0.000	0.000	19.226	0.000	579
		B		0.000	0.000	0.000	0.000	0.000	0
		C		0.000	0.000	0.000	18.763	0.000	246

Feed Line Center of Pressure

Section	Elevation ft	CP ₁ in	CP ₂ in	CP ₃ in	CP ₄ in	CP ₅ in
T1	120.00-100.00	2.007	-0.235	-2.563		-0.7654
T2	100.00-80.00	-2.679	1.672	-3.1128		1.6009
T3	80.00-60.00	-3.782	2.948	-3.9217		2.8133
T4	60.00-40.00	-5.031	-1.6031	-0.2655		-3.4912
T5	40.00-20.00	-7.456	6.2637	-7.7593		0.0130
T6	20.00-10.00	-7.7019	6.3887	-8.1226		0.2010

Shielding Factor Ka

Feed Line Inventory No.	Description	Feed Line Support	CP ₁ in	CP ₂ in	CP ₃ in	CP ₄ in	CP ₅ in
T1	Climbing Leader (Round)	120.00	0.0000	0.0000	0.0000	0.0000	0.0000
T1	Safety Line #6	100.00	0.0000	0.0000	0.0000	0.0000	0.0000
T1	EW/SHELLY/TICAL	100.00	0.0000	0.0000	0.0000	0.0000	0.0000
T2	Climbing Leader (Round)	80.00	0.0000	0.0000	0.0000	0.0000	0.0000
T2	Safety Line #3	60.00	0.0000	0.0000	0.0000	0.0000	0.0000
T2	EW/SHELLY/TICAL	60.00	0.0000	0.0000	0.0000	0.0000	0.0000
T2	Feed/nc Leader(M)	80.00	0.0000	0.0000	0.0000	0.0000	0.0000

EXHIBIT B
Page 19 of 33
PREREQUISITES
(Structural Analysis - Page 15 of 28)

incTower Tower Engineering Professionals 336 Tryon Road Raleigh, NC Phone: (919) 651-6331 FAX: (919) 651-6330	Job	554725 - St John Fire	Page	B. of 15
	Project	TEP No: 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

Tower Section	Feed Line Section No.	Description	Feed Line System Elev.	K ₁ No Ice	K ₂ Ice
T2	18	T-Brackets	80.00 - 100.00	0.6000	0.6000
T2	20	Feedline Ladder (AF)	80.00 - 100.00	0.6000	0.6000
T3	2	Climbing Ladder (Round)	65.00 - 80.00	0.6000	0.6000
T3	3	Safety Line 3/8	60.00 - 80.00	0.6000	0.6000
T3	16	EW63(ELLIPTICAL)	60.00 - 80.00	0.6000	0.6000
T3	17	Feedline Ladder (AF)	60.00 - 80.00	0.6000	0.6000
T3	18	T-Brackets	60.00 - 80.00	0.6000	0.6000
T3	20	Feedline Ladder (AF)	60.00 - 80.00	0.6000	0.6000
T3	21	MLE Hybrid 9Power/18Fiber RL 2 (1.5%)	60.00 - 80.00	0.6000	0.6000
T4	2	Climbing Ladder (Round)	40.00 - 60.00	0.6000	0.6000
T4	3	Safety Line 3/8	40.00 - 60.00	0.6000	0.6000
T4	6	LDF4-30A(1/2)	40.00 - 42.00	0.6000	0.6000
T4	7	LDF4-30A(1/2)	41.00 - 44.00	0.6000	0.6000
T4	8	LDF4-30A(1/2)	44.00 - 46.00	0.6000	0.6000
T4	9	LDF4-30A(1/2)	46.00 - 48.00	0.6000	0.6000
T4	10	LDF4-30A(1/2)	48.00 - 50.00	0.6000	0.6000
T4	11	LDF4-30A(1/2)	50.00 - 52.00	0.6000	0.6000
T4	12	LDF4-30A(1/2)	52.00 - 54.00	0.6000	0.6000
T4	13	LDF4-30A(1/2)	54.00 - 56.00	0.6000	0.6000
T4	14	LDF4-30A(1/2)	56.00 - 58.00	0.6000	0.6000
T4	15	LDF4-30A(1/2)	58.00 - 60.00	0.6000	0.6000
T4	16	EW63(ELLIPTICAL)	40.00 - 60.00	0.6000	0.6000
T4	17	Feedline Ladder (AF)	40.00 - 60.00	0.6000	0.6000
T4	18	T-Brackets	40.00 - 60.00	0.6000	0.6000
T4	20	Feedline Ladder (AF)	40.00 - 60.00	0.6000	0.6000
T4	21	MLE Hybrid 9Power/18Fiber RL 2 (1.5%)	40.00 - 60.00	0.6000	0.6000
T5	2	Climbing Ladder (Round)	20.00 - 40.00	0.6000	0.6000
T5	3	Safety Line 3/8	20.00 - 40.00	0.6000	0.6000
T5	4	LDF4-30A(1/2)	20.00 - 32.00	0.6000	0.6000
T5	5	LDF4-30A(1/2)	32.00 - 40.00	0.6000	0.6000
T5	16	EW63(ELLIPTICAL)	20.00 - 40.00	0.6000	0.6000
T5	17	Feedline Ladder (AF)	20.00 - 40.00	0.6000	0.6000
T5	18	T-Brackets	20.00 - 40.00	0.6000	0.6000
T5	20	Feedline Ladder (AF)	20.00 - 40.00	0.6000	0.6000
T5	21	MLE Hybrid 9Power/18Fiber RL 2 (1.5%)	20.00 - 40.00	0.6000	0.6000
T6	2	Climbing Ladder (Round)	0.00 - 20.00	0.6000	0.6000
T6	3	Safety Line 3/8	0.00 - 20.00	0.6000	0.6000
T6	4	LDF4-30A(1/2)	0.00 - 20.00	0.6000	0.6000
T6	16	EW63(ELLIPTICAL)	0.00 - 20.00	0.6000	0.6000
T6	17	Feedline Ladder (AF)	0.00 - 20.00	0.6000	0.6000
T6	18	T-Brackets	0.00 - 20.00	0.6000	0.6000
T6	20	Feedline Ladder (AF)	0.00 - 20.00	0.6000	0.6000
T6	21	MLE Hybrid 9Power/18Fiber RL 2 (1.5%)	0.00 - 20.00	0.6000	0.6000

Discrete Tower Loads

EXHIBIT B
Page 21 of 33
PREREQUISITES
(Structural Analysis - Page 16 of 28)

inxTower Tower Engineering Professionals 324 Tryon Road Raleigh, NC Phone: (919) 661-8351 FAX: (919) 661-6330	Job:	564726 - St John Fire	Page:	9 of 15
	Project:	TEP No. 244826.415363	Date:	12:20:50 05/25/21
	Client:	Verizon Wireless	Designed by:	anhowe

Description	Face up Leg	Offset Type	Offsets Along Local Vert ft ft ft	Actuals Adjustment	Placement ft	C.A. Front ft	C.A. Side ft	Height ft
misc 5/8" x 3' Lighting Rod	B	From Leg	0.00 0.00 2.00	0.0000	120.00	No Ice 1/2" Ice 0.66	0.25 0.66	3 7
105 2.4" Dia. x 10-0 Mount Pipe	C	From Leg	0.50 0.00 0.00	0.0000	105.00	No Ice 1/2" Ice 3.40	2.38 3.40	37 54
2.4" Dia. x 10-0 Mount Pipe	A	From Face	0.50 0.00	0.0000	105.00	No Ice 1/2" Ice 3.40	2.38 3.40	37 54
Pipe Mount (PM) 601-11	C	From Leg	0.50 0.00 0.00	0.0000	105.00	No Ice 1/2" Ice 1.38	1.32 1.58	65 77
80 (2) NH1-65C-R2B w/ Mount Pipe	A	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 12.35	11.63 11.31	84 174
(2) NH1-65C-R2B w/ Mount Pipe	B	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 12.35	9.79 11.31	84 174
(2) NH1-65C-R2B w/ Mount Pipe	C	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 12.35	11.63 11.31	84 174
AIR6449 B41 w/ Mount Pipe	A	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 6.26	5.89 3.74	118 167
AIR6449 B41 w/ Mount Pipe	B	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 6.26	5.89 3.74	118 167
AIR6449 B41 w/ Mount Pipe	C	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 6.26	5.89 3.74	118 167
RADIO 4449 B5/B12	A	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.45	73 90
RADIO 4449 B5/B12	B	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.45	73 90
RADIO 4449 B5/B12	C	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.45	73 90
RADIO 8843 B2/B6A	A	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.53	75 93
RADIO 8843 B2/B6A	B	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.53	75 93
RADIO 8843 B2/B6A	C	From Leg	4.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 1.80	1.64 1.53	75 93
RHSDC-6627-PF-48	A	From Leg	2.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 4.32	4.06 3.34	32 68
RHSDC-6627-PF-48	B	From Leg	2.00 0.00 0.00	0.0000	80.00	No Ice 1/2" Ice 4.32	4.06 3.34	32 68

EXHIBIT B
Page 22 of 33
PREREQUISITES
(Structural Analysis - Page 17 of 28)

inxTower Tower Engineering Professionals 126 Tryon Road Raleigh, NC Phone: (919) 661-6351 FAX: (919) 661-8350	Job	554725 - St John Fire	Page	10 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

Description	Face or Leg	Offset Type	Offset Dist Local Vert ft ft	Adjust Adjustment	Placement ft	C ₁ Front ft	C ₂ Side ft	Height ft	
(2) 2.4" Dia x 6-0 Pipe	A	Front Leg	4.00	0.0000	80.00	No Ice	1.93	1.93	22
			0.00			1/2" Ice	1.93	1.93	33
(2) 2.4" Dia x 6-0 Pipe	B	Front Leg	4.00	0.0000	80.00	No Ice	1.93	1.93	22
			0.00			1/2" Ice	1.93	1.93	33
(2) 2.4" Dia x 6-0 Pipe	C	Front Leg	4.00	0.0000	80.00	No Ice	1.93	1.93	22
			0.00			1/2" Ice	1.93	1.93	33
2.4" Dia x 10.5" Mount Pipe	A	Front Leg	2.00	0.0000	80.00	No Ice	2.49	2.49	38
			0.00			1/2" Ice	3.58	3.58	66
2.4" Dia x 10.5" Mount Pipe	B	Front Leg	2.00	0.0000	80.00	No Ice	2.49	2.49	38
			0.00			1/2" Ice	3.58	3.58	66
2.4" Dia x 10.5" Mount Pipe	C	Front Leg	2.00	0.0000	80.00	No Ice	2.49	2.49	38
			0.00			1/2" Ice	3.58	3.58	66
Pipe Mount (PM 601-3)	B	None		0.0000	80.00	No Ice	3.17	3.17	193
						1/2" Ice	3.79	3.79	232
Site Pro 1 VFA13-HD Mount	C	None		0.0000	80.00	No Ice	19.82	19.82	1673
						1/2" Ice	42.21	42.21	2266
** 45 **									
DB491-K	C	Front Leg	3.00	0.0000	50.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	52.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	54.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	56.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	58.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	60.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
2.4" x 12.5" Pipe	C	Front Leg	3.00	0.0000	55.00	No Ice	2.98	2.98	41
			0.00			1/2" Ice	4.25	4.25	63
Side Arm Mount (SO 701-1)	C	Front Leg	1.50	0.0000	51.00	No Ice	0.85	1.67	65
			0.00			1/2" Ice	1.14	2.34	79
Side Arm Mount (SO 701-1)	C	Front Leg	1.50	0.0000	59.00	No Ice	0.85	1.67	65
			0.00			1/2" Ice	1.14	2.34	79
** 41 **									
DB491-K	C	Front Leg	3.00	0.0000	38.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3
DB491-K	C	Front Leg	3.00	0.0000	40.00	No Ice	0.13	0.02	1
			0.00			1/2" Ice	0.34	0.07	3

EXHIBIT B
Page 23 of 33
PREREQUISITES
 (Structural Analysis - Page 18 of 28)

tnxTower Tower Engineering Professionals 126 Tryon Road Raleigh, NC Phone: (919) 661-6393 FAX: (919) 661-6390	Job	554725 - St John Fire	Page	11 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	enhowe

Description	Face or Leg	Offset Type	Offset: Rise, Lateral, Vert	Angular Adjustment	Placement	Cx, Front	Cy, Side	Height
			ft		ft	ft	ft	ft
DB493-K	C	From Leg	3.00 0.00 0.00	0.0000	42.00	No Ice 1/2" Ice	0.13 0.34	0.02 0.07
DB493-K	C	From Leg	3.00 0.00 0.00	0.0000	44.00	No Ice 1/2" Ice	0.13 0.34	0.02 0.07
DB493-K	C	From Leg	3.00 0.00 0.00	0.0000	46.00	No Ice 1/2" Ice	0.13 0.34	0.02 0.07
DB493-K	C	From Leg	3.00 0.00 0.00	0.0000	48.00	No Ice 1/2" Ice	0.13 0.34	0.02 0.07
2.5" x 12.5" Pipe	C	From Leg	3.00 0.00 0.00	0.0000	43.00	No Ice 1/2" Ice	2.98 4.25	2.98 4.25
Side Arm Mount (SO 701-1)	C	From Leg	1.50 0.00 0.00	0.0000	39.00	No Ice 1/2" Ice	0.85 1.14	1.67 2.34
Side Arm Mount (SO 701-1)	C	From Leg	1.50 0.00 0.00	0.0000	45.00	No Ice 1/2" Ice	0.85 1.14	1.67 2.34

Dishes

Description	Face or Leg	Dish Type	Offset Type	Offset: Rise, Lateral, Vert	Angular Adjustment	LNB Beam Width	Elevation	Orbital Diameter	Aperture Area	Height
				ft			ft	ft	ft ²	ft
** 103 ** PAR6-59W	C	Parabolic w/Kadane	From Leg	1.00 0.00 0.00	0.0000		105.00	0.36	No Ice 1/2" Ice	143 310

Truss-Leg Properties

Section Designation	Area	Area Ice	Self Weight	Ice Weight	Eqn. Diameter	Eqn. Diameter Ice	Leg Area
	in ²	in ²	lb	lb	in	in	in ²
12TL Valmont 224112	2356.0369	2931.0244	625	79	8.1806	10.1722	5.3014
12TL Valmont 224113	2485.5602	3062.3586	760	80	8.6304	10.6332	7.2158
12TL Valmont 193558	2423.7376	2968.7690	713	73	8.4153	10.3082	7.2158
12TL Valmont 193559	2559.3098	3096.0102	1049	76	8.8853	10.7500	9.4248

EXHIBIT B
 Page 24 of 33
PREREQUISITES
 (Structural Analysis - Page 19 of 28)

ifixTower Tower Engineers Professionals 426 Tryon Road Raleigh, NC Phone: (919) 661-4331 FAX: (919) 661-0250	Job	554728 - St John Fire	Page	12 of 16
	Project	TEP No. 244828-418363	Date	12-20-50 05/25/21
	Client	Verizon Wireless	Designed by	antowr

Section Designation	Area	Area	S.F./ft ²	Area	Eq. Weight	Eq. Weight	Eq. Weight	Eq. Weight	Eq. Weight
12TL Vahmon	2764.2036	3221.6993	1234	14	0.5079	11.2649	11.9282		
	193560								

Bolt Design Data

Section No.	Element	Connection Type	Bolt Size	Number of Bolts	Stipulation	Allowable Load	Actual Load	Allowable Ratio	Criteria
T1	120	Leg	A325N	10200	6	34V	34317	0.010	Bolt Tension Member Block
T2	140	Leg	A325N	10200	6	18V	44317	0.015	Bolt Tension Member Block
		Diagonal	A325N	112500	1	30Z	23701	0.136	Member Block
		Top Chl	A325N	12500	1	34V	24068	0.010	Member Block
T3	140	Leg	A325N	10200	6	33V	34317	0.103	Bolt Tension Member Block
		Diagonal	A325N	12500	1	30Z	23701	0.211	Member Block
T4	60	Leg	A325N	10000	6	9405	34317	0.173	Bolt Tension Member Block
		Diagonal	A325N	12500	1	30Z	23701	0.212	Member Block
T5	40	Leg	A325N	12500	6	12682	47250	0.136	Bolt Tension Member Block
		Diagonal	A325N	12500	1	32V	23701	0.230	Member Block
T6	50	Diagonal	A325N	12500	1	38V	27100	0.217	Member Block

Compression Checks

Leg Design Data (Compression)

System No.	Element	Area	L	E _y	A ₅₀	A	F _c	MP	Ratio
T1	120-100	2.114	20.00	2.50	31.3	3.9761	1656	149326	6.0927
					N=1700				
T2	100-80	127L Vahmon 22112	20.03	10.02	37.0	5.2014	14351	215941	0.0667
					N=1700				
T3	80-60	127L Vahmon 23114	20.69	10.02	31.7	7.2158	41734	301690	0.1387
					N=1700				
T4	60-40	127L Vahmon 19358	20.03	10.02	12.6	7.2158	86372	300477	0.2321
					N=1700				
T5	40-20	127L Vahmon 19359	20.03	10.02	27.8	9.4248	93724	400895	0.2341
					N=1700				
T6	30-0	127L Vahmon 19360	20.03	10.02	24.7	11.0282	113376	313414	0.2291
					N=1700				

EXHIBIT B
Page 25 of 33
PREREQUISITES
 (Structural Analysis - Page 20 of 28)

tnxTower Tower Engineering Professionals 126 Tryon Road Raleigh, NC Phone: (919) 661-6351 Fax: (919) 661-6350	Job	554725 - St John Fire	Page	13 of 15
	Project	TEP No. 244826.415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhowe

¹ P_u / φ_t controls

Truss-Leg Diagonal Data

Section No.	Elevation ft.	Diagonal Size	L _d ft.	K _{tr}	φ _t P _u lb.	A _g in ²	P _u lb.	φ _t P _u lb.	Ratio P _u / φ _t P _u
T2	100 - 80	0.625	1.43	84.6	218565	0.3064	330	9271	0.036
T3	80 - 60	0.625	1.44	85.0	324713	0.3060	1636	9228	0.172
T4	60 - 40	0.5	1.46	98.3	324713	0.1963	319	4866	0.066
T5	40 - 20	0.5	1.41	95.4	424115	0.1963	534	5122	0.104
T6	20 - 0	0.625	1.41	83.7	536771	0.3068	992	9144	0.105

Diagonal Design Data (Compression)

Section No.	Elevation ft.	Size	L ft.	L _c ft.	K _{tr}	A _g in ²	P _u lb.	φ _t P _u lb.	Ratio P _u / φ _t P _u
T1	120 - 100	7R	4.72	2.23	111.0	0.6013	-1136	10995	0.103
T2	100 - 80	L3 x 3 x 5/16	11.43	4.94	105.5	1.7800	-3204	41655	0.077
T3	80 - 60	L3 x 3 x 5/16	12.50	5.59	115.3	1.7800	-2042	37271	0.135
T4	60 - 40	L3 x 3 x 5/16	13.80	6.29	128.1	1.7800	-5151	31669	0.166
T5	40 - 20	L3 x 3 x 5/16	15.24	7.04	143.4	1.7800	-5473	24765	0.221
T6	20 - 0	L3 1/2 x 3 1/2 x 5/16	16.80	7.84	137.4	2.1000	-6578	31861	0.206

¹ P_u / φ_t controls

Top Girt Design Data (Compression)

Section No.	Elevation ft.	Size	L ft.	L _c ft.	K _{tr}	A _g in ²	P _u lb.	φ _t P _u lb.	Ratio P _u / φ _t P _u
T1	120 - 100	7R	4.00	3.61	146.4	0.6013	-9	6138	0.001
T2	100 - 80	L3 1/2 x 3 1/2 x 5/16	4.00	2.53	192.6	2.1000	-249	59370	0.004

¹ P_u / φ_t controls

Tension Checks

EXHIBIT B
Page 26 of 33
PREREQUISITES
(Structural Analysis - Page 21 of 28)

inxTower Tower Engineering Professionals 126 Tryon Road Raleigh, NC Phone: (919) 661-6351 FAX: (919) 661-6350	Job	Page
	Project	Date
	Client	Designed by
	554725 - St John Fire	14 of 15
	TEP No. 244828-416363	12:20:50 05/25/21
	Verizon Wireless	anhwa

Leg Design Data (Tension)

Section No.	Elevation ft	Size	L	L _c	K/R	A	P _s	φP _s	Ratio
			ft	ft		in ²	lb	lb	φP _s
T1	120 - 100	T14	20.90	2.50	53.3	3.9761	3238	178024	0.018
T2	100 - 80	12TL Valmont 224112	20.03	10.02	37.0	5.3014	11510	238565	0.048
T3	80 - 60	12TL Valmont 224114	20.03	10.02	31.7	7.2158	37581	324713	0.103
T4	60 - 40	13TL Valmont 195558	20.03	10.02	32.6	7.2158	56430	324713	0.174
T5	40 - 20	12TL Valmont 195559	20.03	10.02	27.8	9.4248	77293	424112	0.182
T6	20 - 0	12TL Valmont 105160	20.03	10.02	24.7	11.9282	96216	536771	0.179

† P_s, φP_s controls

Truss-Leg Diagonal Data

Section No.	Elevation ft	Diagonal Size	L	K/R	φP _s	A	P _s	φP _s	Stress Ratio
			ft		lb	in ²	lb	lb	
T2	100 - 80	0.625	1.45	84.6	238565	0.3068	330	9271	0.036
T3	80 - 60	0.625	1.44	83.0	324713	0.3068	1836	9228	0.177
T4	60 - 40	0.5	1.46	98.3	324713	0.1963	319	4866	0.086
T5	40 - 20	0.5	1.43	93.8	424115	0.1963	534	5122	0.104
T6	20 - 0	0.625	1.41	83.7	216771	0.3068	939	9144	0.105

† P_s, φP_s controls

Top Girt Design Data (Tension)

Section No.	Elevation ft	Size	L	L _c	K/R	A	P _s	φP _s	Ratio
			ft	ft		in ²	lb	lb	φP _s
T2	100 - 80	L3 1/2x3 1/2x3/16	4.00	2.58	93.3	1.7527	249	54194	0.005

† P_s, φP_s controls

EXHIBIT B
Page 27 of 33
PREREQUISITES
(Structural Analysis - Page 22 of 28)

inxTower Tower Engineering Professionals 316 Tryon Road Raleigh, NC Phone: (919) 661-6351 Fax: (919) 661-6350	Job	554725 - St John Fire	Page	15 of 15
	Project	TEP No. 244026-415363	Date	12:20:50 05/25/21
	Client	Verizon Wireless	Designed by	anhawa

Section Capacity Table

Section No.	Elevation	Component Type	Size	Critical Element	P, lb	d _{cr} , in	% Capacity	Pass/Fail		
T1	120 - 100	Leg	2 L4	8	-4656	152592	3.1	Pass		
T2	100 - 80	Leg	12TL Valmont 224112	55	-14353	226633	6.3	Pass		
T3	80 - 60	Leg	12TL Valmont 224114	75	-26180	318274	16.9	Pass		
T4	60 - 40	Leg	12TL Valmont 193558	88	-68473	815591	24.7	Pass		
T5	40 - 20	Leg	12TL Valmont 193559	103	-93724	920910	22.3	Pass		
T6	20 - 0	Leg	12TL Valmont 193560	118	-117578	939085	21.8	Pass		
T7	120 - 100	Diagonal	7W	11	-1126	11541	9.8	Pass		
T8	100 - 80	Diagonal	L3 x 3 x 5/16	65	-9204	43739	7.3	Pass		
T9	80 - 60	Diagonal	L3 x 3 x 5/16	89	-5042	39134	12.9	Pass		
T10	60 - 40	Diagonal	L3 x 3 x 5/16	92	-5151	32622	15.6	Pass		
T11	40 - 20	Diagonal	L3 x 3 x 5/16	107	-5472	26003	21.0	Pass		
T12	20 - 0	Diagonal	L3 1/2x3 1/2x3/16	122	-6578	33454	19.7	Pass		
T1	120 - 100	Top Chd	7W	5	-9	6635	0.1	Pass		
T2	100 - 80	Top Chd	L3 1/2x3 1/2x3/16	60	249	57219	0.4	Pass		
Summary										
								Leg (T5)	22.3	Pass
								Diagonal (T7)	21.0	Pass
								(T9)		
								Top Chd (T1)	0.4	Pass
								(T2)		
								BSM Checks	20.9	Pass
								RATING =	22.3	Pass

Program Version R.09.0 - 4/12/2021 File: C:\Users\bahaw\OneDrive\Desktop\SA\St John Fire\554725 - St John Fire.cad

EXHIBIT B
Page 28 of 33
PREREQUISITES
(Structural Analysis - Page 23 of 28)

120-ft Self Supporting Tower Structural Analysis Report - Revision 1
TEP Project Number 244826.415363

May 25, 2021
554725 - St John Fire
Page 7

APPENDIX B
ADDITIONAL CALCULATIONS

EXHIBIT B
Page 29 of 33
PREREQUISITES
(Structural Analysis - Page 24 of 28)

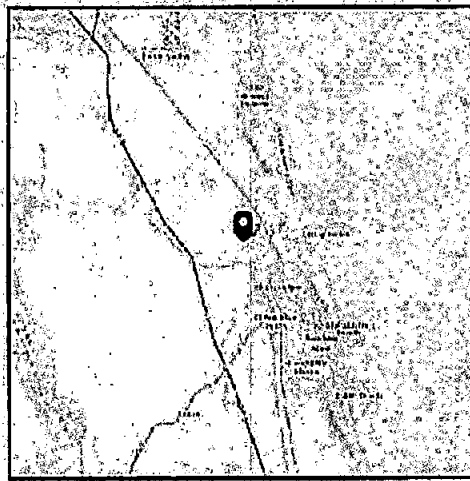
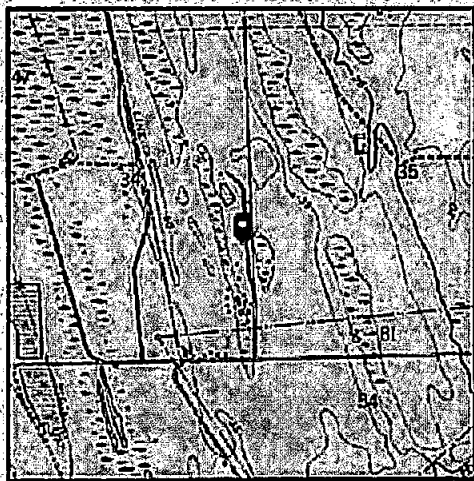


ASCE 7 Hazards Report

Address:
 No Address at This
 Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
 Section 11.4.3)

Elevation: 34.4 ft (NAVD 88)
Latitude: 29.935889
Longitude: -81.362194



Wind

Results:

Wind Speed:	130 Vmph	132 mph per Jurisdiction Requirements
10-year MRI	77 Vmph	
25-year MRI	88 Vmph	
50-year MRI	97 Vmph	
100-year MRI	106 Vmph	

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2
Date Accessed: Tue May 25 2021

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143; MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

EXHIBIT B
Page 30 of 33
PREREQUISITES
 (Structural Analysis - Page 25 of 28)

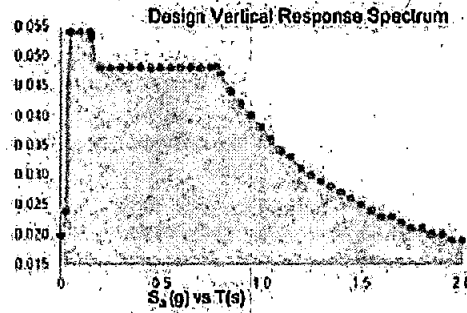
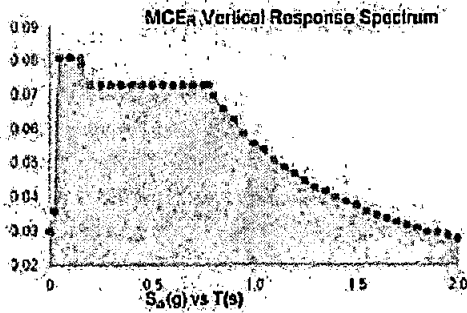
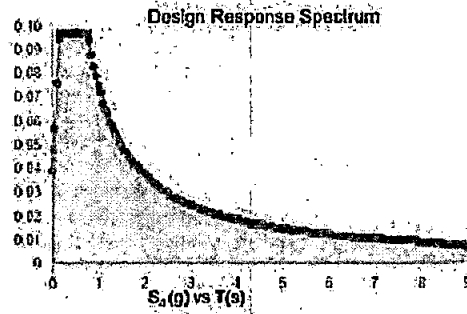
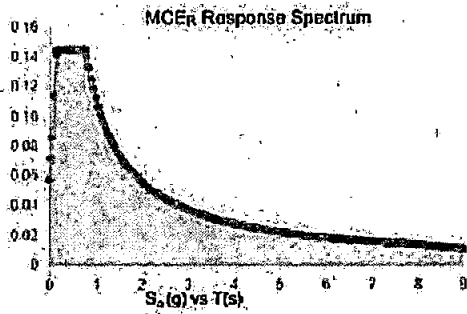


Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_D :	0.091	S_{D1} :	0.076
S_R :	0.047	T_L :	8
F_a :	1.6	PGA :	0.044
F_v :	2.4	PGA _M :	0.07
S_{MS} :	0.145	F_{PGA} :	1.6
S_{MI} :	0.113	I_p :	1
S_{D5} :	0.097	C_v :	0.7

Seismic Design Category B



Data Accessed:

Tue May 25 2021

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

EXHIBIT B
Page 31 of 33
PREREQUISITES
((Structural Analysis - Page 26 of 28))



Results:

Ice Thickness: 0.25 in.
Concurrent Temperature: 25 F
Gust Speed: 30 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8
Data Accessed: Tue May 25 2021

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers, or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

EXHIBIT B
Page 32 of 33
PREREQUISITES
(Structural Analysis - Page 27 of 28)

Self Support Anchor Rod Capacity

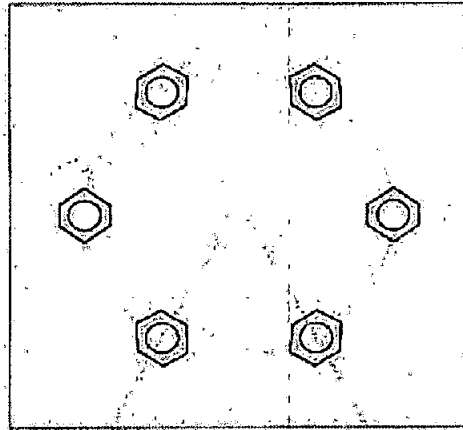
Site Info	
Site ID	554725
Site Name	St John Fire
TEP Project #	241876.415363

Analysis Considerations	
TIA-222 Revision	01
Grout Considered	No
n_b (B)	2

Applied Loads		
	Comp.	Ultim.
Axial Force (kip)	124.30	101.34
Shear Force (kip)	14.82	12.60

Considered Eccentricity	
Leg Mid Eccentricity (in)	0.000
Anchor Rod N/A Shift (in)	0.000
Total Eccentricity (in)	0.000

*Anchor Rod Eccentricity Applied



Connection Properties		Analysis Results		
Anchor Rod Data		Anchor Rod Summary (units of kips, kip-in)		
#5 1-1/4" dia (F1554) 105-N; F _y =105 ksi, F _u =125 ksi		F _{u,c} = 20.72	OP _{1,c} = 115.97	Stress Rating
n_b (B): 2		V _u = 2.47	OP ₂ = 52.19	27.2%
		M _u = 3.28	OP ₃ = 30.7%	Pass

Analysis Date: 5/25/2021

EXHIBIT B
Page 33 of 33
PREREQUISITES
(Structural Analysis - Page 28 of 28)



Design Reaction Comparison Tool

334728 - 31 John Fre
 244826 415361
 TEP #:
 Analysis: ANH 5/25/2021
 Check: 25C 5/25/2021

Code Reference: 71A-222.H

Tower Type: Self Support

Self-Support					
Reactions	Design	Design*1.35	Analysis	Capacity	Pass / Fail
Total Moment (k-in)	6118		1372.76	21.3%	Pass
Total Shear (kips)	605.76		122.26	20.2%	Pass
Up/Down Leg (kips)	477.76		101.33	20.2%	Pass
Compression/ Leg (kips)	306		124.293	23.4%	Pass

Note 1: Design reactions are factored loads.
 Note 2: Rating per 71A-222-M, Section 15.5

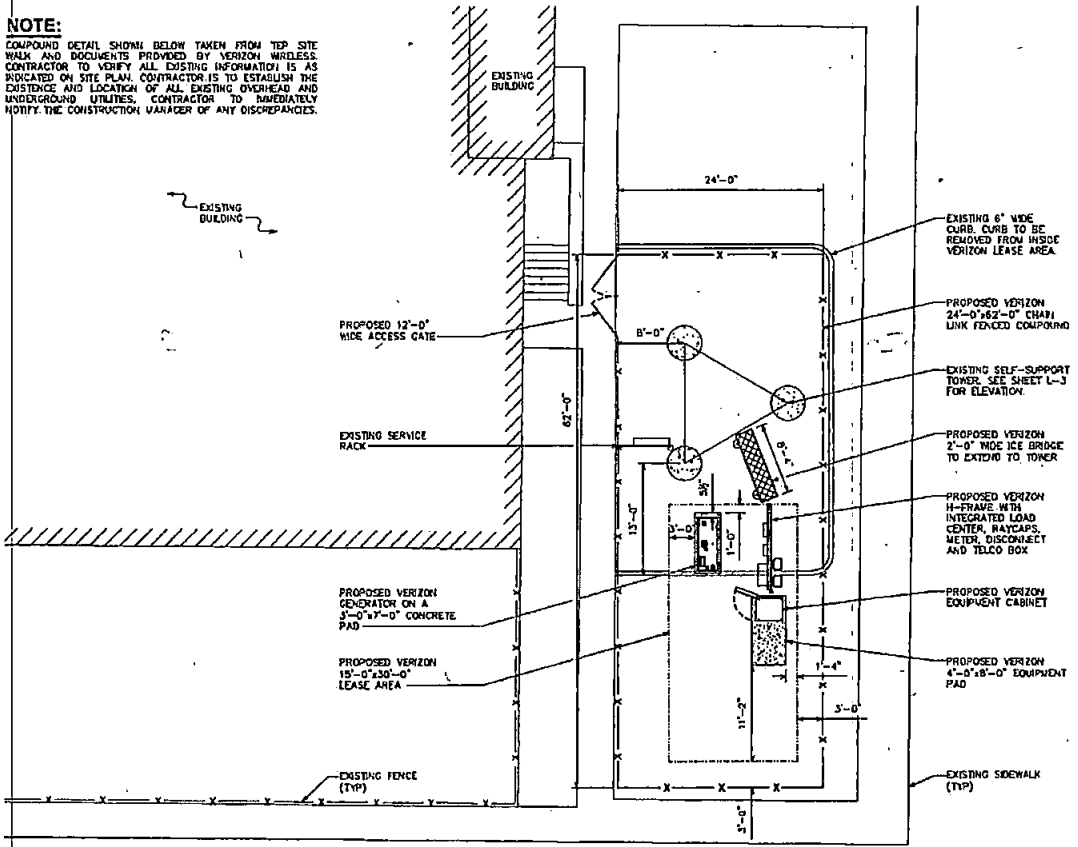
EXHIBIT C

Page 1 of 2

TOWER AND GROUND LEASE AREA

NOTE:

COMPOUND DETAIL SHOWN BELOW TAKEN FROM TYP SITE WALK AND DOCUMENTS PROVIDED BY VERIZON WIRELESS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.



COMPOUND DETAIL

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



EXHIBIT C
Page 2 of 2

120'-0"±
T/TOWER

80'-0"±
Q VERIZON ANTENNAS

0'-0" (REFERENCE)
T/BASE PLATE

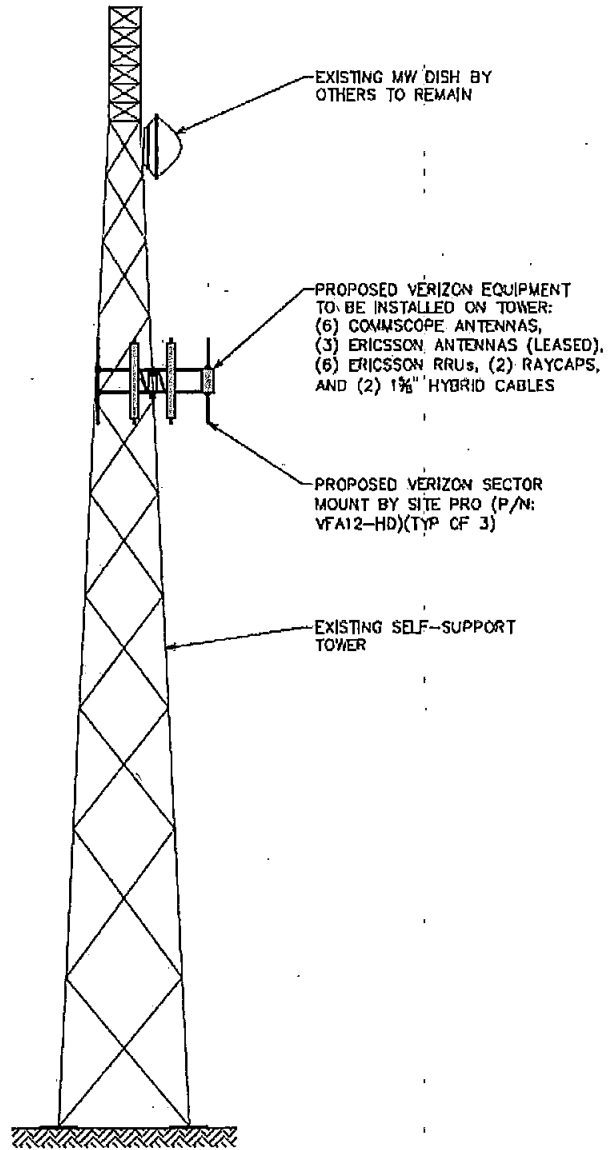


EXHIBIT D

LESSEE EQUIPMENT SCHEDULE

6 Commscope NHH-65C-R2B Antennas at 80' CL

3 Ericsson AIR6449 Antennas at 80' CL

6 RRUs

2 Hybrid Cables

2 OVP Boxes

1 Generator

EXHIBIT E

MEMORANDUM OF LEASE

Memorandum of Lease (Page 1 of 5)

Prepared by and Return to:
Tirso M. Carreja, Jr.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Ste. 300
Tampa, FL 33607

Cell Site Name: St. John Fire
Fixed Asset Number: 554725

State of Florida
County of St. Johns

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this ____ day of _____, 2021 by and between St. Johns County, a political subdivision of the State of Florida, having administrative offices located at 500 San Sebastian View, St. Augustine, Florida 32083 ("Lessor") and Celco Partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404) ("Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. Lessor and Lessee entered into a certain Communication Tower Lease Agreement ("Agreement") on the ____ day of _____, 2021 for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.

2. The initial lease term will be five (5) years ("Initial Term") commencing on the Commencement Date of the Agreement, with four (4) successive five (5) year options to renew. "Commencement Date" means the first (1st) day of the first month following the earlier of: (i) the date that Lessee is granted a building permit or (ii) twelve (12) months following the Effective Date.

The portion of the land being leased to Lessee (the "Premises") is described in **Exhibit I** annexed hereto.

This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement

shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

<Signature Page to Follow>

Memorandum of Lease (Page 3 of 5)

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first written below.

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA,
A political subdivision of the State of Florida

Print Name _____

By: _____
Hunter S. Conrad
County Administrator

Print Name _____

Date: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of _____, 2021, by Hunter S. Conrad as County Administrator for St. Johns County, Florida, who is personally known to me.

Notary Public
My commission expires: _____

ATTEST:
Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: _____
Deputy Clerk

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first written below.

Signed, sealed and delivered
presence of:

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS

Print Name _____

By: Kevin Powell

Print Name: Kevin Powell

Title: Director Network Eng.

Date: 6/25/21

Print Name _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021; by _____ as _____ for _____ who is personally known to me or has produced _____ as identification.

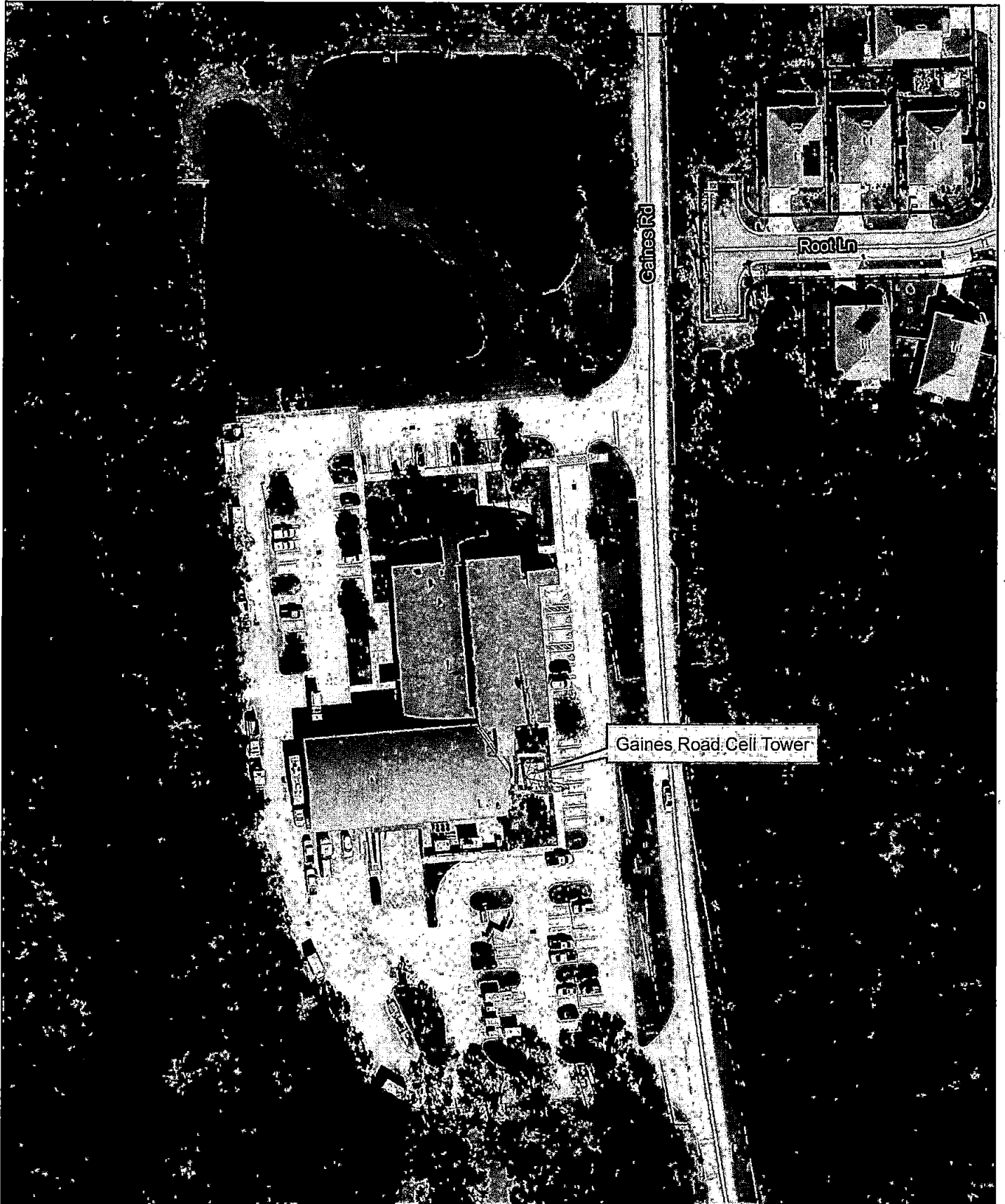
Notary Public _____

My commission expires: _____

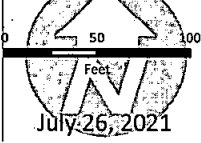
EXHIBIT A TO MEMORANDUM OF LEASE

DESCRIPTION OF PREMISES

The Premises are described and/or depicted as follows:



2019 Aerial Imagery



July 26, 2021

Communication Tower Lease Agreement

CELLO PARTNERSHIP
d/b/a VERIZON WIRELESS

Land Mgmt. Systems
Real Estate Division
209-0764

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate Division
disclaims all responsibility for the accuracy
or completeness of the data shown hereon.

