



Planning Board Agenda

Thursday, June 8, 2017, 5:00 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

- I. Call to order
- II. Approval of Agenda
- III. Approval of May 11, 2017 and May 23, 2017 meeting minutes
- IV. Officer Elections and Appointments
- V. Wireless Telecommunication Permit Application – Approval
Beacon Towers-VA, LLC - 195’ Monopole – 815 Early Road, Saluda, NC 28773;
Parcel No. P34-150
 - Public Comments
- VI. Wireless Telecommunication Permit Application - Approval
Beacon Towers-VA, LLC - 195’ Monopole – 2737 Landrum Road, Columbus, NC
28722; Parcel No. P98-33
 - Public Comments
- VII. Other Business
- VIII. Public Comments
- IX. Adjournment



Planning Board Minutes

Thursday, May 11, 2017, 5:00 p.m.

**Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722**

Members Present: Warren Wilson, Wayne Horne, Libby Morris (Acting Chair), Mike Stone

Member(s) Absent: Bill Ennis, Wally Pace, Gerald Peck, Neal Barton

Staff Present: Cathy Ruth, Samantha Collins, Jim Edwards

I. Call to order

Libby Morris called the meeting to order.

II. Approval of Agenda

Mike Stone made a move to approve the agenda and Wayne Horne seconded the motion. Motion passed unanimously.

III. Approval of April 13, 2017 Minutes

Warren Wilson made a motion and Mike Stone seconded it. Motion passed unanimously.

IV. Proposed Wireless Telecommunication Facility – Approval SCI Towers, LLC – 190’ Monopole – River Crest Parkway, Rutherfordton, NC 28139; Parcel No. P121-13

Craig Parker, Project Manager, spoke to the Board and attendees. He presented an overview of the project and answered questions from the board and the public present: John Eaton, Dick Shaw.

Ms. Morris made a motion to approve the request with the following conditions (according to Polk County Wireless Telecommunications Ordinance Section 304.1.g) to be met: 1) a full geotechnical survey be completed, 2) the company meet with a representative of the Green River Highlands’s road committee before construction begin, 3) written statement that any new damage to the road caused by the company would be repaired by the company at the company’s cost, and 4) the company amend the drawing of C-6 to fix the mislabeling of River Crest Parkway.

Seconded by Mr. Stone. Motion passed unanimously.

V. Tryon International Equestrian Center – Re-zoning P/O P105-17, 1.76 acres, request re-zoning from Equestrian to Equestrian Village

Ms. Ruth explained David Odom was present to answer questions on capacity, as requested by the Planning Board, and to present the rezoning request.

Mr. Odom spoke about the development’s plans. Ms. Morris asked if the facility’s sewer and water capacity could handle the WEG 2018 event and Mr. Odom confirmed the capacity would be sufficient.

Ms. Morris stated the Planning Board has asked several times for a Master Plan for the TIEC. Mr. Odom says he has a Master Drawing in his office but not a Master Plan, it is the same drawing the Planning Board has on file. He said there have been over 200 iterations of the drawing.

Ms. Morris made a motion to accept the amendment to change the zoning for the 1.76 acres to Equestrian Village with the plan consistency statement. Mr. Wilson seconded her motion. The motion passed unanimously.

VI. 20/20 Vision Plan Update

Ms. Ruth asked for a special meeting to discuss the draft 20/20 vision plan. Ms. Ruth suggested two possible dates within the next two weeks: Tuesday 5/23 at 5:00pm or Tuesday 5/30 at 5:00pm. Ms. Ruth will send out a poll on Monday to find out which date works for everyone and then announce the Special Meeting date.

VII. Other Business

Introduced Samantha Collins, new Planning Administrator.

VIII. Adjournment

Ms. Morris made a motion to adjourn the meeting and Mr. Horne seconded it.



Special Meeting Planning Board Agenda

Tuesday May 23, 2017 5:30pm
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

- I. Call to order.
- II. 20/20 Vision Plan: Review.
- III. Adjournment

POLK COUNTY PLANNING BOARD BY-LAWS

I. General Rule

The Polk County Planning Board shall be governed by Chapter 153A-344 of the General Statutes of North Carolina, as amended, and Ordinance passed and any amendments thereto.

II. Officers and Duties

A. Chairman: A Chairman shall be elected annually in February by the members of the Board for a term of one year. The Chairman shall be eligible for re-election. The Chairman shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at that time. The Chairman, with the approval of the Board, shall make all committee appointments.

B. Vice-Chairman: A Vice-Chairman shall be elected by the Board in the same manner and for the same term as the Chairman. The Vice-Chairman shall serve as acting Chairman in the absence or disability of the Chairman. At such times, he shall have and exercise the same powers and duties as the Chairman.

C. Secretary: A Secretary shall be elected by the Board at the same time and for the same term as the Chairman and Vice-Chairman. However, the Secretary need not be a member of the Board and shall be eligible for reappointment. The Secretary shall keep all records, shall conduct all correspondence of the Board, and shall generally supervise the clerical work of the Board. The secretary shall keep the minutes of every meeting of the Board, which minutes shall be a public record. The minutes shall record all important facts pertaining to each meeting, including attendance or absence of all members, every resolution acted upon by the Board, and all votes of the Board members upon any recommendation, resolution, or other action by the Board.

If the Secretary is appointed from outside the membership of the Board, the Secretary shall not be eligible to vote on any matters before the Board.

III. Meetings

A. Regular Meetings: Regular meetings of the Board shall be held on the second Thursday of each month at 5:30 PM (or otherwise determined with a majority vote by the Planning Board) in the Polk County Board of Commissioner's Meeting Room, or at other locations in Polk County.

B. Special Meetings and Emergency Meetings: Special meetings and emergency meetings of the Board may be called at any time by the Chairman in conformance with G.S. 143-318.12, and the place and subject of the meeting shall be given. This notice may either be telephonic or written and shall be given by either the Secretary or the Chairman of the Board.

C. Cancellation of Meetings: Whenever there is no business to come before the Board, the Chairman may dispense with the regular meeting by giving notice to all members not less than twenty-four (24) hours prior to the time set for the meeting.

D. Quorum: The quorum shall consist of a simple majority of the members of the Board.

E. Conduct of the Meeting: All meetings of the Board shall be open to the Public.

F. Voting: The voting of a majority of those present shall be sufficient to decide any matter before the Board, provided the quorum is present. No Board member shall participate in the discussion or decision of any matter in which he has personal or financial interest.

G. Assignment of Alternate Members: The alternate member of the Board shall participate in those Proceedings in which one or more regular members are absent or are unable to participate because of a financial or other interest. Regular members, on receiving notice of a Proceeding in which they will be unable to participate, will promptly notify the Secretary. On receiving that notification, the Secretary shall, by the most expeditious means, notify the alternate member to attend and participate and inform the Chairman of the situation.

IV. Committees

The Chairman may appoint committees to investigate particular matters or undertake other assignments within the responsibility of the Board. The Chairman shall be responsible for the preparation of the charge of the committee, subject to the approval of the Board and shall make all appointments to the committee, subject to the approval of the Board. The Chairman shall be an ex-officio member with full voting privileges of all committees.

V. Amendments

These rules may, within the limits allowed by law, be amended at any time by the affirmative of not less than a majority of the Board provided that such amendments shall have first been presented to the membership in writing at a regular or special meeting before the meeting at which the vote on the amendment was taken.

THIS REVISED SET OF BYLAWS WAS ADOPTED BY THE POLK COUNTY PLANNING BOARD ON THE 13th DAY OF MARCH, 2014.

Chairman

Secretary



To: Planning Board

From: Cathy Ruth, County Planner

Date: June 8, 2017

Re: Tower (Wireless Telecommunication) Permit Application – Diaz P34-150

Action Requested by Planning Board

- a) Review all currently available information prior to meeting
- b) Consider Tower (Wireless Telecommunication) Permit Application for Approval

Background

- a) The Planning Department received an application in May 2017 from Jonathan Yates, representing Beacon Towers, for a proposed tower. The application states the general description of project: Proposed new 195' monopole tower facility located within a leased area measuring approximately 100'x100'. The tower is designed to accommodate up to four (4) carriers.
- b) The permit fee was received with the application in May 2017.
- c) Notice to adjacent property owners and notice in the newspaper was submitted in accordance with the Polk County Wireless Telecommunication Ordinance.

Recommendation

- a) After reviewing the tower permit application, the application meets the requirements of the Wireless Telecommunication Ordinance, therefore the Enforcement Officer recommends approval.

Polk County
Tower Permit Application

Date of Application

Application Number

Ronald W. + Leisha Diaz

Owner

Jonathan L. Yates

Applicant or Owner's Agent

105 Broad Street, Third Floor

Address

Charleston

SC

29401

City

State

Zip Code

(843) 414 9754

(843) 246 9188

Telephone Number

Fax Number

Tax Map/Parcel Number P34-150

Zoning District (if applicable) MU

General Description of Project: A 195' monopole-style

wireless telecommunications facility to

be located at 815 Early Road, Saluda, NC

28733.

I certify that the information shown above is true and accurate and is in conformance with applicable regulations outlined in the Polk County Tower Ordinance.

Jonathan L. Yates
Applicant or Agent

4/21/2017
Date

Approved _____

Date _____

Zoning Official

Rejected _____

Date _____

Zoning Official

Remarks _____

Total Zoning Fees \$ _____

_____ Paid

Receipt # _____



POLK COUNTY

35 Walker Street • PO Box 308 • Columbus, NC 28722 Phone: 828-894-2732 • Fax: 828-894-2913

Land Development Application

Case #:

1. Application Type

Subdivision Type

- Major Subdivision
- Minor Subdivision
- Special Subdivision
- Family Subdivision
- Subdivision Road Only

Plan Type

- Sketch Plan
- Preliminary Plat
- Construction Plans
- Final Plat
- Special Subdivision Plat
(condos, townhomes, etc.)

Note: A pre-application conference with the Subdivision Administrator prior to submitting the preliminary plat for a Major Subdivision is recommended.

2. Project Information

Date of Application 4/27/17 Name of Project Earley Diaz Phase # _____
 Location 815 Early Rd. Property Size (acres) 1.104 # of Units (residential) 0
 Current Zoning MU Proposed Zoning MU
 Current Land Use Agricultural Proposed Land Use Agricultural/telecom in leased area
 Tax Parcel Number(s) P34-150

3. Contact Information

Jonathan L. Yates for Beacon Towers
 Developer 105 Broad St. 3rd Floor Charleston, SC 29401
 Developer Address 843 414 9754 843 266 9188
 Telephone Jonathan L. Yates 4/27/17
 Signature Print Name Date

Jonathan L. Yates
 Agent (Registered Engineer, Designer, Surveyor, etc.)
105 Broad St. 3rd Floor
 Address Charleston, SC 29401
 City, State Zip 843 414 9754
 Telephone Jonathan L. Yates
 Signature Print Name Date 4/27/17

Ronald Diaz & Leisha Diaz
 Property Owner
815 Early Rd.
 Address Saluda, NC 28773
 City, State Zip 828-749-9854 N/A
 Telephone Leisha Diaz Ronald Diaz
 Signature Print Name Leisha Diaz 4/20/2017
 Date

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

April 21, 2017

VIA FEDERAL EXPRESS

Cathy Ruth, County Planner
Polk County Planning & Zoning
35 Walker Street
Columbus, NC 28722
(828) 894-2732

Re: Proposed 195' monopole-style wireless telecommunications facility by
Beacon Towers to be located at 815 Early Road, Saluda, NC 28773

Dear Cathy:

Enclosed please find our application on behalf of Beacon Towers for a 195-foot monopole-style wireless telecommunications facility to be located at 815 Early Road, Saluda, NC 28773. This monopole-style wireless telecommunications facility is to be built for a total of five (5) wireless carriers. The underlying property, which consists of 1.104 acres, is owned by Ronald W. and Leisha Diaz, and is designated as Polk County tax parcel number P34-150. The property is zoned as MU zoning district. The proposed facility is desperately needed to resolve existing coverage challenges in Polk County. The proposed facility will alleviate the issues for both wireless voice and advanced data in the surrounding area. Beacon will secure a 100' x 100' lease area with an nine-foot chain link fence topped with three (3) strands of barbed wire as an anti-climbing device for a total of ten (10) feet. The proposed facility has been reviewed and approved by the FAA and will not require illumination.

After an intensive review, we feel certain that the proposed facility will meet all the requirements of the Polk County Wireless Telecommunications Ordinance as well as the North Carolina and federal requirements.

In support of this application, we have included the following:

1. Site Plans and Drawings;
2. Structural Design Report;
3. ANSI/Fall Zone Letter;
4. Application for ASR;
5. Tower Removal Letter by Beacon Towers;
6. Redacted Ground Lease Agreement;
7. Site Survey;
8. Collocation Policy Letter; and
9. FAA Determination of No Hazard to Air Navigation.

April 7, 2017
Page 2

Also enclosed please find the completed Polk County Tower Permit Application and a check for \$2,500.00 to cover the application fee.

If you have any questions or concerns, please contact me at any time. I can be reached at (843) 414-9754. Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,

Jonathan L. Yates

JLY:kdr
Enclosures

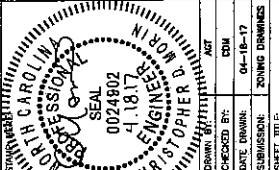


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BC
architects
engineers
3645 COLUMBIA STREET, SUITE 200
FALLS CHURCH, VA 22034-2888
TEL: (703) 671-6900
FAX: (703) 671-6900

SHEET REVISION BY DATE
NO. DESCRIPTION BY DATE

SITE NAME: **TRYON VALLEY**
SITE NUMBER: **N7234**
SITE ADDRESS: **815 EARLY RD
SALUDA, NC 28173**



DRAWN BY: **BT/PT/PT**
CHECKED BY: **CDM**
DATE DRAWN: **04-18-17**
SUBMISSION: **ZONING DRAWINGS**
SHEET TITLE: **APPENDIX B**

SHEET NUMBER: **T-2** REV. # **0**

2012 Appendix B Building Code Summary for All Commercial Projects
(This code summary is for informational purposes only and does not constitute a contract. It is subject to change without notice.)

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REASONABLE ENGINEERS, LLC
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 TEL: (303) 751-1000
 FAX: (303) 751-1000

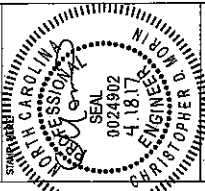
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architects
 5801 COLLEMAN BLVD, SUITE 200
 FORT COLLINS, CO 80526
 TEL: (970) 671-8000
 FAX: (970) 671-8300

NO. DESCRIPTION BY DATE
 SHEET REVISION
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

SITE NAME:
TRION VALLEY
 SITE NUMBER:
NC224
 SITE ADDRESS:
 815 EARLY RD
 SAULDA, NC 28773



CHECKED BY: COM
 DATE DRAWN: 04-18-17
 SUBMISSION: ZONING DRAWINGS
 SHEET TITLE:

APPENDIX B

SHEET NUMBER: **T-3**
 REV. # **0**

N/A

PERFORMANCE OF WIND CORRELATION CALCULATION

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS.
 WIND CORRELATION CALCULATION: YES NO
 WIND CORRELATION FACTOR: 0.85 0.90 0.95 1.00

LIFE SAFETY SYSTEM REQUIREMENTS

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS.
 PROJECT TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL
 PROJECT TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL

HIGH-RISK TASK REQUIREMENTS

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS.
 HIGH-RISK TASK REQUIREMENTS: YES NO
 HIGH-RISK TASK REQUIREMENTS: YES NO

TYPE	CONSTRUCTION	OPERATION	MAINTENANCE	REPAIR	REPLACEMENT	RENOVATION	DEMOLITION
1	A	A	A	A	A	A	A
2	A	A	A	A	A	A	A
3	A	A	A	A	A	A	A
4	A	A	A	A	A	A	A
5	A	A	A	A	A	A	A
6	A	A	A	A	A	A	A
7	A	A	A	A	A	A	A
8	A	A	A	A	A	A	A
9	A	A	A	A	A	A	A
10	A	A	A	A	A	A	A

CONSTRUCTION	OPERATION	MAINTENANCE	REPAIR	REPLACEMENT	RENOVATION	DEMOLITION
1	A	A	A	A	A	A
2	A	A	A	A	A	A
3	A	A	A	A	A	A
4	A	A	A	A	A	A
5	A	A	A	A	A	A
6	A	A	A	A	A	A
7	A	A	A	A	A	A
8	A	A	A	A	A	A
9	A	A	A	A	A	A
10	A	A	A	A	A	A

DESIGN LOADS: **N/A**
 WIND LOAD: **N/A**
 SNOW LOAD: **N/A**
 SEISMIC LOAD: **N/A**

PERFORMANCE OF WIND CORRELATION CALCULATION
 WIND CORRELATION CALCULATION: YES NO
 WIND CORRELATION FACTOR: 0.85 0.90 0.95 1.00
 LIFE SAFETY SYSTEM REQUIREMENTS
 PROJECT TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL
 PROJECT TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL
 HIGH-RISK TASK REQUIREMENTS
 HIGH-RISK TASK REQUIREMENTS: YES NO
 HIGH-RISK TASK REQUIREMENTS: YES NO

N/A

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

ITEM	DESCRIPTION	STATUS	DATE	BY
1	FOUNDATION	COMPLETE	04/18/17	COM
2	FOUNDATION	COMPLETE	04/18/17	COM
3	FOUNDATION	COMPLETE	04/18/17	COM
4	FOUNDATION	COMPLETE	04/18/17	COM
5	FOUNDATION	COMPLETE	04/18/17	COM
6	FOUNDATION	COMPLETE	04/18/17	COM
7	FOUNDATION	COMPLETE	04/18/17	COM
8	FOUNDATION	COMPLETE	04/18/17	COM
9	FOUNDATION	COMPLETE	04/18/17	COM
10	FOUNDATION	COMPLETE	04/18/17	COM

N/A

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

ITEM	DESCRIPTION	STATUS	DATE	BY
1	FOUNDATION	COMPLETE	04/18/17	COM
2	FOUNDATION	COMPLETE	04/18/17	COM
3	FOUNDATION	COMPLETE	04/18/17	COM
4	FOUNDATION	COMPLETE	04/18/17	COM
5	FOUNDATION	COMPLETE	04/18/17	COM
6	FOUNDATION	COMPLETE	04/18/17	COM
7	FOUNDATION	COMPLETE	04/18/17	COM
8	FOUNDATION	COMPLETE	04/18/17	COM
9	FOUNDATION	COMPLETE	04/18/17	COM
10	FOUNDATION	COMPLETE	04/18/17	COM

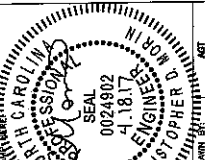


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BC
architects
engineers

NO. DESCRIPTION BY DATE
 1. SITE PLAN
 2. ACCESSORY USE
 3. ACCESSORY USE
 4. ACCESSORY USE
 5. ACCESSORY USE

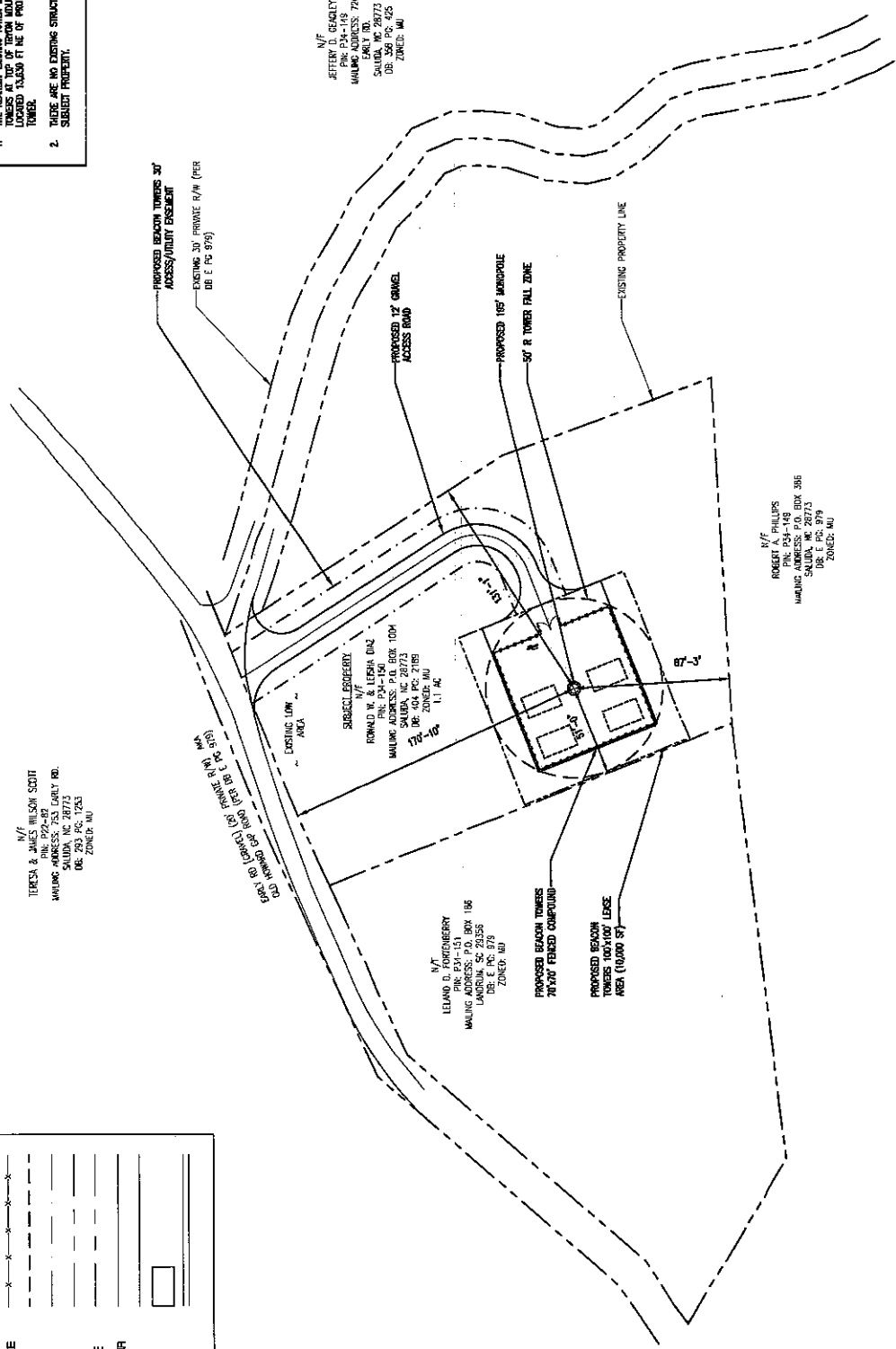
SITE NAME:
TRION VALLEY
 SITE NUMBER:
NC234
 SITE ADDRESS:
**815 EARLY RD
 SALUDA, NC 28773**



CHECKED BY: [Signature]
 DATE DRAWN: 04-18-17
 SUBMISSION: ZONING DRAWINGS
 SHEET TITLE:

SITE PLAN
 SHEET NUMBER: **A-0**
 REV. # **0**

- NOTES:
1. THE PROPOSED EXISTING TOWER & MULTIPLE TOWERS AT TOP OF TRION VALLEY ARE LOCATED 11,630 FT. N.E. OF PROPOSED TOWER.
 2. THERE ARE NO EXISTING STRUCTURES OR SUBJECT PROPERTY.



N/A
TERESA & JAMES WILSON SCOTT
 P.O. BOX 992-87
 EARLY RD.
 SALUDA, NC 28773
 DE. E. PG. 1253
 ZONING: M1

N/A
JERRY D. CROLEY
 P.O. BOX 155-155
 EARLY RD.
 SALUDA, NC 28773
 DE. E. PG. 425
 ZONING: M1

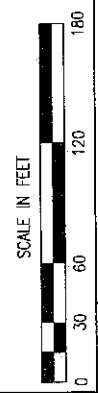
N/A
SUBJECT LEGGERY
 P.O. BOX 1004
 EARLY RD.
 SALUDA, NC 28773
 DE. E. PG. 1253
 ZONING: M1

N/A
LELAND D. PORTNERRY
 P.O. BOX 186
 LAUREL, SC 29355
 DE. E. PG. 879
 ZONING: M1

N/A
ROBERT PHILLIPS
 P.O. BOX 386
 EARLY RD.
 SALUDA, NC 28773
 DE. E. PG. 979
 ZONING: M1

LEGEND

NEW WOODEN FENCE	---
EXISTING FENCE	---
SETBACK	---
EASEMENT	---
LEASE	---
PROPERTY LINE	---
EXIST. CONTOUR	---
NEW CONTOUR	---
TYP. BUILDING	[Symbol]
TYP. ROAD	---



TRUE NORTH
 1

SITE PLAN



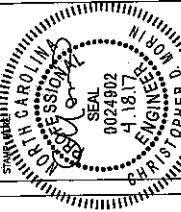
RELIABLE TOWERS
 "The Tower Experts"
 BLACK HILLS COMMUNICATIONS, LLC
 P.O. BOX 600
 MT. PLEASANT, SC 29556

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BC
 architects
 engineers
 5801 COLUMBIA PIKE SUITE 200
 FRAIS CREEK, NC 28717-3688
 PH: (704) 891-8300
 FAX: (704) 891-8300

NO.	DESCRIPTION	BY	DATE

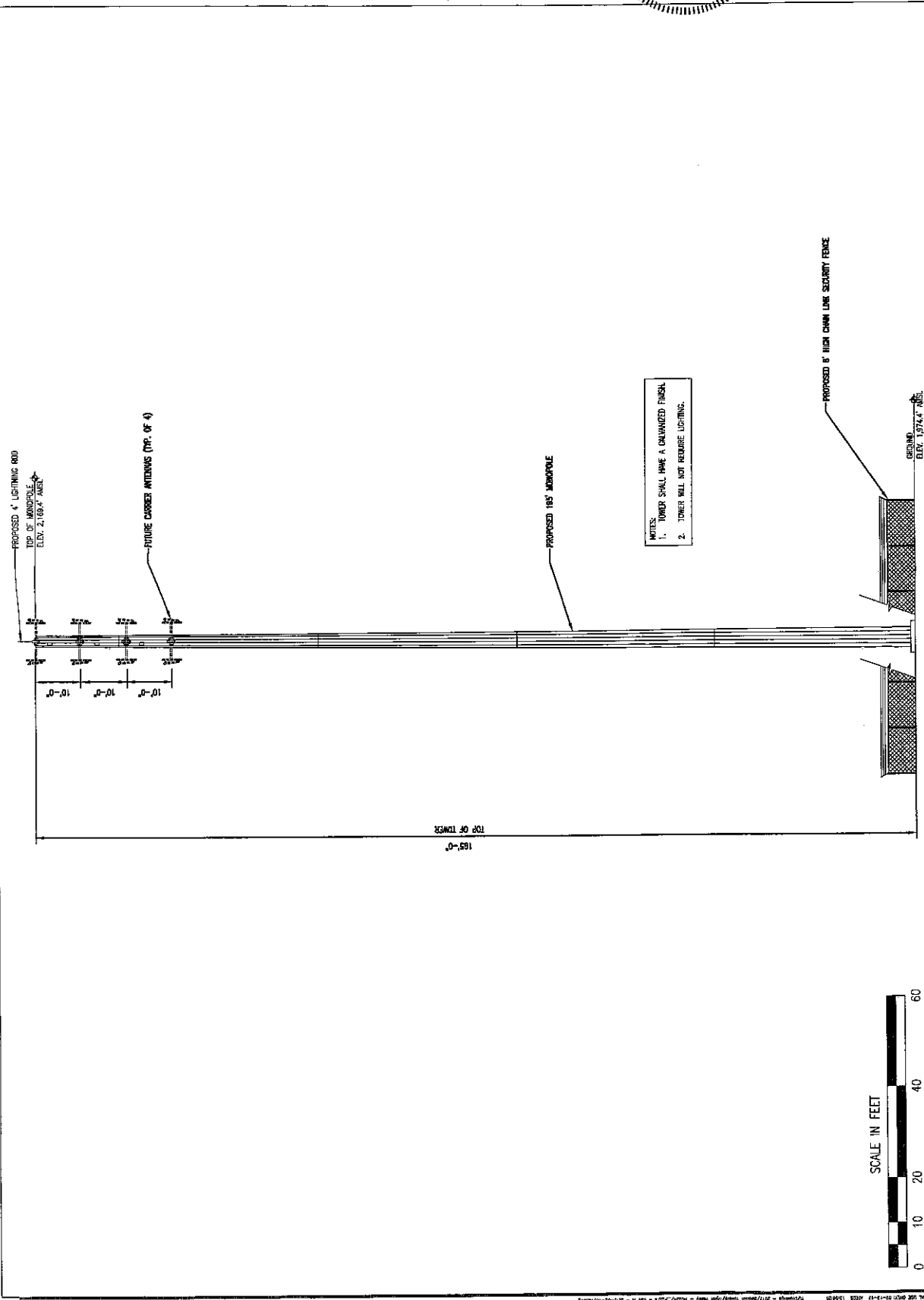
SITE NAME:
TRYON VALLEY
 SITE NUMBER:
W224
 SITE ADDRESS:
**815 EARLY RD
 SALUDA, NC 28773**



DRAWN BY	AMT
CHECKED BY	CM
DATE DRAWN	04-18-17
SUBMISSION	ZONING PERMITS
SHEET TITLE:	

**TOWER
 ELEVATION**

SHEET NUMBER:	REV. #
A-2	0



TOWER ELEVATION

1

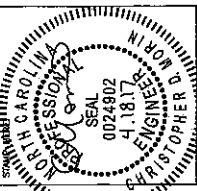


Beacon Towers, LLC
 3801 COLUMBIA PIKE, SUITE 200
 HALL COUNTY, GA 30741-2600
 TEL: (706) 871-2300
 FAX: (706) 871-2308

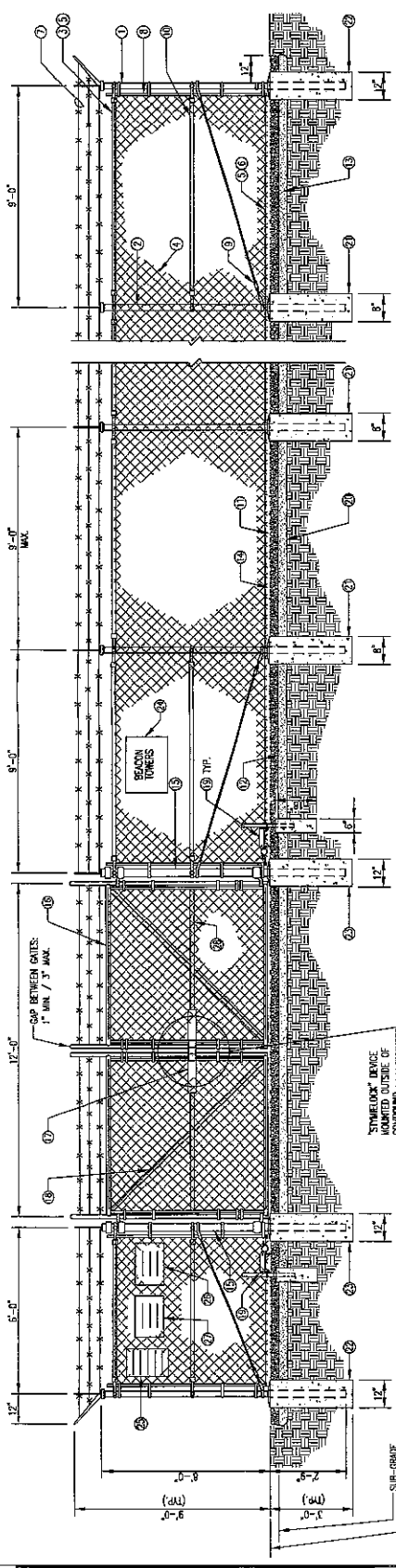
BC
architects
 3801 COLUMBIA PIKE, SUITE 200
 HALL COUNTY, GA 30741-2600
 TEL: (706) 871-2300
 FAX: (706) 871-2308

NO.	DESCRIPTION	BY	DATE

TRION VALLEY
 SITE NUMBER: **NC234**
 SITE ADDRESS:
 815 EARLY RD
 SALUDA, NC 28773



DRAWN BY: **AM**
 CHECKED BY: **CM**
 DATE DRAWN: **04-10-17**
 SUBMISSION: **ZONING DRAWINGS**
 SHEET TITLE: **FENCE, GATE AND COMPOUND CROSS SECTION DETAIL**
 SHEET NUMBER: **A-3** REV. # **0**



STYMIE LOCK DEVICE MOUNTED OUTSIDE OF COMPOUND

SUB-GRADE

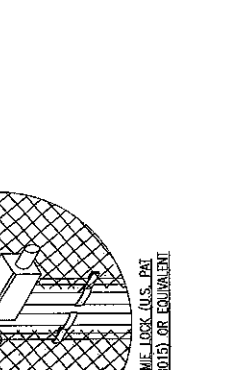
FRESH GRADE

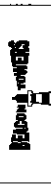
- GENERAL NOTES:**
1. INSTALL FINISHING PER ASTM F-557
 2. INSTALL SINGE GATES PER ASTM F-500
 3. LOCAL DEPARTMENT OF PUBLIC WORKS PERMIT REQUIREMENT
 4. POSTS & GATE RAILS MUST MEET THE INDUSTRY STANDARD (NOT DR. ASTM A120 GRADE "X" STEEL). ALL PIPE TO BE 1/2" GALV. GALV. "X" STEEL. ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE CONDUCTED WITH (5) COUNTS OF COLD CHAIN (OR EQUIV.).
 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
 6. USE GALVANIZED HDG-RING WIRE TO MOUNT ALL SIGNS.
 7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

- REFERENCE NOTES:**
1. CORNERS, END OR RAIL POST: 4" SCHEDULE 40 PIPE
 2. LINE POSTS: 2 1/2" SCHEDULE 40 PIPE PER ASTM-F1003A
 3. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
 4. TOP RAIL & BRACE RAIL: 1 1/2" PIPE PER ASTM-F1003A
 5. FABRIC: 9 GA COARSE WIRE SIZE 2" MESH COMPENSATING TO ASTM-A325
 6. TIE WIRE: MAXIMUM 11 GA GALVANIZED STEEL AT POSTS AND BAILS A SINGLE WIRE OF FABRIC TIE AND AT TENSION WIRE BY TWO
 7. TENSION WIRE: 9 GA GALVANIZED STEEL
 8. BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARS SPACED ON APPROXIMATELY 5" CENTERS
 9. STRECHER BAR
 10. 3/4" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD
 11. FENCE CORNER POST BRACE: 1 3/4" DIA. EACH CORNER EACH WAY
 12. 1 1/2" MAXIMUM CLEARANCE FROM GRADE
 13. FINISH OR AS DETERMINED BY CONSTRUCTION
 14. HANGER BRACING BID TALK
 15. COMPACTED 50% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION
 16. MANAGER BRACING BID TALK
 17. FINISH GRADE SHALL BE UNIFORM AND LEVEL
 18. GATE POST: 4" SCHEDULE 40 PIPE FOR GATE POSTS UP TO 10 FEET OR 24 FEET FOR DOUBLE SINGE GATE PER ASTM-F1003
 19. GATE FRAME: 1 1/2" PIPE SIZE 40, PER ASTM-F1003
 20. "STYMIELOCK" OR EQUIVALENT
 21. GATE UNLOCKING GALVANIZED STEEL 1 1/2" PIPE IN FIELD PRIOR TO INSTALLATION
 22. GENTLE SLOPE
 23. LINE POSTS: CONCRETE FOUNDATION (3000 PSI)
 24. CORNER POST: CONCRETE FOUNDATION (3000 PSI)
 25. GATE POST: CONCRETE FOUNDATION (3000 PSI)
 26. 18" x 24" BEACON TOWERS SIGN W/ CONVOY LABEL
 27. 12" x 18" YELLOW CAUTION BOUND FREQUENCY SIGN
 28. 12" x 18" COMPETENT CLIMBERS ONLY SIGN
 29. 12" x 18" DANGER NO TRESPASSING/AUTOWARD PERSONNEL ONLY SIGN
 30. GATE FRAME BRACE: 1 3/4" DIAMETER

STORE EXTRA PARTS OF STYMIELOCK DEVICE IN TELCO CABINET.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.



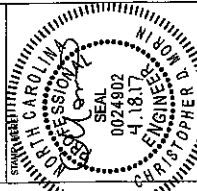


BEACON TOWERS
BEACON TOWERS, LLC
 174 EAST 8TH
 MI. PLAZA, SE 2105

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BC
architects
engineers
590 COLUMBIA PIKE, SUITE 200
 FOLSOM, CA 95630
 TEL: (925) 551-1500
 FAX: (925) 551-1500

TRYPON VALLEY
 SITE NUMBER: **NC234**
 SITE ADDRESS:
 815 EARLY RD
 SALUDA, NC 28773




SIGNAGE

DRAWN BY: COM	DATE DRAWN: 04-18-17
SUBMISSION: ZONING DRAWINGS	
SHEET TITLE:	

SHEET REVISION	DATE

SHEET NUMBER: **A-4** REV. # **0**


NOTICE



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

DO NOT EXCEED THIS POINT UNLESS YOU HAVE BEEN ADVISED BY RADIO FREQUENCY ENVIRONMENTAL ENGINEERS.

CAUTION



CAUTION

RADIO FREQUENCY ENVIRONMENT AREA

AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT RADIO FREQUENCY FIELDS MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMITS.

Personnel must be trained in the safety of working with radio frequency fields.

FCC ANTENNA

STRUCTURE REGISTRATION #

FCC# TBD

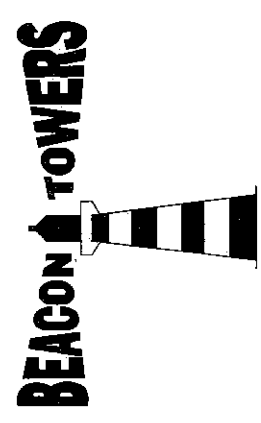
BEACON TOWER ID: TRYPON VALLEY

QTY: (1) MAIN COMPOUND GATE

SIGNAGE NOTES

- CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE.
- ALL SIGNS SHALL BE MOUNTED ON INSIDE OF FENCE FABRIC, UNLESS NOTED OTHERWISE.

**FOR SITE LEASING INFORMATION
PLEASE CONTACT**



BEACON TOWERS

"Leading the Way"

(843) 324-9731

QTY: (3) EACH SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE

NOTICE

COMPETENT CLIMBERS ONLY
BEYOND THIS POINT

Climbers of this antenna/tower structure must comply with all applicable safety regulations. Climbers must also comply with all OSHA regulations. The ladders, but not limited to, being used off 100% at all times. Failure to do so could result in serious injury or death.

10"x7" ALUMINUM NOTICE SIGN QTY: (1)
 MOUNT SIGN ON CLIMBERS LEG OF TOWER AT EYE LEVEL.



2017 Badcon Towers/Tryon Valley - NC234 - 2017-04-13/51.dwg
 04-14-17 ATCS 12:19:25
 Y:\Drawings - 2017\Badcon Towers/Tryon Valley - NC234 - 2017-04-13/51.dwg

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BC
architects
engineers
 300 SOUTH MAIN STREET, SUITE 200
 RALLS CREEK, NC 28141-5880
 TEL: (703) 671-0000
 FAX: (703) 671-0000

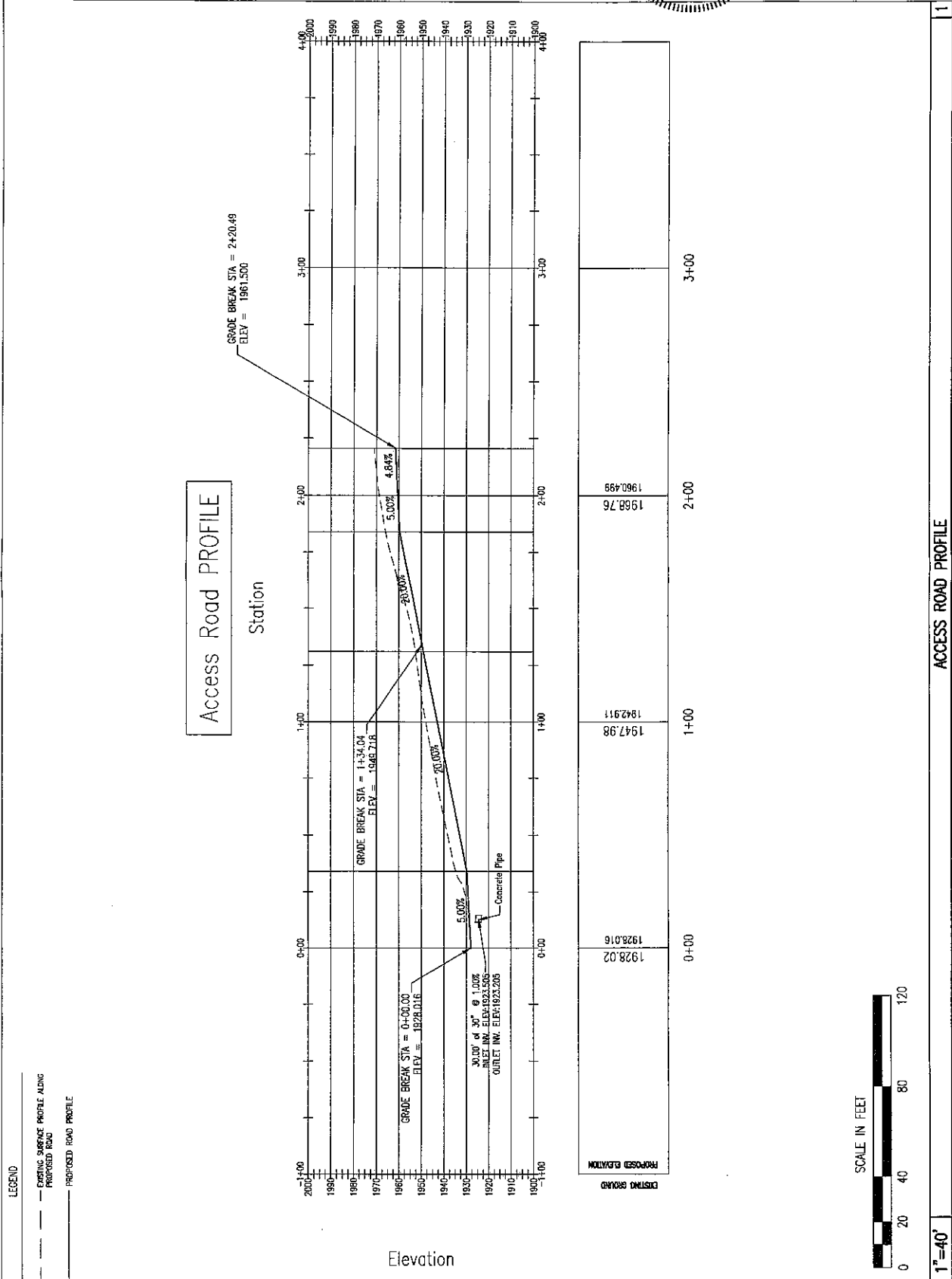
SHEET REVISION BY DATE
 NO. DESCRIPTION BY DATE
 1
 2
 3
 4
 5

SITE NAME:
TRYON VALLEY
 SITE NUMBER:
NC234
 SITE ADDRESS:
 815 EARLY RD
 SALUDA, NC 28173

SEAL
 0024902
 4.18.17
 ENGINEER
 CHRISTOPHER B. BOYD
 STATE OF NORTH CAROLINA
 PROFESSIONAL SEAL

CHECKED BY: COM
 DATE DRAWN: 04-19-17
 SUBMISSION: ZONING DOMINUS
 SHEET TITLE:
ACCESS ROAD PROFILE

SHEET NUMBER: **G-2**
 REV. # **0**



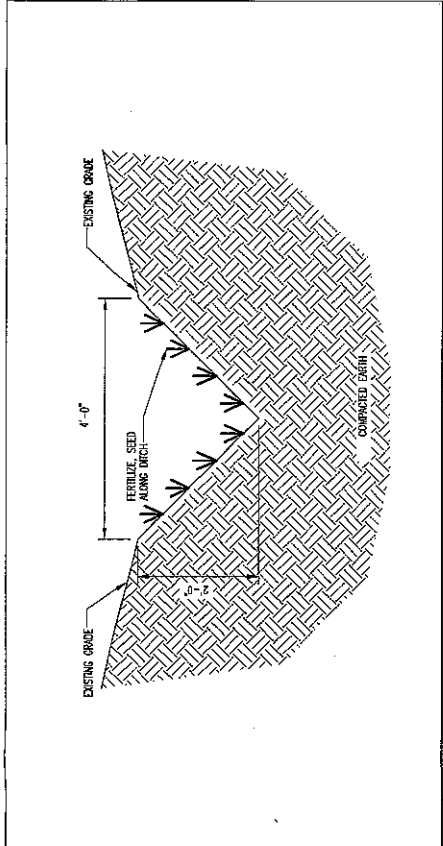
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NO.	REVISION	DATE
1		
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3		
4		
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6		
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8		

TRITON VALLEY
 SITE NUMBER: **NC234**
 SITE ADDRESS:
 815 EARLY RD
 SAULDA, NC 28773

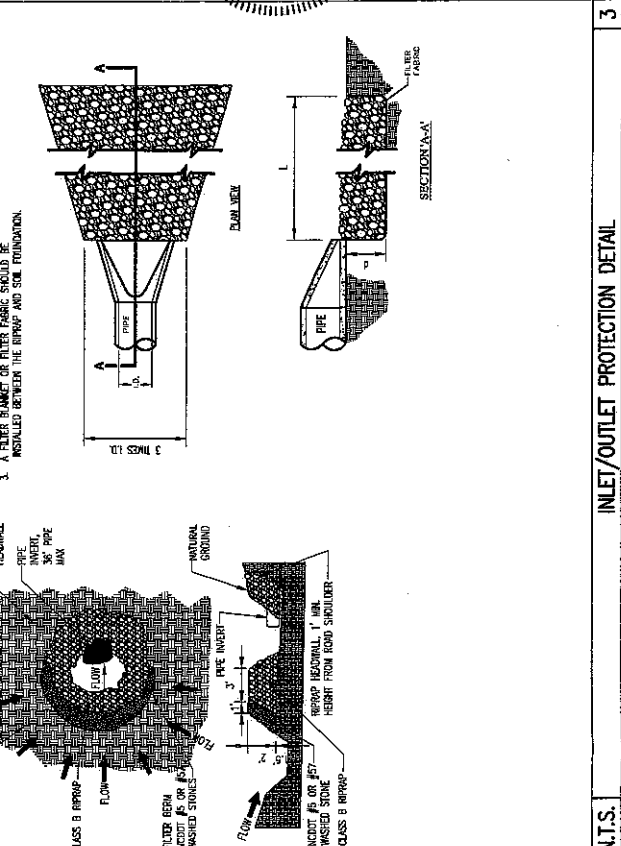
Professional Engineer Seal for Christopher A. Brown, No. 0024902, State of North Carolina, dated 4/18/17.

CHECKED BY:	DATE DRAWN:	04-18-17
DESIGNED BY:	DATE:	
PROJECT:	PROJECT:	
SUBMISSION:	ZONING:	COMMUNIS
SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS		
SHEET NUMBER:	REV. #	0

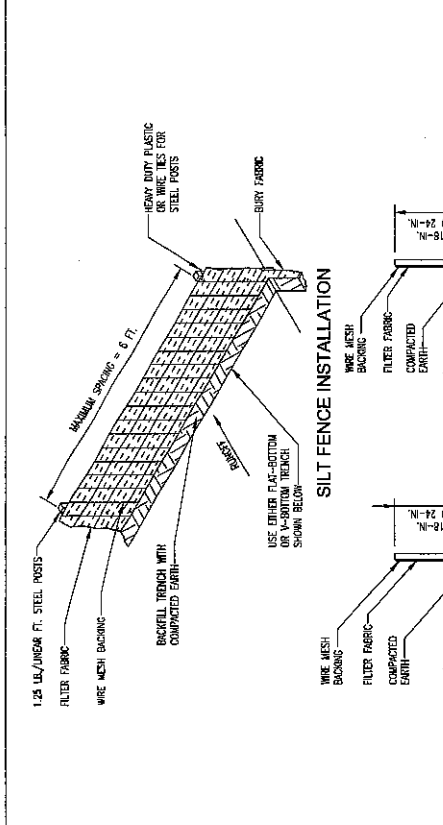


2 DIVERSION DITCH DETAIL

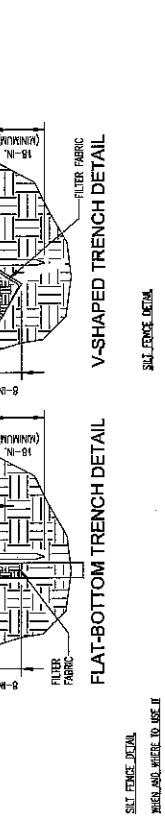
- NOTES:**
1. L = LENGTH OF THE RIPRAP APRON.
 2. L = 1.5 TIMES THE MAXIMUM STONE DIMENSION BUT NOT LESS THAN 6' (INCHES).
 3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



3 INLET/OUTLET PROTECTION DETAIL



1 SILT FENCE INSTALLATION



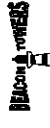
V-SHAPED TRENCH DETAIL
FLAT-BOTTOM TRENCH DETAIL

SILT FENCE DETAIL
 WHERE AND WHERE TO USE IT
 SUIT FENCE IS APPLICABLE IN AREAS WHERE THE MAXIMUM FLOW PATH LENGTH TO THE FENCE IS 100 FEET. SUIT FENCE IS APPLICABLE IN AREAS WHERE THE MAXIMUM FLOW PATH LENGTH TO THE FENCE IS 200 FEET. SUIT FENCE IS APPLICABLE IN AREAS WHERE THE MAXIMUM FLOW PATH LENGTH TO THE FENCE IS 300 FEET. SUIT FENCE IS APPLICABLE IN AREAS WHERE THE MAXIMUM FLOW PATH LENGTH TO THE FENCE IS 400 FEET. SUIT FENCE IS APPLICABLE IN AREAS WHERE THE MAXIMUM FLOW PATH LENGTH TO THE FENCE IS 500 FEET.

INSTALLATION
 EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF EXISTING FABRIC THROUGH THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES THROUGH THE UPDROPE SIDE OF THE TRENCH. THE REMAINING 6-INCHES SHOULD BE PLACED ON THE DOWNDROPE SIDE OF THE TRENCH. THE REMAINING 6-INCHES SHOULD BE PLACED ON THE DOWNDROPE SIDE OF THE TRENCH. THE REMAINING 6-INCHES SHOULD BE PLACED ON THE DOWNDROPE SIDE OF THE TRENCH.


RESECTION AND MAINTENANCE
 INSPECT EVERY SEVEN CALIBRUM INCHES AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT. REMOVE ANY DEBRIS FROM THE FENCE. REMOVE ANY DEBRIS FROM THE FENCE. REMOVE ANY DEBRIS FROM THE FENCE. REMOVE ANY DEBRIS FROM THE FENCE. REMOVE ANY DEBRIS FROM THE FENCE.

1 SILT FENCE DETAILS & NOTES



Bacon Towers
"Building the Future"
1700 W. 10th St.
P.O. Box 100
M. Folsom, N.C. 28114

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engineers

300 COLUMBIA AVE. SUITE 200
FAYETTEVILLE, NC 28404-2888
TEL: (704) 781-4300
FAX: (704) 781-4309

SHEET NO. _____ DATE _____

NO. DESCRIPTION BY

1. _____

2. _____

3. _____

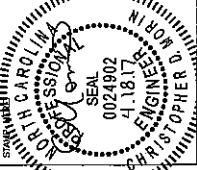
4. _____

5. _____

SITE NAME: **TRYON VALLEY**

SITE NUMBER: **NC234**

SITE ADDRESS: **815 EARLY RD
SALUDA, NC 28773**



SEAL
0024902
4/18/17
PHILIP H. CARROLL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
EXPIRES 12/31/2018

DRIVEN BY: _____

CHECKED BY: _____

DATE DRAWN: 04-18-17

SUBMISSION: TOWN DRAININGS

SHEET TITLE: **CONSTRUCTION & SEEDING NOTES**

SHEET NUMBER: **6-5** REV. # **0**

STANDARD NOTES:

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MEASURES. THE PROPOSED STABILIZATION SHOULD BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. TEMPORARY BERMANS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FORTY-EIGHT (48) DAYS AFTER WORK COMPLETION. TEMPORARY BERMANS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION MEASURES ARE INSTALLED. TEMPORARY BERMANS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION MEASURES ARE INSTALLED. TEMPORARY BERMANS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION MEASURES ARE INSTALLED.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INSTALLED INAPPROPRIATELY, OR INCOMPLETELY, THE PERMITTEE SHALL IMMEDIATELY TAKE THE NECESSARY REPAIRS OR MODIFICATIONS REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE Silt FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE SLOPE UNTIL THE VEGETATION IS ESTABLISHED. WHILE THE SLOPE IS BEING STABILIZED, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL PERMANENT STABILIZATION MEASURES ARE INSTALLED. TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE THREATS OF BIRD AND POND PAVED ROADWAYS FROM THE DISTURBED AREAS. THE CONTRACTOR SHALL MAINTAIN THE THREATS OF BIRD AND POND PAVED ROADWAYS FROM THE DISTURBED AREAS. THE CONTRACTOR SHALL MAINTAIN THE THREATS OF BIRD AND POND PAVED ROADWAYS FROM THE DISTURBED AREAS.
- TEMPORARY DIVERSION BERMANS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPGRADE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS. ALL WATERS OF THE STATE (WAS), INCLUDING WETLANDS, ARE TO BE PROTECTED AS OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF Silt FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER MUST BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WAS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF Silt FENCE AND ALL WAS.
- LIMITED CONSTRUCTION DEVICES, OILS, FUELS, AND BUILDING PRODUCTS WITH SOLVENTS CONTAINING TOXIC SUBSTANCES (SUCH AS STYROFOAM) OR OTHER POLLUTANTS SHALL BE STORED IN A SECURE, LOCKED CONTAINER. ALL SUCH CONTAINERS MUST BE PROTECTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- MINIMIZE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (OR HILY OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. ALL WASH WATERS SHALL BE COLLECTED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROMOTES EXAMINATION OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM CONCRETING OF TRENCHES AND FOUNDATION AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP'S (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - COOLING WATER FROM POWER PLANTS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND
 - SOLIDS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- AFTER CONSTRUCTION ACTIVITIES CEASE, RESTORATION MUST BE COMPLETED AT A MINIMUM OF AT LEAST ONE (1) CALENDAR WEEK AND MUST BE COMPLETED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF CONSTRUCTION SITE.
- IF EXISTING BMP'S NEED TO BE MODIFIED OR IF ADDITIONAL BMP'S ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SO'S WATER QUALITY STANDARDS, MODIFICATIONS MUST BE COMPLETED BEFORE THE NEXT STORM EVENT. ANY CHANGES TO THE CONSTRUCTION PLAN MUST BE APPROVED BY THE PERMITTING AGENCY. ANY SUCH MODIFICATIONS MUST BE DOCUMENTED IN THE SHEET AND ALTERNATIVE BMP'S MUST BE IMPLEMENTED AS SOON AS FEASIBLE.
- CONSTRUCTION ENTRANCES TO BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.
- NOIL PROTECTION WILL BE PROVIDED AT ALL EXISTING AREAS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
- ALL OFF-SITE BORROW SITES MUST HAVE A SEPARATE NOTES PERMIT.
- THE CONTRACTOR WILL PROVIDE A PORTABLE TOILET IN AN AREA THAT IS NOT ADJACENT TO A WATERWAY OR STREAM UNWASHING.
- THE CONTRACTOR WILL PROVIDE A PLACE FOR CONCRETE TRUCKS TO WASHOUT AND THE WASHOUT IS TO BE GUIDED ONCE UNTIL CONSTRUCTION IS COMPLETE, WHICH CONSTRUCTION IS COMPLETE THE TRUCK IS TO BE PAVED OFF TO A WATERSHED.

CONSTRUCTION SEQUENCE

ITEMS MUST OCCUR IN THE ORDER LISTED. ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

- RECEIVE PERMIT COVERAGE FROM POLK COUNTY.
- NOTIFY POLK COUNTY STORMWATER AT LEAST 3 DAYS PRIOR TO BEGINNING LAND DISTURBANCE
- INSTALLATION OF CONSTRUCTION ENTRANCES
- CELEBRATING & GRABBING ONLY AS NECESSARY FOR INSTALLATION OF PERMETER CONTROLS
- INSTALLATION OF PERMETER CONTROLS (E.G. Silt FENCE)
- GRABBING & GRABBING OF SITE OR EROSION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
- ROUGH GRABBING
- INSTALL RETAINING WALL(S).
- ERIC GRABBING, PAVING, ETC.
- PERFORM AS-BUILT SURVEYS OF ALL DISTURBED AREAS
- REMOVE EXISTING TEMPORARY SEWER & EROSION CONTROL MEASURES AFTER ENGINE AREA GRABBING TO THE STRUCTURE IS FINALLY STABILIZED. IT IS RECOMMENDED THAT THE PROJECT OWNER/SUPERVISOR HAVE THE SHIPPY PREPARER OR RESTORATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.
- PERFORM AS-BUILT SURVEYS OF ALL DISTURBED AREAS
- SUBMIT NOTICE OF TERMINATION (NOT) TO POLK COUNTY AS APPROPRIATE.

NOTE: IF FLOWS FROM OFFSITE AREAS WILL BE DIRECTED AROUND THE SITE AND THE ON-SITE STRUCTURES ARE NOT DESIGNED TO HANDLE FLOWS FROM THE OFFSITE AREAS, THEN THE DIMENSIONS/SPACING FOR THE OFFSITE FLOWS MUST BE INSTALLED BEFORE LAND-DISTURBING ACTIVITIES BEGIN ON THE SITE. INCLUDE THIS IN THE SEQUENCE. SEDIMENT AND EROSION CONTROL MEASURES FOR THE DISTURBED AREAS FOR THE DIMENSION/SPACING MUST BE INSTALLED BEFORE THESE AREAS ARE DISTURBED AND SHOULD BE SUBMITTED TO THE PONS.

NOTE: INCLUDE INDIVIDUAL LOT DEVELOPMENT/CONSTRUCTION IN THE SEQUENCE IF THE SITE WILL NOT BE MASS-COMPLETED.

NOTE: INSTALLATION OF SOME PERMANENT WATER QUALITY DEVICES SHOULD OCCUR AFTER THE SITE IS STABILIZED. INCLUDE THIS IN THE SEQUENCE. SEDIMENT AND EROSION CONTROL MEASURES FOR THE DISTURBED AREAS FOR THE DIMENSION/SPACING MUST BE INSTALLED BEFORE THESE AREAS ARE DISTURBED AND SHOULD BE SUBMITTED TO THE PONS.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED UNTIL THE CONTROLS ARE REMOVED.

SEED SELECTION

THE USE OF NATIVE SPECIES IS PREFERRED WHEN SELECTING VEGETATION. SPECIES SHOULD BE SELECTION FROM THE STATE OF NORTH CAROLINA. THE SEEDS SHOULD BE SELECTION FROM THE STATE OF NORTH CAROLINA. THE SEEDS SHOULD BE SELECTION FROM THE STATE OF NORTH CAROLINA.

INSTALLATION

APPLY TOPSOIL IF THE SURFACE SOIL OF THE SEEDBED IS NOT ADEQUATE FOR PLANT GROWTH.

DISPENSAL

IF THE AREA HAS BEEN RECENTLY PLUMED, NO PLUMING IS REQUIRED OTHER THAN BANKING OR SURFACE GRABBING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 6-INCHES. IF THE SOIL IS COMPACTED MORE THAN 6-INCHES, DISK-SOILED AND DISK THE AREA.

SOIL TESTING

SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.

LIME

UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 15 TONS OF GROUND CORNMEAL FERTILIZER PER ACRE (70 LBS./1000 FT²).

FERTILIZER

APPLY A MINIMUM OF 1000 POUNDS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (20 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHOSE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION.

SEEDING

LOOSEN THE SURFACE OF THE SOIL JUST BEFORE BROADCASTING THE SEED. EVENLY APPLY SEED BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED AND THE LOCATION OF THE SEEDING. TYPICAL APPLICATION METHODS INCLUDE: BROADCASTING, DRIFTING, AND SPREADING. BROADCASTING SHOULD BE USED FOR GRASSES, CLOVER, CRYSTAL, AND HYDRIC SEEDS. CORNER APPLIED SEED BY RAKING OR TRACKING A CHAIN OF BRUSH MAT, AND THEN LIGHTLY RAKE THE AREA WITH A BOLLER OR CULTIVATOR. DO NOT ROLL SEED THAT IS APPLIED WITH A HOOD-SEEDER AND DRIFT-MULCH.

MULCHING

COVER ALL PERMANENT SEEDING AREAS WITH MULCH IMMEDIATELY UPON COMPLETION OF THE SEEDING OPERATION TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING ESTABLISHMENT OF VEGETATION. APPLY THE MULCH EVENLY IN SUCH A MANNER THAT IT PROVIDES A MINIMUM OF 75% COVERAGE. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD CHIP, HAY, AND OTHER ORGANIC MATERIALS. THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH PERMANENT SEEDING IS SMALL GRASS STRAW. SELECT STRAW THAT IS DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE AMBROSIED WITH A MULCH SPREADER. STRAW MULCH IS NOT TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (90 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.

KEEP PERMANENT SEEDING AREAS ADEQUATELY MOIST, ESPECIALLY LATE IN THE SPECIFIC GROWING SEASON. BRANNE THE SEEDING AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDING AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE WHICH THE SEED CAN BE SUPPORTED BY NUTRIT RAINFALL OF AMOUNT WATER THROUGH WATER AND CAN CAUSE EROSION.

10-16-17 ATCS 14-58-17
 2017/Bacon Towers, Tryon Valley - NC234/F208 - Rev 0 - 2017-01-13/5/25.dwg



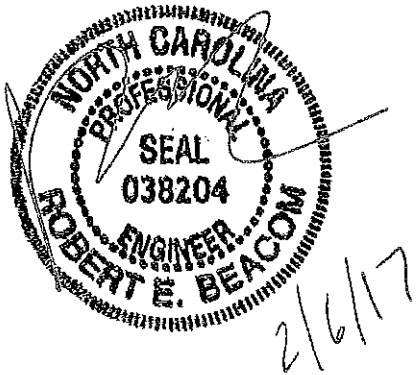
Structural Design Report
195' Monopole
Site: Early Diaz, NC

Prepared for: BEACON TOWERS LLC
by: Sabre Towers & Poles™

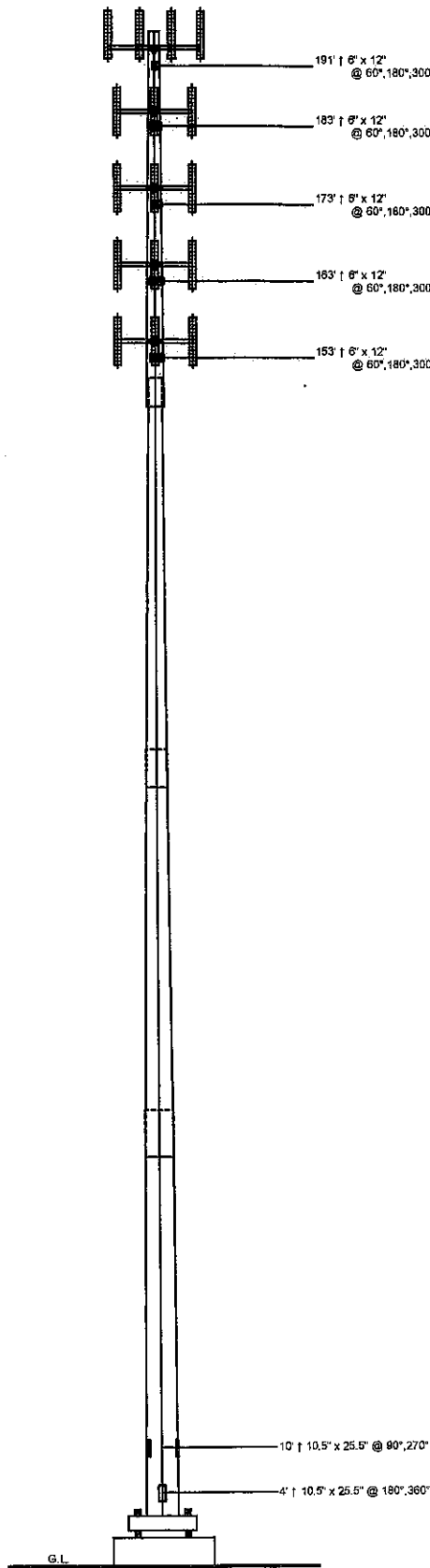
Job Number: 17-5460-JDS

February 2, 2017

Monopole Profile.....	1
Pole Calculations.....	2-11



Height (ft)	59' - 3"	59' - 6"	48' - 6"
Number Of Sides	18	18	18
Thickness (in)	7/16"	3/8"	1/4"
Lap Splice (ft)	6' - 3"	5' - 0"	A
Top Diameter (in)	42.88"	33.92"	16"
Bottom Diameter (in)	53.77"	44.88"	25.99"
Taper (in/ft)		0.205	
Grade		A572-85	
Weight (lbs)	14433	8968	6657
Overall Steel Height (ft)			3317



Designed Appurtenance Loading

Elev	Description	Tx-Line
195	(9) SBNHH-1D65B	(9) 15/8"
195	(9) RRH	
193	H.C. Platform (Monopole Only) - 12'	
185	3T-Arm - 10' Face - 3' Standoff	
185	(9) SBNHH-1D65B	(9) 15/8"
185	(9) RRH	
175	3T-Arm - 10' Face - 3' Standoff	
175	(9) SBNHH-1D65B	(9) 15/8"
175	(9) RRH	
165	3T-Arm - 10' Face - 3' Standoff	
165	(9) SBNHH-1D65B	(9) 15/8"
165	(9) RRH	
155	3T-Arm - 10' Face - 3' Standoff	
155	(9) SBNHH-1D65B	(9) 15/8"
155	(9) RRH	

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	57.85	35.23	4828.78	22.52	13.6
3s Gusted Wind 0.9 Dead	43.24	35.29	4777.93	21.57	12.93
3s Gusted Wind&Ice	80.85	4.86	726.02	3.54	2.1
Service Loads	47.99	8.78	1220.91	5.78	3.42

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	60.25"	2.25"	60.5"	16	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.825"	1937.6	A615-75	Galv-18"

Material List

Display	Value
A	3' - 9"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) The Monopole was designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category B, Topographic Category 2, with a Crest Height of 330'.
- 5) Full Height Step Bolts
- 6) Tower Rating: 98.1%

	Sabre Communications Corporation 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-5890 Fax: (712) 279-0814	Job: 17-5460-JDS Customer: BEACON TOWERS LLC Site Name: Early Diez, NC Description: 195' Monopole Date: 2/2/2017	By: BD
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(USA 222-G) - Monopole Spatial Analysis (c)2015 Guymast Inc.
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195' Monopole / Early Diaz, NC

* All pole diameters shown on the following pages are across corners.
 See profile drawing for widths across flats.

POLE GEOMETRY

ELEV	SECTION	No.	OUTSIDE	THICK	RESISTANCES	SPLICE	...OVERLAP...	w/t
ft	NAME	SIDE	DIAM	-NESS	♦*Pn ♦*Mn	TYPE	LENGTH RATIO	
			in	in	kip ft-kip		ft	
194.0	A	18	16.25	0.250	928.5 298.5			9.5
149.0	A/B	18	25.61	0.250	1471.9 754.3	SLIP	3.75 1.76	
145.2	B	18	25.89	0.375	2221.9 1140.5			10.2
100.5	B/C	18	35.19	0.375	3031.4 2131.2	SLIP	5.00 1.72	
95.5	C	18	35.49	0.375	3057.8 2168.6			14.7
53.2	C/D	18	44.26	0.375	3674.2 3263.6	SLIP	6.25 1.70	
47.0	D	18	44.83	0.438	4509.3 4045.6			16.0
0.0			54.60	0.438	5197.9 5700.2			

POLE ASSEMBLY

SECTION	BASE	BOLTS	AT	BASE	OF	SECTION	CALC
NAME	ELEV	NUMBER	TYPE	DIAM	STRENGTH	THREADS IN	BASE
	ft			in	ksi	SHEAR PLANE	ELEV
							ft
A	145.250	0	A325	0.00	92.0	0	145.250
B	95.500	0	A325	0.00	92.0	0	95.500
C	47.000	0	A325	0.00	92.0	0	47.000
D	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION	No. of	LENGTH	OUTSIDE	DIAMETER	THICK-	MAT-	FLANGE	FLANGE	FLANGE	FLANGE
NAME	SIDES		BOT	TOP	NESS	ERIAL	BOT	TOP	GROUP	WELD
		ft	in	in	in	ID			ID	TOP
									BOT	BOT
A	18	48.75	26.39	16.25	0.250	1	0	0	0	0
B	18	53.50	36.24	25.11	0.375	2	0	0	0	0
C	18	53.50	45.58	34.44	0.375	3	0	0	0	0
D	18	53.25	54.60	43.51	0.438	4	0	0	0	0

* - diameter of circumscribed circle

MATERIAL TYPES

TYPE OF	TYPE	NO OF	ORIENT	HEIGHT	WIDTH	THICKNESS	IRREGULARITY
SHAPE	NO	ELEM.	& deg	in	in	WEB FLANGE	PROJECTION
						in in	% OF ORIENT
							AREA
							deg
PL	1	1	0.0	26.39	0.25	0.250 0.250	0.00 0.0
PL	2	1	0.0	36.24	0.38	0.375 0.375	0.00 0.0
PL	3	1	0.0	45.58	0.38	0.375 0.375	0.00 0.0
PL	4	1	0.0	54.60	0.44	0.438 0.438	0.00 0.0

& - with respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH .. Fu ksi Fy ksi		THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 3 condition(s) shown in full
 * RRUS/TMA's were assumed to be behind antennas

LOADING CONDITION A

90 mph wind with no ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	2.9371	1.1956	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	192.000	0.00	0.0	0.0	1.0473	1.6920	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	2.0667	0.0000	0.0000
C	184.000	0.00	0.0	0.0	3.0101	2.3272	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.9544	0.0000	0.0000
C	174.000	0.00	0.0	0.0	2.9996	2.3272	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.8420	0.0000	0.0000
C	164.000	0.00	0.0	0.0	2.9876	2.3272	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.7297	0.0000	0.0000
C	154.000	0.00	0.0	0.0	2.9737	2.3272	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0561	0.0562	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0748	0.0758	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0805	0.2025	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0805	0.2025	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0844	0.1297	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0844	0.1297	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0930	0.1444	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0930	0.1444	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.1010	0.1591	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.1010	0.1591	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.1060	0.3346	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.1060	0.3346	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.1081	0.1752	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.1081	0.1752	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.1138	0.1891	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.1138	0.1891	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.1180	0.2030	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1180	0.2030	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1197	0.4574	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.1197	0.4574	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.1180	0.2548	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.1180	0.2548	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.1157	0.2683	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.1329	0.2954	0.0000	0.0000

LOADING CONDITION M

90 mph wind with no ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	2.9371	0.8967	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	1.6174	0.0000	0.0000
C	192.000	0.00	0.0	0.0	1.0473	1.2690	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	1.5500	0.0000	0.0000
C	184.000	0.00	0.0	0.0	3.0101	1.7454	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.4658	0.0000	0.0000
C	174.000	0.00	0.0	0.0	2.9996	1.7454	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.3815	0.0000	0.0000

17-5460-JDS

C	164.000	0.00	0.0	0.0	2.9876	1.7454	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.2973	0.0000	0.0000
C	154.000	0.00	0.0	0.0	2.9737	1.7454	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0561	0.0421	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0748	0.0569	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0805	0.1519	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0805	0.1519	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0844	0.0973	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0844	0.0973	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0930	0.1083	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0930	0.1083	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.1010	0.1193	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.1010	0.1193	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.1060	0.2510	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.1060	0.2510	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.1081	0.1314	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.1081	0.1314	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.1138	0.1418	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.1138	0.1418	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.1180	0.1522	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1180	0.1522	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1197	0.3431	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.1197	0.3431	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.1180	0.1911	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.1180	0.1911	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.1157	0.2012	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.1329	0.2215	0.0000	0.0000

LOADING CONDITION Y

30 mph wind with 0.75 ice, wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	.AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
						HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	0.0	0.3485	2.1456	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0	0.1331	2.1802	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0	0.0000	2.0667	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0	0.4086	3.5664	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0	0.0000	1.9544	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0	0.4070	3.5649	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0	0.0000	1.8420	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0	0.4051	3.5631	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0	0.0000	1.7297	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0	0.4029	3.5611	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0	0.0088	0.1050	0.0000	0.0000
D	179.000	0.00	180.0	0.0	0.0	0.0088	0.1050	0.0000	0.0000
D	179.000	0.00	180.0	0.0	0.0	0.0100	0.1224	0.0000	0.0000
D	164.000	0.00	180.0	0.0	0.0	0.0100	0.1224	0.0000	0.0000
D	164.000	0.00	180.0	0.0	0.0	0.0112	0.1398	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0	0.0112	0.1398	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0	0.0119	0.2711	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0	0.0119	0.2711	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0	0.0124	0.2017	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0	0.0124	0.2017	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0	0.0135	0.2236	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0	0.0135	0.2236	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0	0.0145	0.2454	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0	0.0145	0.2454	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0	0.0151	0.4256	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0	0.0151	0.4256	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0	0.0153	0.2686	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.0	0.0153	0.2686	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.0	0.0160	0.2886	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.0	0.0160	0.2886	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.0	0.0165	0.3082	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0165	0.3082	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0167	0.5663	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0	0.0167	0.5663	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0	0.0160	0.3665	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0	0.0177	0.4053	0.0000	0.0000

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on: 1 feb 2017 at: 14:49:08

195' Monopole / Early Diaz, NC

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
194.0	22.52A	-0.10L	3.76A	13.60A	-0.05L	0.01B
179.0	19.16A	-0.09L	2.97A	13.31A	-0.05L	0.01B
164.0	15.95A	-0.08L	2.24A	12.43A	-0.05L	0.01B
149.0	12.99A	-0.06L	1.63A	11.06A	-0.05L	0.01B
145.2	12.30A	-0.06L	1.50A	10.79A	-0.05L	0.01B
130.3	9.73A	-0.05L	1.04A	9.54A	-0.05L	-0.01L
115.4	7.46A	-0.04L	0.69A	8.26A	-0.04L	-0.01L
100.5	5.52A	-0.03L	0.43A	6.99A	-0.04L	-0.01L
95.5	4.93A	-0.03L	0.36A	6.57A	-0.03L	0.01B
81.4	3.48A	-0.02L	0.21A	5.37A	-0.03L	0.00B
67.3	2.31A	-0.01L	0.11A	4.23A	-0.02L	0.00B
53.2	1.41A	-0.01L	0.05A	3.15A	-0.02L	0.00B
47.0	1.09A	-0.01L	0.04A	2.76A	-0.01L	0.00B
35.2	0.60A	0.00L	0.01A	2.01A	-0.01L	0.00B
23.5	0.26A	0.00L	0.00A	1.31A	-0.01L	0.00B
11.7	0.06A	0.00L	0.00A	0.64A	0.00L	0.00B
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
		ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	
194.0	2.15 AB	2.94 P	0.00 B	0.01 E	0.01 B	0.00 B
179.0	13.69 AB	7.86 P	0.00 B	-96.48 A	0.04 K	0.03 B
164.0	21.04 AF	11.82 M	0.00 Q	-288.00 A	0.12 B	0.09 K
149.0	33.84 AF	18.84 W	0.01 E	-586.93 A	0.29 K	0.19 B
145.2	34.86 AD	18.99 A	0.14 E	-586.94 A	-0.34 F	0.19 B
130.3	37.86 AI	19.29 A	0.14 E	-673.38 A	-0.60 H	0.21 B
115.4	41.20 AI	19.37 U	-0.16 L	-673.47 A	0.49 K	0.19 B
100.5	44.86 AI	20.61 U	-0.16 L	-1029.06 A	2.50 L	0.58 B
95.5	46.99 AI	20.54 A	-0.19 L	-1029.07 A	2.50 L	0.57 B
81.4	50.77 AI	21.91 A	-0.19 L	-1402.97 A	5.30 L	-0.95 L
67.3	50.77 AI	22.00 U	-0.20 L	-1402.97 A	5.31 L	-0.95 L
53.2	44.86 AI	23.49 U	-0.20 L	-1794.38 A	8.25 L	-1.36 L
47.0	44.86 AI	23.48 U	-0.20 L	-1794.25 A	8.28 L	-1.36 L
35.2	46.99 AI	24.01 U	-0.20 L	-1930.12 A	9.27 L	-1.49 L
23.5	46.99 AI	24.05 U	-0.22 E	-1930.11 A	9.24 L	-1.49 L
11.7	50.77 AI	25.57 U	-0.22 E	-2325.38 A	12.09 L	-1.82 L
0.0	50.77 AI	25.49 A	-0.16 L	-2325.37 A	12.09 L	-1.82 L
0.0	54.83 AI	27.09 A	-0.16 L	-2736.83 A	14.29 L	-2.04 L
0.0	54.83 AI	27.08 A	-0.16 K	-2736.82 A	14.31 L	-2.04 L
0.0	59.17 AI	28.74 A	-0.16 K	-3164.52 A	16.47 L	2.24 B

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53.2	59.17 AI	28.74 A	-0.19 L	-9164.51 A	16.45 L	2.24 B
	62.71 AI	29.49 A	-0.19 L	-3359.80 A	17.60 L	2.32 B
47.0	62.71 AI	29.53 U	-0.17 I	-3359.79 A	17.60 L	2.32 B
	67.08 AI	30.91 U	-0.17 I	-3735.97 A	19.36 L	2.42 B
35.2	67.08 AI	30.89 U	-0.18 I	-3735.96 A	19.37 L	2.43 B
	71.55 AI	32.28 U	-0.18 I	-4122.70 A	21.11 L	2.50 B
23.5	71.55 AI	32.30 U	-0.17 I	-4122.70 A	21.11 L	2.50 B
	76.14 AI	33.76 U	-0.17 I	-4520.28 A	22.80 L	2.54 B
11.7	76.14 AI	33.77 U	-0.17 I	-4520.27 A	22.79 L	2.54 B
	80.85 AI	35.29 U	-0.17 I	-4928.78 A	24.46 L	2.55 B

base	80.85 AI	-35.29 U	0.17 I	4928.78 A	-24.46 L	-2.55 B
reaction						

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL SATISFIED	D/t(w/t)	MAX ALLOWED
194.00	0.00AB	0.00B	0.01P	0.00AI YES	9.52A	45.2
	0.01AB	0.23A	0.01P	0.24A YES	11.69A	45.2
179.00	0.01AF	0.23A	0.01L	0.24A YES	11.69A	45.2
	0.02AF	0.50A	0.02M	0.51A YES	13.86A	45.2
164.00	0.02AF	0.50A	0.02W	0.51A YES	13.86A	45.2
	0.02AF	0.78A	0.03W	0.80A YES	16.03A	45.2
149.00	0.02AD	0.53A	0.02A	0.54A YES	10.10A	45.2
	0.02AD	0.57A	0.02A	0.58A YES	10.46A	45.2
145.25	0.02AI	0.59A	0.02U	0.60A YES	10.22A	45.2
	0.02AI	0.72A	0.02U	0.73A YES	11.66A	45.2
130.33	0.02AI	0.72A	0.02A	0.73A YES	11.66A	45.2
	0.01AI	0.79A	0.02A	0.80A YES	13.10A	45.2
115.42	0.01AI	0.79A	0.02U	0.80A YES	13.10A	45.2
	0.01AI	0.84A	0.02U	0.85A YES	14.54A	45.2
100.50	0.01AI	0.84A	0.02U	0.85A YES	14.54A	45.2
	0.02AI	0.85A	0.02U	0.86A YES	15.02A	45.2
95.50	0.02AI	0.89A	0.02U	0.90A YES	14.67A	45.2
	0.02AI	0.91A	0.02U	0.92A YES	16.02A	45.2
81.42	0.02AI	0.91A	0.02A	0.92A YES	16.02A	45.2
	0.02AI	0.94A	0.02A	0.96A YES	17.38A	45.2
67.33	0.02AI	0.94A	0.02A	0.96A YES	17.38A	45.2
	0.02AI	0.97A	0.02A	0.98A YES	18.74A	45.2
53.25	0.01AI	0.80A	0.01U	0.81A YES	15.81A	45.2
	0.01AI	0.81A	0.01U	0.82A YES	16.33A	45.2
47.00	0.01AI	0.83A	0.01U	0.84A YES	16.03A	45.2
	0.01AI	0.84A	0.01U	0.85A YES	17.00A	45.2
35.25	0.01AI	0.84A	0.01U	0.85A YES	17.00A	45.2
	0.01AI	0.85A	0.01U	0.86A YES	17.97A	45.2
23.50	0.01AI	0.85A	0.01U	0.86A YES	17.97A	45.2
	0.02AI	0.86A	0.01U	0.87A YES	18.94A	45.2
11.75	0.02AI	0.86A	0.01U	0.87A YES	18.94A	45.2
	0.02AI	0.86A	0.01L	0.88A YES	19.91A	45.2

0.00

MAXIMUM LOADS DNTD FOUNDATION(w.r.t. wind direction)

DOWN kip	SHEAR.w.r.t.WIND.DIR ALDNG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
80.85 AI	35.29 U	-0.17 I	-4928.78 A	24.46 L	2.55 B

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195' Monopole / Early Diaz, NC

***** Service Load Condition *****

* Only 1 condition(s) shown in full
* RRUS/TMAS were assumed to be behind antennas

LOADING CONDITION A

60 mph wind with no ice. wind Azimuth: 0°

LOADS ON PDLE

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD.. ft	AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
						HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	0.0	0.7300	0.9963	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0	0.0000	1.7971	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0	0.2603	1.4100	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0	0.0000	1.7222	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0	0.7481	1.9393	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0	0.0000	1.6286	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0	0.7455	1.9393	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0	0.0000	1.5350	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0	0.7425	1.9393	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0	0.0000	1.4414	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0	0.7391	1.9393	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0	0.0139	0.0468	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0	0.0186	0.0632	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0	0.0200	0.1688	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0	0.0200	0.1688	0.0000	0.0000
D	145.250	0.00	180.0	0.0	0.0	0.0210	0.1081	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0	0.0210	0.1081	0.0000	0.0000
D	130.333	0.00	180.0	0.0	0.0	0.0231	0.1203	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0	0.0231	0.1203	0.0000	0.0000
D	115.417	0.00	180.0	0.0	0.0	0.0251	0.1326	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0	0.0251	0.1326	0.0000	0.0000
D	100.500	0.00	180.0	0.0	0.0	0.0263	0.2789	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0	0.0263	0.2789	0.0000	0.0000
D	95.500	0.00	180.0	0.0	0.0	0.0269	0.1460	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.0	0.0269	0.1460	0.0000	0.0000
D	81.417	0.00	180.0	0.0	0.0	0.0283	0.1576	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.0	0.0283	0.1576	0.0000	0.0000
D	67.333	0.00	180.0	0.0	0.0	0.0293	0.1691	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0293	0.1691	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0298	0.3812	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0	0.0298	0.3812	0.0000	0.0000
D	47.000	0.00	180.0	0.0	0.0	0.0293	0.2123	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.0	0.0293	0.2123	0.0000	0.0000
D	35.250	0.00	180.0	0.0	0.0	0.0287	0.2236	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0	0.0330	0.2462	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST	.....DEFLECTIONS (ft).....	.....ROTATIONS (deg).....
ELEV	..... HORIZONTAL DOWN	..... TILT TWIST

ft	17-5460-JDS					
	ALONG	ACROSS		ALONG	ACROSS	
194.0	5.78K	0.02K	0.25K	3.42K	0.01K	0.00E
179.0	4.90K	0.02K	0.19K	3.34K	0.01K	0.00E
164.0	4.05K	0.02K	0.15K	3.11K	0.01K	0.00E
149.0	3.28K	0.02K	0.11K	2.76K	0.01K	0.00E
145.2	3.10K	0.01K	0.10K	2.69K	0.01K	0.00E
130.3	2.44K	0.01K	0.07K	2.38K	0.01K	0.00E
115.4	1.87K	0.01K	0.05K	2.05K	0.01K	0.00E
100.5	1.38K	0.01K	0.03K	1.74K	0.01K	0.00E
95.5	1.23K	0.01K	0.02K	1.63K	0.01K	0.00E
81.4	0.87K	0.00K	0.01K	1.33K	0.01K	0.00E
67.3	0.57K	0.00K	0.01K	1.05K	0.01K	0.00E
53.2	0.35K	0.00K	0.00K	0.78K	0.00K	0.00E
47.0	0.27K	0.00K	0.00K	0.68K	0.00K	0.00E
35.2	0.15K	0.00K	0.00K	0.50K	0.00K	0.00E
23.5	0.07K	0.00K	0.00K	0.32K	0.00K	0.00E
11.7	0.02K	0.00K	0.00K	0.16K	0.00K	0.00E
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
		ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	
194.0	1.00 D	0.73 C	0.00 L	0.00 C	0.00 L	0.00 L
179.0	8.61 D	1.96 C	0.00 L	-24.37 K	-0.01 K	0.00 K
164.0	8.61 A	1.96 I	0.00 B	-24.37 K	-0.01 K	0.00 K
149.0	13.00 A	2.95 I	0.00 B	-72.51 K	-0.04 K	-0.01 K
145.2	16.47 E	3.69 A	0.00 H	-72.51 K	-0.04 K	-0.01 K
130.3	20.76 E	4.70 A	0.00 H	-147.26 K	-0.08 K	-0.02 K
115.4	20.76 D	4.74 D	0.02 C	-147.24 C	-0.09 K	-0.02 K
100.5	21.40 D	4.82 D	0.02 C	-168.74 F	-0.12 K	-0.02 K
95.5	21.40 H	4.79 E	0.04 F	-168.75 F	-0.14 K	-0.02 K
81.4	23.01 H	5.10 E	0.04 F	-256.95 K	-0.72 K	0.03 E
67.3	23.01 K	5.12 E	0.03 K	-256.95 K	-0.72 K	0.03 E
53.2	24.81 K	5.46 E	0.03 K	-349.37 E	-1.25 K	0.05 E
47.0	24.81 K	5.46 E	0.03 K	-349.36 E	-1.25 K	0.05 E
35.2	26.79 K	5.83 E	0.03 K	-446.10 E	-1.78 K	0.06 E
23.5	26.79 K	5.83 D	0.04 I	-446.12 E	-1.79 K	0.07 E
11.7	28.18 K	5.96 D	0.04 I	-479.52 E	-1.95 K	0.07 E
0.0	28.18 K	5.97 K	0.04 K	-479.52 E	-1.95 K	0.07 E
194.0	30.24 K	6.35 K	0.04 K	-576.82 K	-2.55 K	0.08 E
179.0	30.24 K	6.35 K	0.04 K	-576.82 K	-2.55 K	0.08 E
164.0	32.45 K	6.75 K	0.04 K	-678.13 K	-3.21 K	0.09 E
149.0	32.45 K	6.74 K	0.04 K	-678.13 K	-3.21 K	0.09 E
145.2	34.84 K	7.16 K	0.04 K	-783.54 K	-3.85 K	0.10 E
130.3	34.84 K	7.16 K	0.04 K	-783.53 K	-3.85 K	0.10 E
115.4	37.22 K	7.35 K	0.04 K	-831.74 K	-4.11 K	0.10 E
100.5	37.22 K	7.35 K	0.04 K	-831.74 K	-4.10 K	0.10 E

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35.2	39.71 K	7.69 K	0.04 K	-924.72 K	-4.61 K	0.10 E
	39.71 K	7.69 K	0.04 K	-924.72 K	-4.61 K	0.10 E
23.5	42.38 K	8.04 K	0.04 K	-1020.55 K	-5.07 K	0.10 E
	42.38 K	8.04 K	0.04 K	-1020.54 K	-5.07 K	0.10 E
11.7	45.14 K	8.40 K	0.04 K	-1119.25 K	-5.54 K	0.11 E
	45.14 K	8.40 K	0.04 K	-1119.25 K	-5.54 K	0.11 E
	47.99 K	8.78 K	0.04 K	-1220.91 K	-6.01 K	0.11 E
base reaction	47.99 K	-8.78 K	-0.04 K	1220.91 K	6.01 K	-0.11 E

COMPLIANCE WITH 4.8.2 & 4.5.4

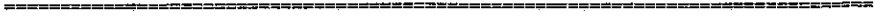
ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
194.00	0.00D	0.00C	0.00C	0.00C	YES	9.52A	45.2
	0.01D	0.06K	0.00C	0.06K	YES	11.69A	45.2
179.00	0.01A	0.06K	0.00I	0.06K	YES	11.69A	45.2
	0.01A	0.13K	0.00I	0.14K	YES	13.86A	45.2
164.00	0.01E	0.13K	0.01A	0.14K	YES	13.86A	45.2
	0.01E	0.20K	0.01A	0.21K	YES	16.03A	45.2
149.00	0.01D	0.13C	0.00D	0.14C	YES	10.10A	45.2
	0.01D	0.14F	0.00D	0.15F	YES	10.46A	45.2
145.25	0.01H	0.15F	0.00E	0.16F	YES	10.22A	45.2
	0.01H	0.18K	0.00E	0.19K	YES	11.66A	45.2
130.33	0.01K	0.18K	0.00E	0.19K	YES	11.66A	45.2
	0.01K	0.20E	0.00E	0.21E	YES	13.10A	45.2
115.42	0.01K	0.20E	0.00E	0.21E	YES	13.10A	45.2
	0.01K	0.21E	0.00E	0.22E	YES	14.54A	45.2
100.50	0.01K	0.21E	0.00D	0.22E	YES	14.54A	45.2
	0.01K	0.21E	0.00D	0.22K	YES	15.02A	45.2
95.50	0.01K	0.22E	0.00K	0.23E	YES	14.67A	45.2
	0.01K	0.23K	0.00K	0.24K	YES	16.02A	45.2
81.42	0.01K	0.23K	0.00K	0.24K	YES	16.02A	45.2
	0.01K	0.23K	0.00K	0.24K	YES	17.38A	45.2
67.33	0.01K	0.23K	0.00K	0.24K	YES	17.38A	45.2
	0.01K	0.24K	0.00K	0.25K	YES	18.74A	45.2
53.25	0.01K	0.20K	0.00K	0.21K	YES	15.81A	45.2
	0.01K	0.20K	0.00K	0.21K	YES	16.33A	45.2
47.00	0.01K	0.21K	0.00K	0.21K	YES	16.03A	45.2
	0.01K	0.21K	0.00K	0.22K	YES	17.00A	45.2
35.25	0.01K	0.21K	0.00K	0.22K	YES	17.00A	45.2
	0.01K	0.21K	0.00K	0.22K	YES	17.97A	45.2
23.50	0.01K	0.21K	0.00K	0.22K	YES	17.97A	45.2
	0.01K	0.21K	0.00K	0.22K	YES	18.94A	45.2
11.75	0.01K	0.21K	0.00K	0.22K	YES	18.94A	45.2
	0.01K	0.21K	0.00K	0.22K	YES	19.91A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR ALONG	ACROSS	MOMENT.w.r.t.WIND.DIR ALONG	ACROSS	TORSION
------	-------------------------------	--------	--------------------------------	--------	---------

kip	kip	kip	ft-kip	ft-kip	ft-kip
47.99	8.78	0.04	-1220.91	-6.01	0.11
K	K	K	K	K	E

17-5460-JDS





SO#: 17-5460-JDS
 Site Name: Early Diaz, NC
 Date: 2/2/2017

Round Base Plate and Anchor Rods, per ANSI/TIA 222-G

Pole Data

Diameter: 53.770 in (flat to flat)
 Thickness: 0.4375 in
 Yield (Fy): 65 ksi
 # of Sides: 18 "0" IF Round
 Strength (Fu): 80 ksi

Reactions

Moment, Mu: 4928.78 ft-kips
 Axial, Pu: 57.65 kips
 Shear, Vu: 35.23 kips

Anchor Rod Data

Quantity: 16
 Diameter: 2.25 in
 Rod Material: A615
 Strength (Fu): 100 ksi
 Yield (Fy): 75 ksi
 BC Diam. (in): 60.5 BC Override:

Anchor Rod Results

Maximum Rod (Pu+ Vu/η): 252.4 Kips
 Allowable $\Phi \cdot R_{nt}$: 260.0 Kips (per 4.9.9)
 Anchor Rod Interaction Ratio: **97.1% Pass**

Plate Data

Diameter (in): 66.25 Dia. Override:
 Thickness: 2.25 in
 Yield (Fy): 50 ksi
 Eff Width/Rod: 10.67 in
 Drain Hole: 2.625 in. diameter
 Drain Location: 24.75 in. center of pole to center of drain hole
 Center Hole: 41.5 in. diameter

Base Plate Results

Base Plate (Mu/Z): 38.6 ksi
 Allowable $\Phi \cdot F_y$: 45.0 ksi (per AISC)
 Base Plate Interaction Ratio: **85.8% Pass**

Sabre Industries™
Towers and Poles

February 6, 2017

BEACON TOWERS LLC
3519 STOCKTON DRIVE
MOUNT PLEASANT, SC 29466

Attn: Martin Deputy
(843) 324-9731

Dear Mr. Deputy:

Per your recent request, please find following our quotation for a 195' Sabre Monopole.

If you have any questions or require further information, please feel free to contact me at
(800) 369-6690, ext. 11682.

Sincerely,
SABRE COMMUNICATIONS



Josh Schlessor
Southeast Sales Manager

Enclosure: Per Above

JDS: kl

PROPOSAL

Prepared for: BEACON TOWERS LLC
 3519 STOCKTON DRIVE
 MOUNT PLEASANT, SC 29466
 Attn: Martin Deputy

Proposal No.: 17-5460-JDS
 Date: 2/6/2017 Page 1 of 4
 Reference: 195' Monopole/Early Diaz, NC
 Freight: Origin

SABRE MONOPOLE

Quantity of one (1) Sabre Monopole. The monopole has an overall height of 195'. The overall height of this monopole includes the foundation projection.

The monopole will be eighteen-sided and tapered in design with a top diameter of 16" and a base diameter of 53.77".

The monopole will be designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, and a crest height of 330'.

Revision G Parameters:

- Structure Class II
- Exposure Category B
- Topographic Category 2

***Refer to Notes section for definitions of Revision G parameters.*

The monopole will be designed to support the following equipment:

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(9) SBNHH-1D65B		X	195'	(9) 1 5/8"	N/A	Unknown	12' H.C. Platform with Collar Mount		X
2	(9) RRH		X	195'	N/A	N/A	Unknown	Same as above		X
3	(9) SBNHH-1D65B		X	185'	(9) 1 5/8"	N/A	Unknown	Three (3) 10' T-Arms with 3' Standoff with Collar Mount		X
4	(9) RRH		X	185'	N/A	N/A	Unknown	Same as above		X
5	(9) SBNHH-1D65B		X	175'	(9) 1 5/8"	N/A	Unknown	Three (3) 10' T-Arms with 3' Standoff with Collar Mount		X
6	(9) RRH		X	175'	N/A	N/A	Unknown	Same as above		X
7	(9) SBNHH-1D65B		X	165'	(9) 1 5/8"	N/A	Unknown	Three (3) 10' T-Arms with 3' Standoff with Collar Mount		X
8	(9) RRH		X	165'	N/A	N/A	Unknown	Same as above		X
9	(9) SBNHH-1D65B		X	155'	(9) 1 5/8"	N/A	Unknown	Three (3) 10' T-Arms with 3' Standoff with Collar Mount		X
10	(9) RRH		X	155'	N/A	N/A	Unknown	Same as above		X

Note: This monopole has been designed for a fall radius less than 50 feet.

PROPOSAL

Prepared for: **BEACON TOWERS LLC**
3519 STOCKTON DRIVE
MOUNT PLEASANT, SC 29466
Attn: Martin Deputy

Proposal No.: **17-5460-JDS**
Date: **2/6/2017** Page **2** of **4**
Reference: **195' Monopole/Early Diaz, NC**
Freight: **Origin**

ITEM 1 MONOPOLE MATERIALS\$ 43,391.00

Materials to be provided include:

- Complete monopole steel and hardware
- Anchor bolts and templates, (16) bolts 84" long
- Step Bolts
- Fifteen (15) 6" x 12" access ports with J hooks (see notes)
- Four (4) 10.5" x 25.5" access ports (see notes)
- 200' Safety Climb without harness
- One (1) 4' x 5/8" lightning rod copper clad
- P.E. certified profile drawings (see notes)
- P.E. certified foundation design (see notes)
- Final erection drawings

MONOPOLE FREIGHT TO POLK COUNTY, NC\$ 2,479.00

ANCHOR BOLT FREIGHT TO POLK COUNTY, NC\$ 430.00

NOTES: Terms will be reviewed upon receipt of order.

Classification of Structure:

- Class Two
Structures used for services that may be provided by other means such as: commercial wireless communications, television and radio broadcasting, cellular, PCS, CATV, and microwave communications. *Class two is the standard default for structure classification.*

Exposure Category:

- Exposure B
Urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions have the size of a single family dwelling or larger. Use of this exposure shall be limited to those areas for which terrain representative of exposure B surrounds the structure in all directions for a minimum of 2,600 feet or twenty times the height of the structure, whichever is greater.

Topographic Category:

- Category 2
Structures located at or near the crest of an escarpment. Wind speed up shall be considered to occur in all directions. Structures located on the lower half of an escarpment or beyond 8 times the height of the escarpment from its crest, shall be permitted to be considered at Topographic category 1.

This quotation is based on ANSI/TIA-222-G and Customer provided specifications. Any information not provided by ANSI/TIA-222-G or the Customer has not been considered.



PROPOSAL

Prepared for: **BEACON TOWERS LLC**
3519 STOCKTON DRIVE
MOUNT PLEASANT, SC 29466
Attn: Martin Deputy

Proposal No.: **17-5460-JDS**
Date: **2/6/2017** Page **4** of **4**
Reference: **195' Monopole/Early Diaz, NC**
Freight: **Origin**


Prices are valid for 30 days.

Title, ownership, risk of loss, risk of material obsolescence and risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time.

Delivery will be approximately 6 weeks after receipt of required information and contingent upon backlog at the time of order.

This proposal is based on the terms and conditions proposed above including the attached standard terms and conditions and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Communications.

Submitted By: Sabre Communications Corporation



Josh Schlessner
Southeast Sales Manager

Acceptance of Customer:

Please enter our order for the above items in accordance with this proposal.

Signature _____
Name (print) _____
Title _____ Date _____
Purchase Order No. _____

**SABRE COMMUNICATIONS CORPORATION
TOWERS, ACCESSORIES AND MODIFICATION MATERIALS
STANDARD TERMS AND CONDITIONS**

1. **OVERVIEW:** The written offer to the customer named ("**Customer**") in the written proposal ("**Proposal**") by Sabre Communications Corporation ("**Sabre**") that describes the products ("**Products**") and/or Services ("**Services**") to be provided by Sabre, the prices for the same, the anticipated delivery or commencement date and such additional information as may be included in the Proposal are made subject exclusively to these standard terms and conditions ("**Standard Terms and Conditions**") stated herein and are valid for acceptance by Customer in writing within thirty (30) days of the date of the Proposal. All prices and clerical errors are subject to change and/or correction without notice. The Products to be furnished and/or Services to be accomplished as a result of the Proposal are limited strictly to the Products and/or Services outlined in the Proposal. **CUSTOMER'S SUBMISSION OF A PURCHASE ORDER OR OTHER SIMILAR DOCUMENT IN RESPONSE TO THE PROPOSAL IS CONCLUSIVE ASSENT TO AND ACCEPTANCE OF THESE STANDARD TERMS AND CONDITIONS UNLESS SPECIFIC TERMS ARE OBJECTED TO IN WRITING BY CUSTOMER AND ACCEPTED IN WRITING BY SABRE.** The provisions of the Proposal and these Standard Terms and Conditions shall constitute the entire contract and agreement between Customer and Sabre ("**Agreement**"). Acceptance of this bid through a purchase order or otherwise is limited to the terms and conditions stated herein unless both parties expressly agree otherwise in a writing signed by both parties.
2. **PAYMENT:** If Sabre extends credit to Customer, payment is due net thirty (30) days from the date of the invoice. Invoices for towers shall be issued upon the completion of fabrication regardless of whether Products have been shipped. Unless Customer shall have provided Sabre with a valid and effective tax exemption certificate or satisfactory evidence of the same, all federal, state and local taxes (other than those based upon Sabre's net income) imposed upon the Products or Services performed hereunder shall be paid by Customer. Time is of the essence with respect to payments to Sabre. Past due amounts are subject to an interest charge of the lower of one and one-half per cent (1-1/2%) per month or the highest rate permitted by law plus all reasonable fees and expenses of collection. Payment to Sabre is not contingent upon Customer having received payment from any other party.
3. **DELIVERY:** All Products are delivered F.O.B. Sabre's facility upon completion of fabrication. Title, ownership, risk of loss, risk of material obsolescence as well as risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time; provided, however, as an accommodation to the Customer, Sabre will maintain insurance coverage against the risk of loss for property damage on all material awaiting shipment.
4. **SHIPMENT:** Off-loading at point of destination not included unless specifically stated otherwise in the Proposal. Sabre will ship Products by common carrier. The carrier (through its driver) shall determine whether the site is accessible for its equipment. If the carrier determines that it is impractical to reach the site without injury/damage to the load, truck, or driver, the Customer will be responsible for finding an alternative site for unloading. No costs shall be incurred by Sabre as a result of the carrier's determination that access to the site is impractical. Customer must make careful inspection of Products when received. Customer must note on the bill of lading any claim that the shipment is not complete or that the Products are warped, bent, scraped, dented, or damaged in any other way, or not in all respects in proper condition prior to off-loading and shall make all claims pertaining to the shipment to Sabre in writing within forty-eight (48) hours of receipt of the Products or Sabre shall have no responsibility with respect to the shipment and such claims will be declined. In addition to the freight charges agreed to by the parties in the Proposal, additional freight charges may be assessed as follows: (i) Customer will have two (2) hours from the scheduled arrival time to unload the shipment, however, if the carrier is delayed more than the free time allowed, an additional rate per hour or maximum charge per day may apply; (ii) if the Customer requests the carrier to hold a delivery overnight to accommodate unloading, layover charges may be incurred in addition to any other unloading delays; (iii) if a load is diverted to a new location by the Customer, a new point-to-point rate will be established as well as additional mileage fees, if required; and/or (iv) if the Customer cancels a shipment on the same day the shipment was scheduled to leave Sabre's facility and the truck has been dispatched to load, a "truck not used" fee may be applied in addition to charges for material handling, however, if notice to cancel the shipment is given not less than one (1) business day prior to the scheduled departure date, no additional fees will apply.
5. **STORAGE:** If Customer declines to accept shipment of the Products immediately upon completion of fabrication, Sabre may agree to store the Products at its facility at Sabre's standard daily storage rate or Sabre may arrange for storage at another location at the expense of Customer.
6. **CHANGE ORDERS:** Customer shall notify Sabre in writing of any requested change(s) to an existing purchase order and Sabre will prepare and submit to Customer a change order incorporating the changes Sabre will agree to and any change in the price(s) associated with said changes (the "**Change Order**"). If Customer agrees in writing to the changes, Customer will sign and return the Change Order. If additional payments are due Sabre as a result of the changes, Sabre will invoice Customer for such changes.
7. **TOWER MODIFICATION PRODUCTS AND/OR SERVICES:** If the Proposal is for tower modification Products, Sabre will not participate to any extent in the physical modification of any existing communication tower structure unless specifically stated in the Proposal. Sabre's sole responsibility shall be the design, drafting, engineering and fabrication of the Products needed for modification of the existing communication tower.
8. **PRODUCT RETURNS:** Prior written authorization from Sabre is required for all returned Products which Sabre may decline in its sole discretion. Requests for return authorization must be received by Sabre within thirty (30) days of original shipment. When a Product return is authorized by Sabre, it must be received within fifteen (15) days of the date the return material authorization number ("**RMA**") is issued by Sabre, bear the RMA number, be shipped freight prepaid to a destination of Sabre's choice, and be in new and unused condition. All returned Products are subject to a restocking charge of 25% of the purchase price unless the Products are returned due to a defect, in which case, no restocking charge shall apply. Unsalable Products returned to Sabre will be scrapped and no credit will be given.
9. **DELAYS:** Sabre shall not be liable for any delay or failure to perform its obligations due to any cause beyond its reasonable control, including, without limitation, lack of cooperation or assistance by Customer, labor difficulties, fire, accident, act of the public enemy, war, public disturbances, sabotage, transportation delay, shortage of raw material, energy, or machinery, or act of God, government or the judiciary or any disruption caused by a third party that materially impairs Sabre's performance hereunder.
10. **EXCLUSIVE WARRANTIES AND REMEDIES:** Sabre's exclusive limited warranty relating to the Products is that the Products will comply with the applicable Product specifications in the Proposal in all material respects and will be free of material defects in materials and workmanship when delivered. The warranty period is for one (1) year from the earlier of the date of Sabre's invoice or shipment of Products to Customer. Sabre reserves the right to change or modify the design or construction of any of its Products and to substitute material equal to or superior to that originally specified. In the event Sabre determines that the Products do not conform with this warranty, Customer's exclusive remedy shall be, at Sabre's option and expense: (i) Sabre shall correct any material defect; (ii) Sabre shall furnish a replacement Product and shall be responsible for labor costs involved in the reinstallation of such Product only if Sabre installed the Product; or (iii) Sabre shall refund the price paid to Sabre for the Product provided that Customer agrees to return the Product (freight prepaid by Sabre) within thirty (30) days of the discovery of the discrepancy during the warranty period. With respect

to Services, Sabre's exclusive limited warranty is that the Services shall be performed in a workmanlike fashion. In the event Sabre breaches this warranty, Customer's exclusive remedy shall be, at Sabre's option and expense: (i) Sabre shall correct such Services within thirty (30) days of the performance of the Services; or (ii) Sabre shall refund the price paid for the applicable portion of the Services. Sabre does not make any warranty as to any services, materials or goods furnished by third parties (e.g., light kits); however, Sabre will assign to Customer any rights it has against such third parties. These warranties shall be effective only if the Products are installed and maintained in accordance with Sabre's recommendations and specifications and that Customer, during the warranty period, shall regularly (not less than semi-annually) inspect and properly maintain the Products.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND OF ANY OTHER TYPE, WHETHER EXPRESS OR IMPLIED. IT SHALL BE THE CUSTOMER'S SOLE RESPONSIBILITY TO VERIFY THAT THE PRODUCTS MEET THE SUITABILITY AND USABILITY REQUIREMENTS OF THE INTENDED APPLICATION OF CUSTOMER.

11. **LIMITATION OF LIABILITY: IN NO EVENT SHALL SABRE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT, PUNITIVE OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS OR REVENUE OR DOWNTIME, EVEN IF SABRE HAS BEEN ADVISED OF THE POSSIBILITY OF THE FOREGOING, IN NO EVENT SHALL SABRE'S LIABILITY ON ANY CLAIMS FOR DAMAGES ARISING OUT OF OR CONNECTED WITH THE PRODUCTS AND/OR SERVICES OR OTHERWISE EXCEED THE LESSER OF CUSTOMER'S DIRECT DAMAGES OR THE PRICE PAID BY CUSTOMER FOR THE PRODUCTS AND/OR SERVICES.**

12. **CUSTOMER PRODUCT SELECTION AND USE RESPONSIBILITIES:** Customer represents and warrants to Sabre that Customer possesses all necessary expertise to properly select, install and/or use the Products or that Customer has secured the services of a competent professional with respect to the foregoing and acknowledges that the Proposal is based upon the design, information and specifications provided by the Customer being complete, correct, and accurate. Customer agrees to be responsible for all claims, losses, expenses, fines, penalties, damages, demands, judgments, actions, causes of action, suits and liability caused by Customer's improper selection, use, installation or dealings with the Products or the failure of the design, information and specifications provided by the Customer to be complete, correct, and accurate. Customer shall specify any specific design parameters required to conform to local, state or federal requirements which may affect the price in the Proposal prior to Sabre accepting an order from Customer. Plot plans with tower orientation and antenna mounting elevations and azimuths shall be provided by Customer with the Purchase Order.

13. **INDEMNIFICATION:** To the fullest extent allowed by law, each party will indemnify, defend and hold the other party and its respective parents, subsidiaries, affiliates, directors, officers, partners, stockholders, associates, employees and agents (collectively, "**Indemnitees**") harmless from and against all claims, losses, expenses, fines, penalties, damages, demands, judgments, actions, causes of action, suits and liability claimed by a third party for personal injury, death or damage to tangible property (collectively, "**Liabilities**") proximately caused by the party from which indemnification is sought ("**Indemnitor**") provided the Indemnitees give the Indemnitor prompt written notice of any of the foregoing and provide full cooperation and assistance to the Indemnitor in the investigation and defense of such claim and grants the Indemnitor exclusive control of the defense and settlement thereof. No indemnification will be requested by or provided to a party whose actions are a contributing cause, in whole or in part, to the Liabilities.

14. **CONFIDENTIALITY:** The parties agree that if either party provides the other party with non-public written documentation which the disclosing party wants treated as being confidential, the disclosing party will clearly mark the documentation with a legend stating that the documentation is considered confidential by the disclosing party. The recipient will use at least the same effort to avoid disclosure of the confidential documentation as the recipient uses with respect to the recipient's confidential documentation but in no event less than due care. Notwithstanding the foregoing, the recipient shall not be required to protect or hold in confidence any information in the confidential documentation which was or is: (a) part of the public domain; (b) known to the recipient prior to the disclosure to the recipient; (c) disclosed to a third-party by the disclosing party without a written obligation of confidence; (d) rightly received by the recipient from a third party; or (e) independently developed by the recipient without access to the confidential documentation.

15. **INFRINGEMENT:** Sabre's exclusive warranty regarding infringement is that for one (1) year from the earlier of the date of Sabre's invoice or shipment of Products to Customer, the Products created by Sabre or the Services or any works created as a result of the Services solely in accordance with Sabre's plans, drawings, specifications or instructions, will not infringe any United States patent, copyright or trade secret. Sabre agrees to defend Customer against a lawsuit and pay all damages, costs and reasonable attorney's fees finally awarded against Customer resulting from any claim that any Products created by Sabre or the Services performed by Sabre or the works created as a result of the Services infringe any of the foregoing provided that Customer: (a) gives Sabre prompt written notice of any claim; (b) provides reasonable cooperation to Sabre in the investigation and defense of such claim; and (c) grants Sabre exclusive control of the defense and settlement thereof. In the event of any such infringement, Sabre shall, at its option and expense, either (i) replace or modify the Products or the works created as a result of the Services so that they become non-infringing, or (ii) accept return of the Products and refund an amount equal to Customer's depreciated value of the returned Products or works found to be infringing. Sabre shall have no liability for infringements caused in whole or in part by Customer, third parties not hired by Sabre or alterations or combinations not reviewed and approved in writing in advance by Sabre or that are not performed or provided by Sabre. The foregoing constitutes the exclusive warranty of Sabre and exclusive remedy of Customer with respect to any claim or action for infringement. Customer may fully participate in the defense and/or settlement or compromise of any claim of infringement at Customer's expense. Customer shall provide Sabre with the same warranty and defense of claims of infringement with regard to Products created by Sabre in compliance with Customer's plans, drawings, specification or instructions. Sabre does not warrant against infringement any materials or goods furnished by third parties (e.g., light kits); however, Sabre will assign to Customer any rights it has against such third parties.

16. **SABRE'S DRAWINGS & MATERIALS:** Title to all drawings, specifications, brochures, reprints, copies, copies of copies or any other data furnished to Customer are copyrighted by Sabre and title thereto shall remain with Sabre. Customer shall not reproduce, copy or disclose such information in whole or in part for any purpose without prior written permission from Sabre.

17. **LIGHTING REQUIREMENTS:** Customer agrees to comply with the latest standards set forth by the Federal Aviation Administration, the Federal Communications Commission, and any other local, state or federal regulations or ordinances for tower erection and lighting. Customer confirms that the lighting kit ordered for installation on the tower conforms to all such standards and indemnifies Sabre for any loss or expense, including attorney fees, for noncompliance or nonconformance with such standards. It shall be the Customer's responsibility to provide adequate electrical supply at the base of the tower.

18. **EXCLUSIONS FROM PROPOSAL PRICE:** Unless otherwise stated in the Proposal, the prices in the Proposal do not include antennas, transmission lines, jumpers, ground kits, hangars and hardware.

19. **PHOTOGRAPHS:** Sabre at all times reserves the right to take pictures of any or all of its Products after Installation for advertising purposes, except those which are under classified government control.

SABRE'S EMPLOYEES: Sabre reserves the right to determine which of its employees will be assigned to a particular project, to replace or reassign such employees and/or subcontract to qualified third persons part or all of the performance of any Services requested hereunder. Customer may request the removal or reassignment of Sabre's employees on a nondiscriminatory basis at any time and Sabre will promptly provide a suitable replacement. Sabre's employees will comply with all generally applicable work and security rules of Customer.

21. **INDEPENDENT CONTRACTORS:** The parties' relationship during the term of this Agreement shall be that of independent contractors. Neither party shall have, nor shall represent that it has, any power, right or authority to bind the other, or to assume or create any obligation or responsibility, express or implied, on behalf of the other or in such other party's name, except as herein expressly provided. Nothing stated in this Agreement shall be construed as constituting a partnership, joint venture or as creating the relationships of employer/employee or principal/agent between the parties.

22. **NOTICES:** All notices, requests, demands, claims and other communications hereunder will be in writing. Any notice, request, demand, claim or other communication hereunder will be deemed duly given if it is received and/or sent by facsimile, receipted delivery or certified mail, return receipt requested, postage prepaid, and addressed to the intended recipient at the address set forth in the Proposal. Either party may change the address to which notices, requests, demands, claims, and other communications hereunder are to be delivered by giving the other party notice in the manner herein set forth. Each party agrees to promptly provide written notice of any suspected breach of this Agreement, the specifics of any claim of breach or for damages and to provide the other with a reasonable opportunity to investigate and cure any curable matter. In order to bring an action against Sabre for damages, Customer must give notice to Sabre of any claim for damages within six (6) months of the date the claim arises. No claim of breach of this Agreement shall be made by Customer unless and until all uncontested amounts are paid to Sabre.

23. **WAIVER:** Any waiver of any breach of this Agreement shall not be effective unless set forth in a writing signed by an officer of the waiving party.

24. **SURVIVAL:** The termination of this Agreement shall not affect the obligations of either party to the other that arises under the terms and conditions of this Agreement, rights arising from this Agreement, or causes of action which have accrued prior to the date of the termination.

25. **DISPUTES:** The parties agree that any controversy or claim (whether such controversy or claim is based upon statute, contract, tort or otherwise) arising out of or relating to this Agreement, any performance or dealings between the parties, or any dispute arising out of the interpretation or application of this Agreement or any dealings between the parties and/or their respective directors, managers, partners, officers, employees or agents ("**Dispute**"), which the parties are not able to resolve, shall be resolved as follows:

a. The parties will endeavor to settle the Dispute through mediation under the Construction Industry Mediation Rules of the American Arbitration Association ("**AAA**") before recourse to arbitration. Any action for breach of warranty must be commenced within one (1) year after the cause of action accrues. Once one party files a request for mediation with the other party and with the AAA, the parties agree to conclude the mediation within thirty (30) days of filing the request. The mediation shall be conducted in the city where the party commencing the mediation is located. The parties agree to share the fees and expenses of mediation equally.

b. Any Dispute not resolved by mediation, shall be decided by a single arbitrator pursuant to the Construction Industry Arbitration Rules of the AAA then in effect and shall be conducted in the city where the party commences the arbitration. The arbitrator will have the authority to grant injunctive relief in a form similar to that which a court of law would otherwise grant. Judgment upon the award rendered by the arbitrator shall be entered in any court having jurisdiction thereof. The arbitrator will be mutually chosen from a panel of licensed attorneys familiar with the subject matter of this Agreement having at least fifteen (15) years of professional experience and will be appointed within thirty (30) days of the date the demand for arbitration was sent to the other party. Discovery will be permitted in accordance with the Federal Rules of Civil Procedure of the United States of America. If an arbitration proceeding is brought pursuant to this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees, costs and necessary disbursements incurred in addition to any other relief to which such party may be entitled except that, by the express agreement of the parties, the arbitrator shall not have the power to award incidental, consequential, special, indirect, punitive or exemplary damages. Neither the parties nor the arbitrator may disclose the existence, content or results of the arbitration, except as necessary to enforce award or to comply with legal or regulatory requirements. Before making any such disclosure, the party intending to make the disclosure shall give the other party written notice of such intention and shall afford the other party a reasonable opportunity to protect its interests, which such period shall not be less than twenty (20) days from the non-disclosing party's receipt of the aforementioned written notice. The parties agree that all parties necessary to resolve the claim shall be the parties to the same arbitration proceedings. Appropriate provisions shall be included in all other contracts relating to the work to provide for the consolidation of arbitrations. If Sabre continues to perform, Customer shall continue to make payments in accordance with this Agreement. Nothing herein shall prohibit Sabre from filing a mechanics lien against the real estate or the real estate interest on which any Services are performed. This agreement to arbitrate shall be governed by the Federal Arbitration Act.

26. **SEVERABILITY:** If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws during the term hereof, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions hereof shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance herefrom. Furthermore, in lieu of such illegal, invalid, or unenforceable provision there shall be added automatically as a part of this Agreement a legal, valid, and enforceable provision as similar in terms to the illegal, invalid, or unenforceable provision as may be possible.

27. **GOVERNING LAW:** This Agreement shall be governed by the laws of the State of Iowa. Jurisdiction to enforce the mediation and arbitration provisions of this Agreement is agreed to be in the Federal and/or State District Courts located in Woodbury County, Iowa.

28. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and may only be modified by a written instrument executed by an authorized officer of both parties. All negotiations and representations (if any) made prior, and with reference to the subject matter of this Agreement, are merged herein. Neither Sabre nor Customer shall be bound by any oral agreement or representation, irrespective of when made. Sabre and Customer agree that Customer's preprinted forms, including Customer's Purchase Order, are for convenience only and all terms and conditions stated thereon which are inconsistent with these Standard Terms and Conditions are void and of no effect and are hereby expressly rejected by Sabre.

March 27, 2017

Mr. Martin Deputy
Beacon Towers, LLC
P.O. Box 685
Mount Pleasant, SC 29465

RE: Proposed 195' Sabre Monopole for Early Diaz, NC

Dear Mr. Deputy,

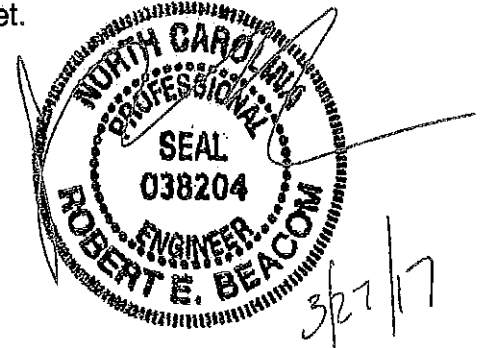
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 30 mph with 3/4" radial ice, Structure Class II, Exposure Category B and Topographic Category 2 with a Crest Height of 330', in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** The fall radius for the monopole design described above is less than 50 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer



**FCC Form 854
Main Form**

Approved by OMD – 3060-0139
See instructions for public burden estimate

Application for Antenna Structure Registration

Purpose of Filing

1) Enter the application purpose: (NE)	
AM – Amendment of a Pending Application AU – Administrative Update CA – Cancellation of an Antenna Structure Registration DI – Notification of an Antenna Structure Dismantlement DU – Request for a Duplicate Antenna Structure Registration MD – Modification of a Antenna Structure Registration	NE – Registration of a New Antenna Structure NT – Required Construction/Alteration Notification OC – Ownership Change RE – Registration of a Replacement Antenna Structure WD – Withdrawal of a Pending Application
2a) If the answer to 1 is AU, CA, DI, DU, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

Antenna Structure Ownership Information

3) Select one of the entity types:			
<input type="checkbox"/> Individual	<input type="checkbox"/> Unincorporated Association	<input type="checkbox"/> Trust	<input type="checkbox"/> Government Entity
<input type="checkbox"/> Corporation	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Consortium	<input type="checkbox"/> Limited Liability Partnership	<input type="checkbox"/> Other: _____	
4) FCC Registration Number (FRN): 0021998927		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): Beacon Towers-VA			
8) Attention To: Martin Deputy		9) P.O. Box: P.O. Box 685	And/Or
10a) Street Address 1:		10b) Street Address 2:	
11) City: Mt Pleasant	12) State: SC	13) Zip Code: 29465	
14) Telephone Number (xxx-xxx-xxxx): (843) 324-9731		15) Fax Number: (xxx-xxx-xxxx):	
16) E-mail Address: martindeputy55@gmail.com			

Contact Representative Information

17) First Name (if individual): Martin	MI:	Last Name: Deputy	Suffix: Bea
18) Business Name: Beacon Towers-VA			
19) Attention To: Martin Deputy	20) P.O. Box P.O. Box 685		And/Or
21a) Street Address 1:		21b) Street Address 2:	
22) City: Mt Pleasant	23) State: SC	24) Zip Code: 29465	
25) Telephone Number (xxx-xxx-xxxx): (843) 324-9731		26) Fax Number: (xxx-xxx-xxxx):	
27) E-mail Address: martindeputy55@gmail.com			

Antenna Structure Information

28a) Latitude (DD-MM-SS.S): 35- 14- 53.0		28b) North or South: North	
29a) Longitude (DDD-MM-SS.S): 082- 17- 04.9		29b) East or West: West	
30) Street Address or Geographic Location: Early Road		31) City: Saluda	
32) County: POLK	33) State: NORTH CAROLINA	34) Zip Code: 28722	
35) Elevation of site above mean sea level (meters):			602.0 meters
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			59.4 meters
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			60.7 meters
38) Overall height above mean sea level (add items 35 and 37 together):			662.7 meters
39a) Enter the type of structure on which the antenna will be mounted: (MTOWER)			
B – Building BANT – Building with Antenna on Top BMAST – Building with Mast BPIPE – Building with Pipe BPOLE – Building with Pole BRIDG – Bridge BTWR – Building with Tower GTOWER – Guyed Structure Used For Communication Purposes LTOWER – Lattice Tower MAST – Mast MTOWER – Monopole NNGTANN – Guyed Tower Array		NNLTANN – Lattice Tower Array NNMTANN – Monopole Array PIPE – Any type of Pipe POLE – Any type of Pole RIG – Oil or Other Type of Rig SIGN – Any type of Sign or Billboard SILO – Any type of Silo STACK – Smoke Stack TANK – Any type of Tank (water, gas, etc.) TREE – When used as a support for an antenna UPOLE – Utility Pole/Tower used to provide service (electric, telephone, etc.)	
39b) Number of Towers in Array:		39c) Position of this Tower in the Array:	
40a) Array Center Latitude (DD-MM-SS.S):		40b) North or South	
41a) Array Center Longitude (DDD-MM-SS.S):		41b) East or West:	

Proposed Marking and/or Lighting

42) Enter the proposed marking and/or lighting: (1)
See Form 854 Item 42 Instructions for detailed tier and lighting information.

- | | | |
|----------------|----------------|-----------------|
| 1) None | 4) FAA Style B | 7) FAA Style E |
| 2) Paint Only | 5) FAA Style D | 8) FAA Style F |
| 3) Other _____ | 6) FAA Style C | 9) FAA Style A |
| | | 10) FAA Style G |

FAA Notification

43) FAA Study Number:
2017-ASO-1844-OE

44) Date Issued:
02/23/2017

Environmental Compliance

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	(No) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	(No) Yes or No
46b) If the answer to 46a is Yes, indicate why: 1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure. 2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	() 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: 08/01/2017
48) Is the applicant submitting an environmental assessment?	(No) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	() Yes or No
50) If the answer to 49 is Yes, select the basis for this certification. 1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules? 2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact. 3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules. 4) The FCC has issued a Finding of No Significant Impact.	() 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

Certification Statements

1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.

2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.

Signature (Typed or Printed Name of Party Authorized to Sign)

52) First Name: Martin	MI:	Last Name: Deputy	Suffix:
53) Title: Member			
54) Signature: Martin Deputy			55) Date: Apr 06, 2017

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).



April 14, 2017

Polk County
Planning and Zoning Department
35 Walker Street
Columbus, NC 28722
Attn: Cathy Ruth, County Planner

Re: Beacon Towers - Site Name: Earley Diaz - Telecommunications
Facility Application - Tower Removal Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Section 401(1) of the Polk County
Wireless Telecommunications Ordinance:

Beacon Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to ensure the proposed wireless communications facility, when it is no longer being operated or used for a period of twelve (12) consecutive months, is reclaimed within sixty (60) days of receipt from Polk County notifying the owner of such abandonment. In the event that the owner of the wireless support structure fails to reclaim the wireless support structure within sixty (60) days, the owner of the wireless support structure shall be required to remove the same within six (6) months thereafter.

Please contact me should you have any questions.

Very truly yours,
Beacon Towers-VA, LLC



Martin Deputy
Managing Director

PCS SITE AGREEMENT

Site Name: Early

This PCS Site Agreement ("Agreement") is entered into as of 7/18/16 by Beacon Towers-VA LLC, a South Carolina Limited Liability Company ("BT") an Ronald William Diaz and wife, Leisha Diaz, ("Owner"). Owner acknowledges receiving One Dollar (\$1.00) and other sufficient consideration for entering into this Agreement.

1. Premises and Use. Owner leases and demises to BT, the site described below: [Check appropriate box (es)]

X Land consisting of approximately 10,000 square feet upon which BT will construct its equipment base station and antenna structure;

Building interior space consisting of approximately square feet;

Building exterior space for attachment of antennas;

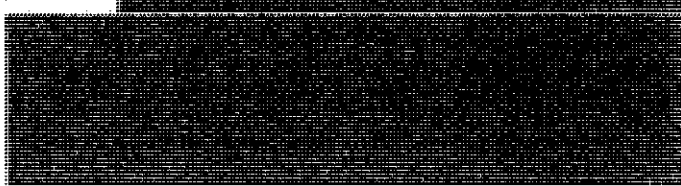
Building exterior space for placement of base station equipment;

Tower antenna space between the foot and foot level on the Tower.

X Space required for cable runs to connect PCS equipment and antennas, in location(s) ("Site") shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of BT, source of electric and telephone facilities. The Site will be used by BT for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a personal communications service system facility ("PCS"), including, without limitation, antenna equipment, cable wiring, related fixtures and if applicable to the Site, and antenna structure. BT will use the Site in a manner which will not unreasonably disturb the occupancy of the Owner's other tenants. BT will have access to the Site 24 hours per day, 7 days per week.

2. Term. The term of this Agreement (the "Initial Term") is 5 years commencing on the date ("Commencement Date") both BT and Owner have executed this Agreement. This Agreement will be automatically renewed for five additional terms (each a "Renewal Term") of (5) years each, unless BT provides Owner notice of intention not to renew not less than 90 days prior to the expiration of the Initial Term or any Renewal Term.

3. Rent.



4. Title and Quiet Possession. Owner represents and agrees (a) that it is the Owner of the Site; (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; (d) that BT its successors, affiliates, and related parties and its authorized contractors are entitled to access to the Site at all times and to the quiet

possession of the Site throughout the Initial Term and each Renewal Term so long as BT is not in default beyond the expiration of any cure period; and (e) that Owner shall not have unsupervised access to the Site or to the PCS equipment.

5. Assignment/Subletting. Tenant shall have the right to sublease or assign its rights under this Agreement without notice or consent of Owner.

6. Notices. All notices must be in writing and are effective only when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery. Notices to BT are to be sent to:

Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

Notices to Owner must be sent to the address shown underneath Owner's signature.

7. Improvements. BT may, at its expense, make such improvements on the Site, as it deems necessary from time to time for the operation of the PCS system. Owner agrees to cooperate with BT with respect to obtaining any required zoning approvals for the Site and such improvements. Upon termination or expiration of this Agreement, BT may remove its equipment and improvements and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss.

8. Compliance with Laws. Owner represents that Owner's property (including the Site), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. BT will substantially comply with all applicable laws relating to its possession and use of the Site.

9. Interference. BT will resolve technical interference problems with other equipment located at the Site on Commencement Date or any equipment that becomes attached to the Site at any future date when BT desires to add additional equipment to the Site. Likewise, Owner will not permit or suffer the installation of any future equipment, which (a) results in technical interference problems with BT then existing equipment or (b) encroaches onto the Site.

10. Utilities. BT will pay for all utilities used by it at the Site. Owner will cooperate with BT in BT's efforts to obtain utilities from any location provided by Owner or the servicing utility, including signing any easement or other instrument reasonably required by the utility company.

11. Termination. BT may terminate this Agreement at any time by notice to Owner without further liability if BT does not obtain all permits or other approvals (collectively.

Initial(s) RWD JDDP/K

PCS SITE AGREEMENT

to Name: Early

"approval") required from any governmental authority or any easements required from any third party to operate the PCS system, or if any such approval is cancelled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Site or authority to enter into this Agreement, or if BT, for any reason, in its sole discretion, determines that it will be unable to use the Site. Upon termination, all prepaid rent will be retained by Owner unless such termination is due to Owner's failure of proper ownership or authority, or such termination is a result of Owner's default.

12. Default. If either party is in default under this Agreement for a period of (a) 10 days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following the receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting party commences action to cure the default with such 30-day period and proceeds with due diligence to fully cure the default.

13. Indemnity. Owner and BT each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the ownership, use and/or occupancy of the Site by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of the indemnified party. The indemnity obligations under this Paragraph will survive termination of this Agreement.

14. Hazardous Substances. Owner represents that it has no knowledge of any substance, chemical waste (collectively "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. BT will not introduce or use any such substance on the Site in violation of any applicable law.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, promptly after Agreement is fully executed, Owner will use diligent efforts to obtain a non-disturbance agreement reasonably acceptable to BT from the holder of any such mortgage or deed of trust.

16. Taxes. BT will be responsible for payment of all personal property taxes assessed directly upon and arising solely from its use of the communications facility on the Site. BT will pay to Owner any increase in real property taxes attributable solely to any improvements to the Site made by BT within 60 days after receipt of satisfactory documentation

indicating calculation of BT's share of such real estate taxes and payment of the real estate taxes by Owner. Owner will pay when due all other real estate taxes and assessments attributable to the property of the Owner of which the Site is a part.

17. Insurance. BT will produce and maintain commercial liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability, with a certificate of insurance to be furnished to Owner within 30 days of written request. Such policy will provide that cancellation will not occur without at least 15 days prior written notice to Owner. Each party hereby waives its right of recovery against the other for any loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery against the other party in connection with any damage covered by such policy.

18. Maintenance. BT will be responsible for repairing and maintaining the PCS system and any other improvements installed by BT at the Site in a proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of Owner, its agents or employees, Owner shall reimburse BT for the reasonable costs incurred by BT to restore the damaged areas to the condition which existed immediately prior thereto. Owner will maintain and repair all other portions of the property of which the Site is a part in a proper operating and reasonably safe condition.

19. FAA Compliance. BT accepts sole responsibility for the Site's compliance with all tower or building marking and lighting regulations promulgated by the Federal Aviation Administration ("FAA") or the Federal Communications Commission ("FCC"), as applicable. BT represents and warrants that the Site complies with all applicable tower or building marking or lighting regulations promulgated by the FAA or the FCC.

Owner agrees that BT may install, at BT's sole cost and expense and as required for BT's PCS, a (i) backup generator to provide backup AC power in the event of an AC power outage at the Site, and/or (ii) tower lighting alarm monitoring system (including, but not limited to, commercial power and a dedicated surveillance telephone line) to monitor the status of the tower/building lighting.

20. Waiver of Owner's Lien. (a) Owner waives any lien rights it may have concerning BT's PCS which are deemed BT's personal property and not fixtures, and BT has the right to remove the same at any time without Owner's consent. (b) Owner acknowledges that BT has entered into a financing arrangement and may enter into additional financing arrangements in the future including promissory notes and a financial and security agreement ("Financing Agreement") for

Initial(s) RWD/EDPS 17

PCS SITE AGREEMENT

Name: Early

the financing of BT's PCS ("Collateral") with a third party or parties (the "Financing Entity"). In connection therewith, Owner (i) consents to the installation of the Collateral; (ii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become due and that such Collateral may be removed at any time without recourse to legal processing.

21. Restrictive Covenant. In consideration of the terms of this Agreement, the Owner covenants and agrees that during the Term of this Agreement, the Owner or the Owner's employees or other tenants, licensees, invitees, or agents will not use any portion of the Property or adjacent property owned by Owner for the provision of communication tower sites or wireless communications. The parties intend by this Agreement for BT (and persons deriving rights by, through or under BT) to be the sole parties to market, use, or sublease any portion of the property for wireless communications facilities during the Term. Owner agrees that this restriction on the use of the Property is commercially reasonable, not an undue burden on the Owner, not injurious to the public interest, and shall be specifically enforceable by BT (and persons deriving rights by, through or under BT) in a court of competent jurisdiction.

22. Miscellaneous. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) this Agreement is governed by the laws of the state in which the Site is located; (c) If requested by BT, Owner agrees promptly to execute and deliver to BT a recordable Memorandum of this Agreement in the form of Exhibit B; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the parties and supercedes all prior written and verbal agreements, representations, promises or understandings between parties. Any amendments to this Agreement must be in writing and executed by both parties; (e) if any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; and (f) the prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

23. Non-Binding until Fully Executed. This Agreement is for discussion purposes only and does not constitute a formal offer by either party. This Agreement is not and shall not be binding on either party until and unless it is fully executed by both parties.

24. Right of First Refusal. If, during the term of the Agreement, Owner receives and desires to accept an offer to

purchase, exchange, assign, transfer, convey or otherwise alienate all or any portion of the Site, then Owner shall provide BT written notice of such offer, which notice shall include a complete and legible copy of such offer ("Owner's Notice"). BT shall have a right of first refusal to purchase, at its election and on the terms and conditions as in Owner's Notice, the Site (or such lesser portion thereof as is described in Owner's Notice), all on the same terms and conditions as in the offer accompanying Owner's Notice. If BT does not exercise its right of first refusal by written notice to Landlord given within ninety (90) days after receipt of Owner's Notice, to such third person in accordance with the terms and conditions of the offer. If BT fails or declines to exercise its right of first refusal, then this Agreement shall continue in full force and effect and Tenant's right of first refusal shall survive any such sale and conveyance and shall remain effective with respect to any subsequent offers to purchase the Site.

The following Exhibits are attached to and made a part of this Agreement: Exhibits A, B and C

OWNER:

By: [Signature]
Printed Name: Ronald William Diaz
Its: Owner
Address: PO Box 1004

Saluda, NC 28773

WITNESS:

[Signature] (Signature Witness #1)
[Signature] (Signature Witness #2)

Date: 6-2-2016

OWNER:

By: [Signature]
Printed Name: Leisha Diaz
Its: Owner
Address: PO Box 1004

Saluda, NC 28773

WITNESS:

[Signature] (Signature Witness #1)
[Signature] (Signature Witness #2)

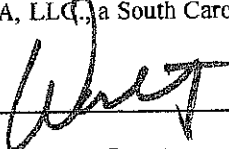
Date: 6-2-2016

Initial(s) [Handwritten initials]

PCS SITE AGREEMENT

Name: Early

Beacon Towers-VA, LLC, a South Carolina Limited Liability Company

By: 

Printed Name: Walter Deputy


Its: Member

Address: PO Box 685

Mt Pleasant SC 29465

WITNESS:


(Signature Witness #1)


(Signature Witness #2)

Date: 7/18/14

Initial(s) AWD JDP

PCS SITE AGREEMENT

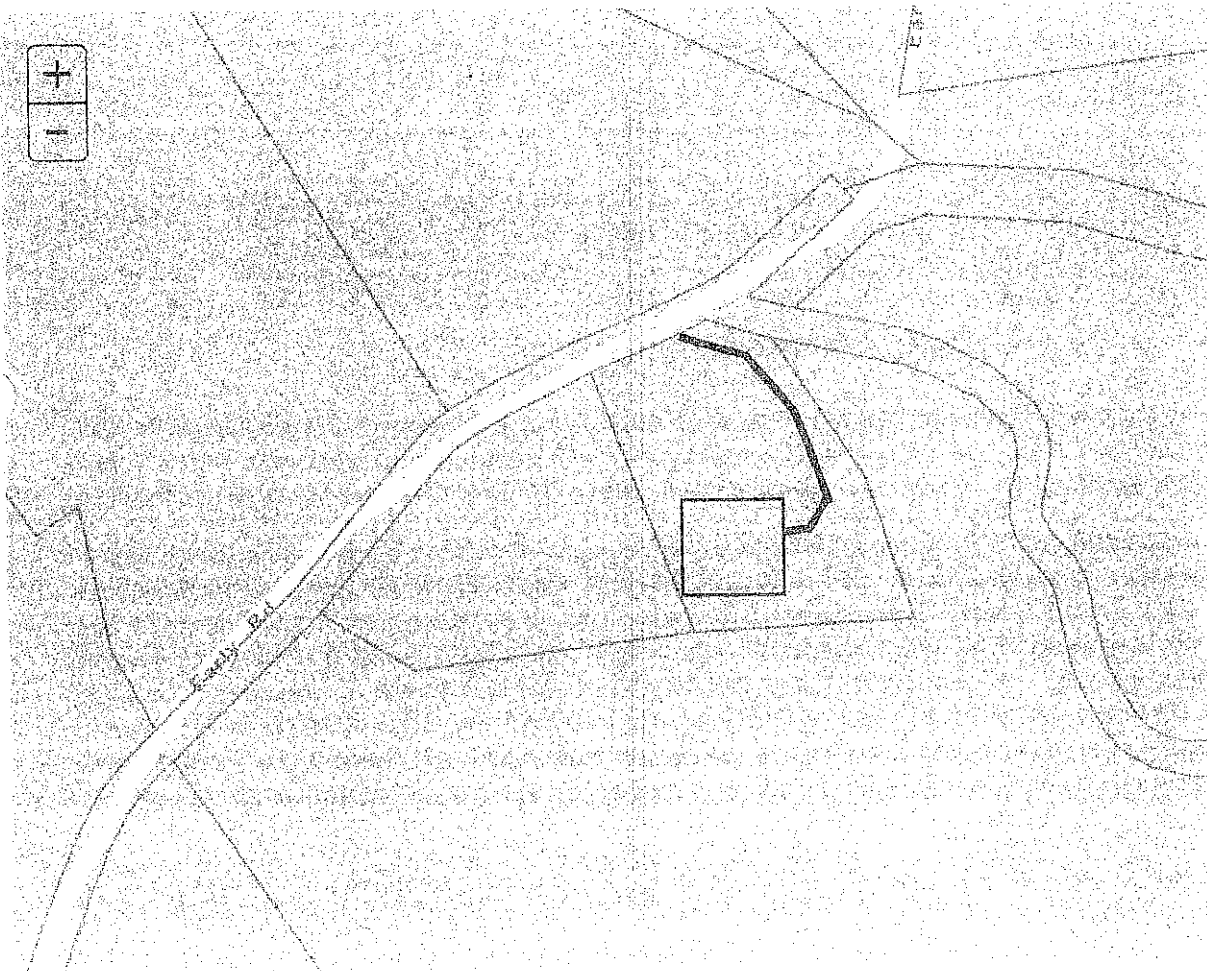
Site Name: Early

EXHIBIT A

The Leased Premises are described and/or depicted as follows:

Site Location: N35 14 52.7 W82 17 03.9

Power & Telco Easement to Lease Area and 30' Access Easement to a 10,000 square foot portion of parcel described as Parcel ID # P34-150 in Polk County, North Carolina and the Deed was recorded on 01/30/2014 in Deed Book 404 Page 2189, Polk County, Register of Deeds.



Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.
5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

Initial(s) BWJ / HDJ *WP*

PCS SITE AGREEMENT

Name: Early

Exhibit C

NAME:
DATE:

RE: dated by and between
(Landlord) and (Tenant) (the "Ground Lease") with
respect to that certain real property located in County,
("Property").

Dear :

Towers Buyer, LLC ("Tower") may take an assignment of the
Ground Lease and purchase certain of Tenant's assets located on the Property
including the communications tower. As part of Tower's due diligence review
in determining whether to consummate this transaction, we would ask that you
confirm the following:

1. Attached as Exhibit "A" is a true and complete copy of the Ground Lease
and all amendments or modifications thereto. The Ground Lease constitutes
the entire agreement between you and Tenant with respect to the subject
matter thereof. Tenant is the current tenant under the terms of the Ground
Lease.

2. The Ground Lease commenced on and
the expiration date of the initial term of the Ground Lease is
. Tenant has the option to extend the term of
the Ground Lease for an additional terms of five years each.

Tenant's annual base rent under the Ground Lease is \$. Tenant
pays no additional monthly rent. All rent, additional rent and other charges due
and payable under the Ground Lease have been paid through
2014.

4. Tenant shall remit all rental payments to Landlord at the address stated
above unless otherwise indicated below:

Phone:

5. Neither you nor Tenant is in default under the Ground Lease and there is no
event which, with the giving of notice and/or the passage of time, would
constitute such a default and you have no claim or defense of any nature
whatsoever against Tenant with respect to the Ground Lease and there is no
event which, with the giving of notice and/or the passage of time, would
constitute the basis of such a claim or defense.

6. You consent to the proposed transaction with the understanding that this
consent will be effective only if the transaction closes.

7. Tenant may freely sublease space on the ground and/or on the tower
without obtaining your consent.

8. TOWER may from time to time grant to certain lenders selected by TOWER
and its affiliates (the "Lenders") a lien on and security interest in TOWER's
interest in the Ground Lease and all assets and personal property of TOWER
located on the leased space (the "Personal Property") as collateral security for
the repayment of any indebtedness to the Lenders. Landlord hereby agrees to
subordinate any security interest, lien, claim or other similar right, including,
without limitation, rights of levy or distraint for rent, Landlord may have in or
on the Personal Property, whether arising by agreement or by law, to the liens
and/or security interests in favor of the Lenders, whether currently existing or
arising in the future. Nothing contained herein shall be construed to grant a

lien upon or security interest in any of Landlord's assets. Should Lender
exercise any rights of TOWER under the Ground Lease, including the right to
exercise any renewal option(s) or purchase option(s) set forth in the Ground
Lease, Landlord agrees to accept such exercise of rights by Lenders as if
same had been exercised by TOWER, and TOWER, by signing below,
confirms its agreement with this provision. If there shall be a monetary default
by TOWER under the Ground Lease, Landlord shall accept the cure thereof by
Lenders within fifteen (15) days after the expiration of any grace period
provided to TOWER under the Ground Lease to cure such default, prior to
terminating the Ground Lease. If there shall be a non-monetary default by
TOWER under the Ground Lease, Landlord shall accept the cure thereof by
Lenders within thirty (30) days after the expiration of any grace period
provided to TOWER under the Ground Lease to cure such default, prior to
terminating the Ground Lease. The Ground Lease may not be amended in any respect
which would be reasonably likely to have a material adverse effect on Lenders'
interest therein or surrendered, terminated or cancelled, without the prior
written consent of Lenders. If the Ground Lease is terminated as result of an
TOWER default or is rejected in any bankruptcy proceeding, Landlord will enter
into a new lease with Lenders or their designee on the same terms as the
Ground Lease within 15 days of Lenders' request made within 30 days of
notice of such termination or rejection, provided Lenders pay all past due
amounts under the Ground Lease. The foregoing is not applicable to normal
expirations of the term of the Ground Lease. In the event Landlord gives
Tenant any notice of default under the terms of the Ground Lease, Landlord
shall simultaneously give a copy of such notice to Lender at an address to be
supplied by Tenant. TOWER shall have the right to record of memorandum of
the terms of this paragraph.

9. In the event the actual current tower and related improvements lay outside
the legal descriptions for the leased area and access, utility and guy wire
easements, TOWER shall have the right to survey the improvements and
record an Amended Memorandum of Lease reflecting the actual current
location of the leased area and access, utility and guy wire easements.

10. If requested by TOWER, you will execute a Memorandum of Lease to be
recorded in the public records containing the metes and bounds description.

11. You (i) have not assigned your interest in the Ground Lease, (ii) are not
under agreement to or negotiating an agreement to assign your interest in the
Ground Lease, and (iii) will not assign your interest in the Ground Lease except
in connection with a sale of the underlying fee title.

We would appreciate you reviewing and signing this letter at your
earliest possible convenience as we would like to conclude this transaction a
quickly as possible. If you could fax a copy of this signed letter to my attention
at and return the original in the enclosed pre-paid return federal
express envelope it would be greatly appreciated. Please do not hesitate to
contact me at if you have any concerns or questions.

Sincerely,

TOWERS BUYER, LLC

ACKNOWLEDGED AND CONFIRMED:

Name
SS#

Initials: [Handwritten Signature]

BEACON TOWERS



"Leading the Way"

April 14, 2017

Polk County
Planning and Zoning Department
35 Walker Street
Columbus, NC 28722
Attn: Cathy Ruth, County Planner

Re: Beacon Towers - Site Name: Earley Diaz - Telecommunications
Facility Application - Collocation Policy Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Section 304(2)(c) of the Polk County Wireless Telecommunications Ordinance:

With the proposed tower being greater than one hundred-fifty (150) feet in height, the structure shall support at least four (4) telecommunications carriers. The proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both applicant's antennas and comparable antennas for at least four (4) additional users.

The proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both applicant's antennas and comparable antennas for at least four (4) additional users.

Please contact me should you have any questions.

Very truly yours,
Beacon Towers-VA, LLC

A handwritten signature in cursive script, appearing to read "Walt Deputy".

Martin Deputy
Managing Director



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-ASO-1844-0E

Issued Date: 02/23/2017

Martin Deputy
 Beacon Towers-VA
 3519 Stockton Drive
 Mt Pleasant, SC 29466

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Diaz
 Location: Columbus, NC
 Latitude: 35-14-53.00N NAD 83
 Longitude: 82-17-04.20W
 Heights: 1975 feet site elevation (SE)
 199 feet above ground level (AGL)
 2174 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

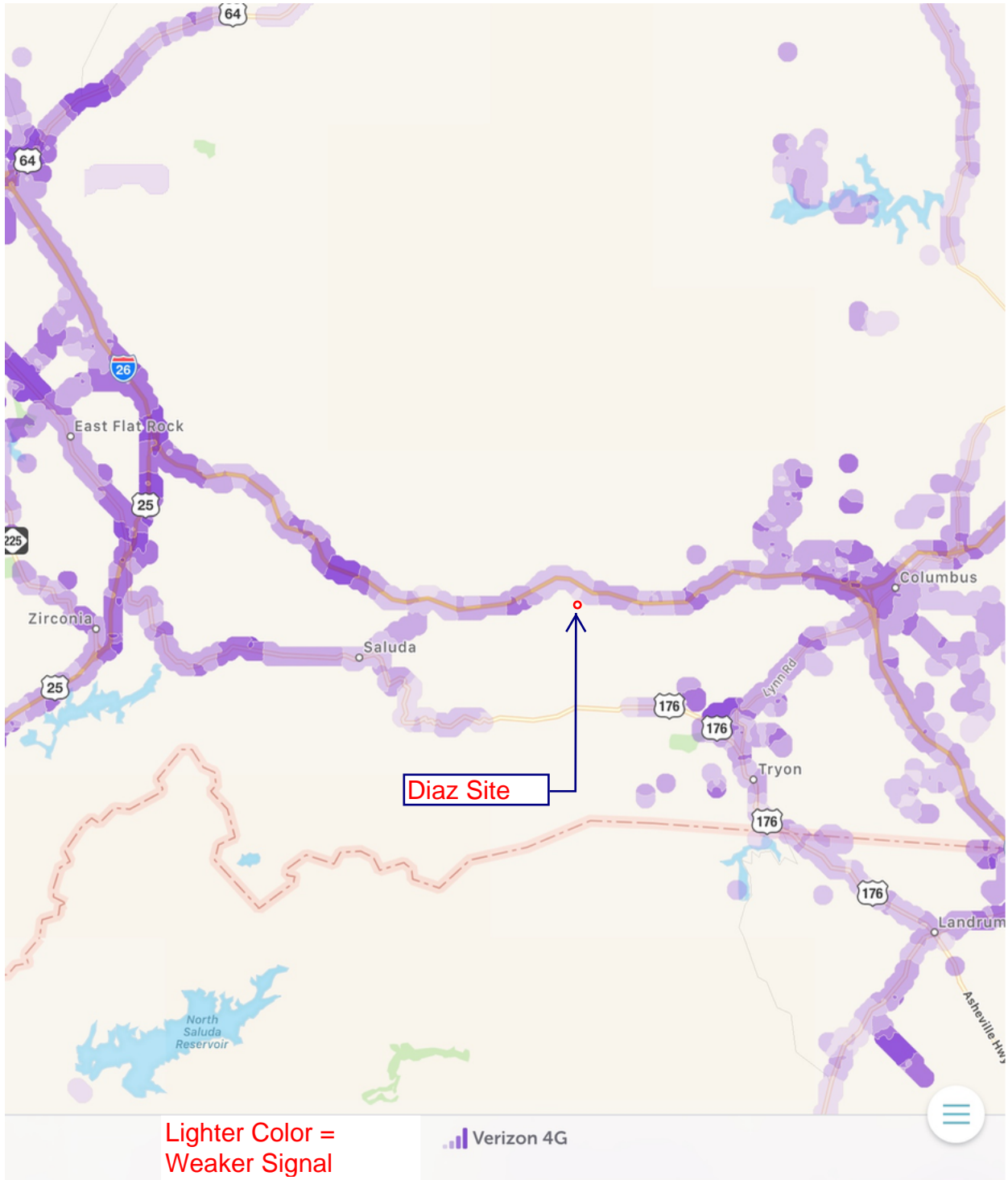
- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

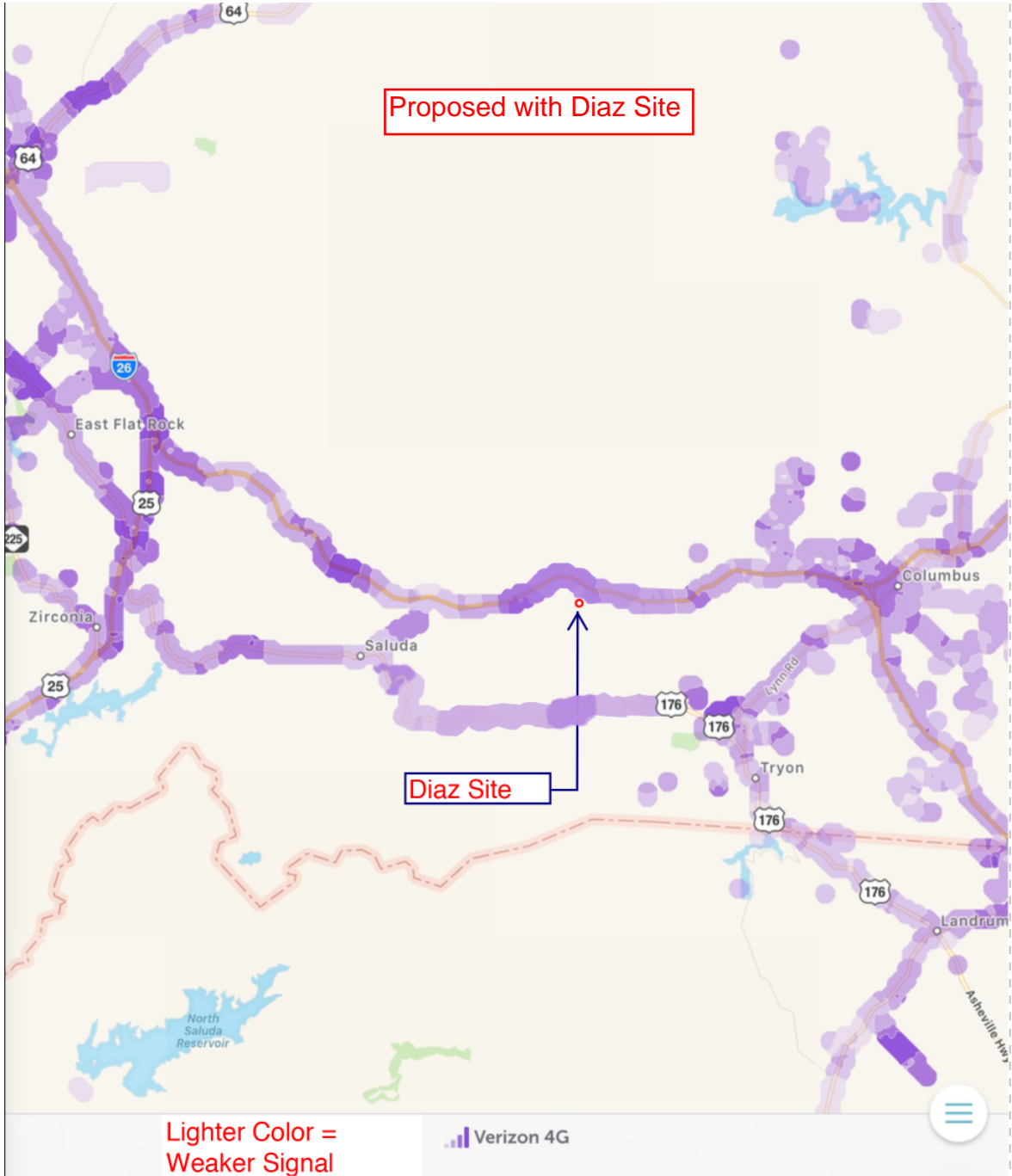
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

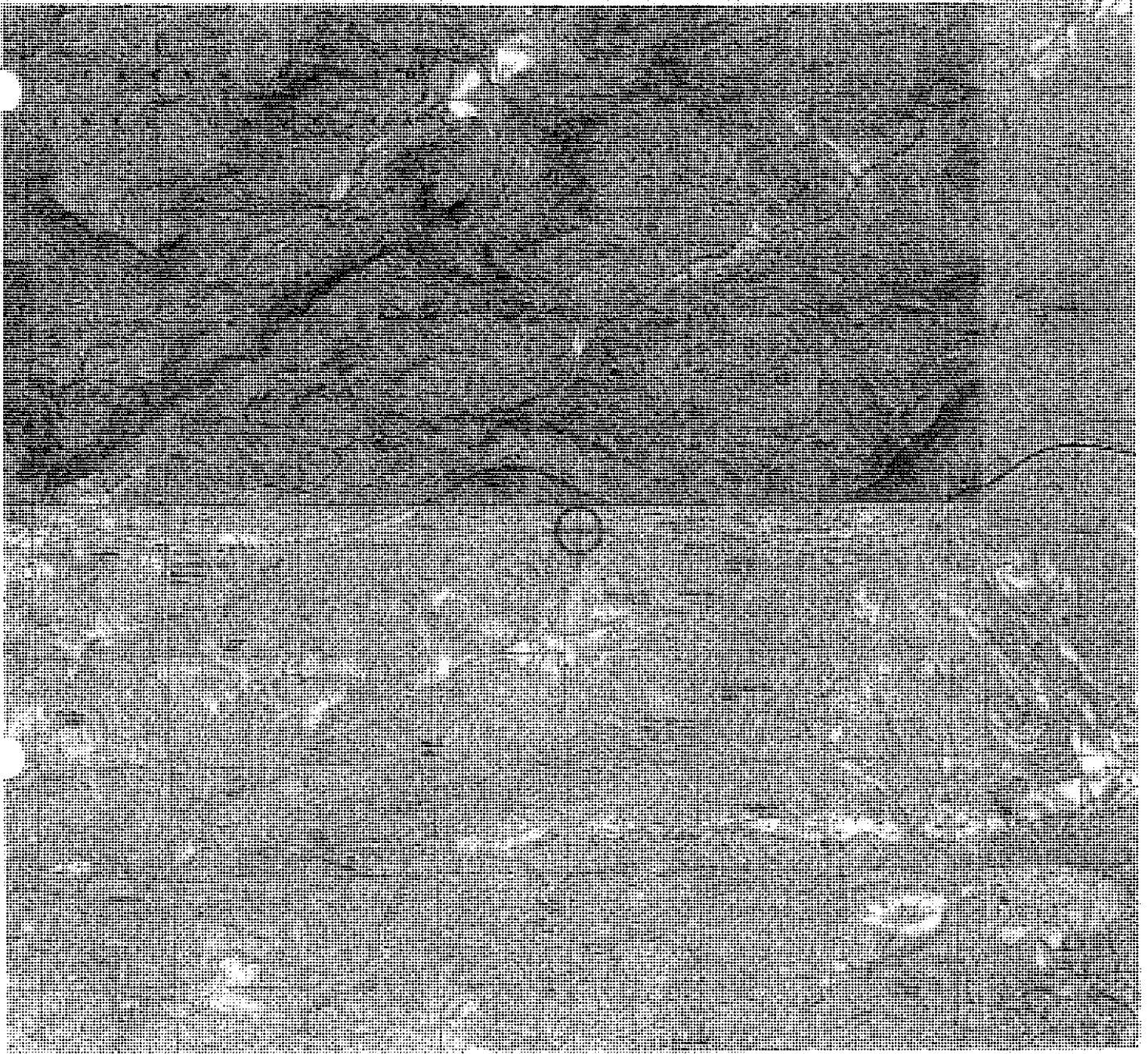
This determination expires on 08/23/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

Existing Coverage







Sectional Map for ASN 2017-ASO-1844-OE





To: Planning Board

From: Cathy Ruth, County Planner

Date: June 8, 2017

Re: Tower (Wireless Telecommunication) Permit Application – Toney P98-33

Action Requested by Planning Board

- a) Review all currently available information prior to meeting
- b) Consider Tower (Wireless Telecommunication) Permit Application for Approval

Background

- a) The Planning Department received an application in February 2017 from Jonathan Yates, representing Beacon Towers, for a proposed tower. The application states the general description of project: Proposed new 195' monopole tower facility located within a leased area measuring approximately 70'x70'. The tower is designed to accommodate up to four (4) carriers.
- b) The permit fee was received with the application in February 2017.
- c) Notice to adjacent property owners and notice in the newspaper was submitted in accordance with the Polk County Wireless Telecommunication Ordinance.

Recommendation

- a) After reviewing the tower permit application, the application meets the requirements of the Wireless Telecommunication Ordinance, therefore the Enforcement Officer recommends approval.

Polk County
Tower Permit Application

2/21/2017
Date of Application

MP17135
Application Number

John Thomas Toney
Owner

Jonathan L. Yates for Beacon towers
Applicant or Owner's Agent

105 Broad Street, Third Floor
Address

Charleston SC 29401
City State Zip Code

(843) 4149754 (843) 2669188
Telephone Number Fax Number

Tax Map/Parcel Number P90-33
Zoning District (if applicable) MU

General Description of Project: An unmanned radio
telecommunications facility consisting of a
proposed 195' monopole in a new fenced
compound.

I certify that the information shown above is true and accurate and is in conformance with applicable regulations outlined in the Polk County Tower Ordinance.

Jonathan L. Yates
Applicant or Agent

2/21/2017
Date

Approved _____
Zoning Official

Date _____

Rejected _____
Zoning Official

Date _____

Remarks _____

Total Zoning Fees \$ 2500⁰⁰ Paid Receipt # 2/28/17 MP17135

Location # 4895

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

February 21, 2017

VIA FEDEX

Cathy Ruth, County Planner
Polk County Planning & Zoning
35 Walker Street
Columbus, NC 28722
(828) 894-2732

RE: Proposed 195' monopole-style wireless telecommunications facility by
Beacon Towers to be located at 2737 Landrum Road, Columbus, NC
28722

Dear Cathy:

Enclosed please find our application on behalf of Beacon Towers for a 195-foot monopole-style wireless telecommunications facility to be located at 2737 Landrum Road, Columbus, NC 28722. This monopole-style wireless telecommunications facility is to be built for a total of five (5) wireless carriers. The underlying property, which consists of 10.50 acres, is owned by John Thomas Toney and is designated as Polk County tax parcel number P98-33 and is zoned MU district. This proposed facility is desperately needed to resolve the currently existing coverage challenges in Polk County. The proposed facility will alleviate the issues for both wireless voice and advanced data in the surrounding area. Beacon will secure at 70'x70' area with an 8-foot chain link fence topped with three strands of barbed wire as an anti-climbing device for a total of 9 feet. The proposed facility has been reviewed and approved by the FAA and will not require illumination.

John Thomas Toney will be requesting the subdivision of an one-acre parcel for the location of the proposed facility. The Toney property enjoys a very heavy and mature tree cover which will effectively reduce the visual impacts as much as possible and help shield the proposed facility from neighboring land uses.

After an intensive review, we feel certain that the proposed facility meets all the requirements of the Polk County Wireless Telecommunications Ordinance as well as all state of North Carolina and federal requirements.

In support of this application, we have included the following:

1. Site Plans and Drawings;
2. Structural Design Report and Analysis Calculations;
3. Ground Lease Agreement;
4. ANSI/Fall Zone Letter;
5. FAA Determination of No Hazard to Air Navigation;

November 16, 2015

Page 2

6. Collocation Policy Letter by Beacon Towers;
7. Tower Removal Letter by Beacon Towers;
8. Property Deed;
9. Subdivision Plat; and
10. Site Photos.

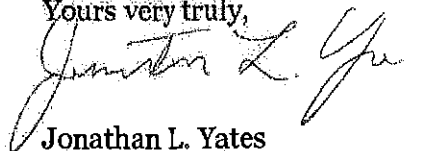
Also enclosed please find the completed Polk County Tower Permit Application and a check for \$2500.00 to cover the application fee.

We would respectfully request that this application be presented to the Polk County Planning Board at their regularly scheduled March 8, 2017 meeting. If you have any questions or concerns, please contact me at any time. I can be reached at (843) 414-9754.

Thank you so much for all your help with this.

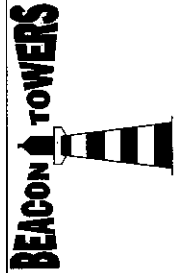
With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:kdr



"Leading the Way"

PROPOSED 195' MONOPOLE IN A NEW WIRELESS TELECOMMUNICATIONS FACILITY

PROJECT DESCRIPTION:

CALL NORTH CAROLINA 811 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING-811 OR 800-632-4949



DIG ALERT:

EMERGENCY: CALL 911

APPROVAL	DATE	BY	DATE	DESCRIPTION
OWNER'S AGENT APPROVAL				
CONSTRUCTION COORDINATOR				
PERSONAL				

SUBMISSION REVISION	DATE	BY	DATE	DESCRIPTION
1	02-21-17	AGT	02-21-17	AD NOTES; FALL ZONE LINE
2				
3				
4				

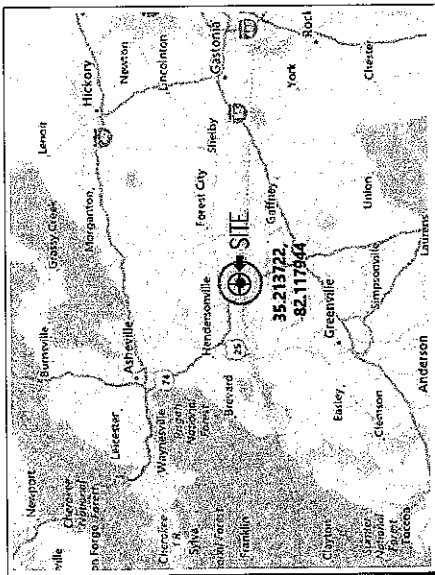
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
T-2 TO T-4	APPENDIX B
1 OF 1	SHEET
A-1	SITE PLAN
A-2	CONCRETE FOOTING
A-3	FOUNDATION
A-4	FOUNDATION

DATE	DESCRIPTION
02-21-17	DATE DRAWN
02-21-17	DATE DRAWING
02-21-17	DATE SHEET

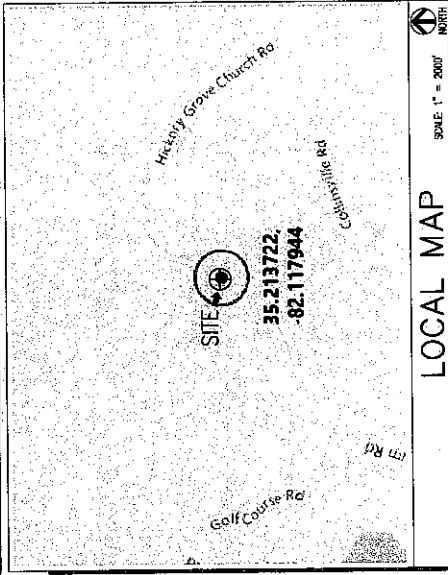
PROJECT SUMMARY
SITE NAME: JAMES THOMAS TONEY
SITE NUMBER: 237 LAMORIN RD
SITE ADDRESS: COLUMBUS, NC 28722
CONTACT: JOHN TONEY
TEL: (803) 862-9823
ARCHITECTURAL AND ENGINEERING FIRM: JAMES THOMAS TONEY
PROJECT DESCRIPTION: A 195' TOWER MONOPOLE TO BE CONSTRUCTED AT THE SITE.
DATE: 02-21-17
SCALE: 1" = 200'
PROJECT NUMBER: 2017-001
DATE: 02-21-17

CONSULTING TEAM
PROJECT ENGINEER: JOHN TONEY
DATE: 02-21-17
SCALE: 1" = 200'
PROJECT NUMBER: 2017-001
DATE: 02-21-17

SITE NAME:
TONEY
SITE NUMBER:
NC231

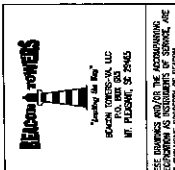


VICINITY MAP SCALE: 1" = 20 MILES NORTH

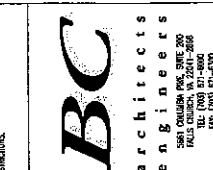


LOCAL MAP SCALE: 1" = 200' NORTH

DIRECTIONS TO SITE:
FROM COLUMBUS, NC, TAKE I-85 SOUTH TO EXIT 197, TAKE RIGHT HAND SHOULDER TO SOUTH TOWARD NEW PROSPECT 0.3 MI. TURN LEFT ONTO NC-9/NC-28 S 2.2 MI. TURN RIGHT ONTO LAMORIN RD 2.9 MI. AVENUE AT SITE ACCESS ON LEFT.



"Leading the Way"
JAMES THOMAS TONEY, LLC
100 W. ALBANY, ST 28465



NO. DESCRIPTION BY DATE
A-1 AD NOTES; FALL ZONE LINE 02-21-17

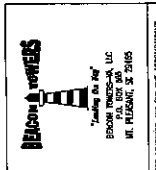
SITE NAME:
TONEY
SITE NUMBER:
NC231
SITE ADDRESS:
**237 LAMORIN RD
COLUMBUS, NC 28722**



DATE	DESCRIPTION
02-21-17	DATE DRAWN
02-21-17	DATE DRAWING
02-21-17	DATE SHEET

SHEET TITLE:
**VICINITY MAP
AND GENERAL
INFORMATION**
SHEET NUMBER:
T-1
REV. #
1

ISSUED FOR ZONING



THE GREEN TOWER
 1000 W. 10th St.
 Room 1000
 Ft. Lauderdale, FL 33304

BC
architects
engineers
 500 S.W. 1st St., Suite 200
 Ft. Lauderdale, FL 33304
 Tel: (754) 571-6000
 Fax: (754) 571-6000

SHEET REVISION BY DATE
 1. AS SHOWN 01-15-17
 2. AS SHOWN 01-15-17
 3. AS SHOWN 01-15-17
 4. AS SHOWN 01-15-17
 5. AS SHOWN 01-15-17
 6. AS SHOWN 01-15-17

SITE NAME
TONEY
SITE NUMBER
NC231
SITE ADDRESS
2737 LANORUM RD
COLUMBUS, NC 28722



DRAWN BY AJT
CHECKED BY GJM
DATE DRAWN 01-15-17
ENGINEER ZONING ORDINANCES
SHEET TITLE

APPENDIX B
SHEET NUMBER: T-2
REV. # 1

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.

PERMITTED HEIGHTS:
 1. BUILDING HEIGHT: 40 FT.
 2. SIGN HEIGHT: 10 FT.
 3. SIGN AREA: 100 SQ. FT.

PERMITTED HEIGHTS:
 1. BUILDING HEIGHT: 40 FT.
 2. SIGN HEIGHT: 10 FT.
 3. SIGN AREA: 100 SQ. FT.

THIS SECTION APPLIES TO ALL PROJECTS

PROPERTY	REQUIREMENT	COMPLIANCE
Building Height	40 FT	<input type="checkbox"/>
Sign Height	10 FT	<input type="checkbox"/>
Sign Area	100 SQ. FT.	<input type="checkbox"/>

PERMITTED HEIGHTS:

PROPERTY	REQUIREMENT	COMPLIANCE
Building Height	40 FT	<input type="checkbox"/>
Sign Height	10 FT	<input type="checkbox"/>
Sign Area	100 SQ. FT.	<input type="checkbox"/>

PERMITTED HEIGHTS:

PROPERTY	REQUIREMENT	COMPLIANCE
Building Height	40 FT	<input type="checkbox"/>
Sign Height	10 FT	<input type="checkbox"/>
Sign Area	100 SQ. FT.	<input type="checkbox"/>



Beacon Towers, LLC
 1000 W. BROADWAY, SUITE 200
 WILMINGTON, NC 28403

PLEASE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS SHALL BE THE PROPERTY OF BEACON TOWERS, LLC. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM BEACON TOWERS, LLC. BEACON TOWERS, LLC WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR SPECIFICATIONS. BEACON TOWERS, LLC WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING OR SPECIFICATIONS. BEACON TOWERS, LLC WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING OR SPECIFICATIONS. BEACON TOWERS, LLC WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING OR SPECIFICATIONS.

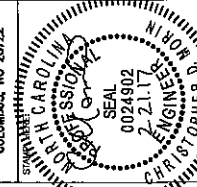
BC

architects
 engineers

300 SOUTH W. 7TH STREET
 WILMINGTON, NC 28403
 TEL: (910) 671-6000
 FAX: (910) 671-6006

NO.	DESCRIPTION	BY	DATE
1	AS NOTED	RAJ	02-21-17
2	AS NOTED	RAJ	02-21-17
3	AS NOTED	RAJ	02-21-17
4	AS NOTED	RAJ	02-21-17
5	AS NOTED	RAJ	02-21-17

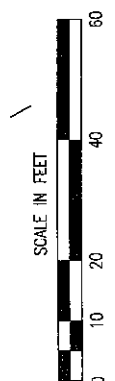
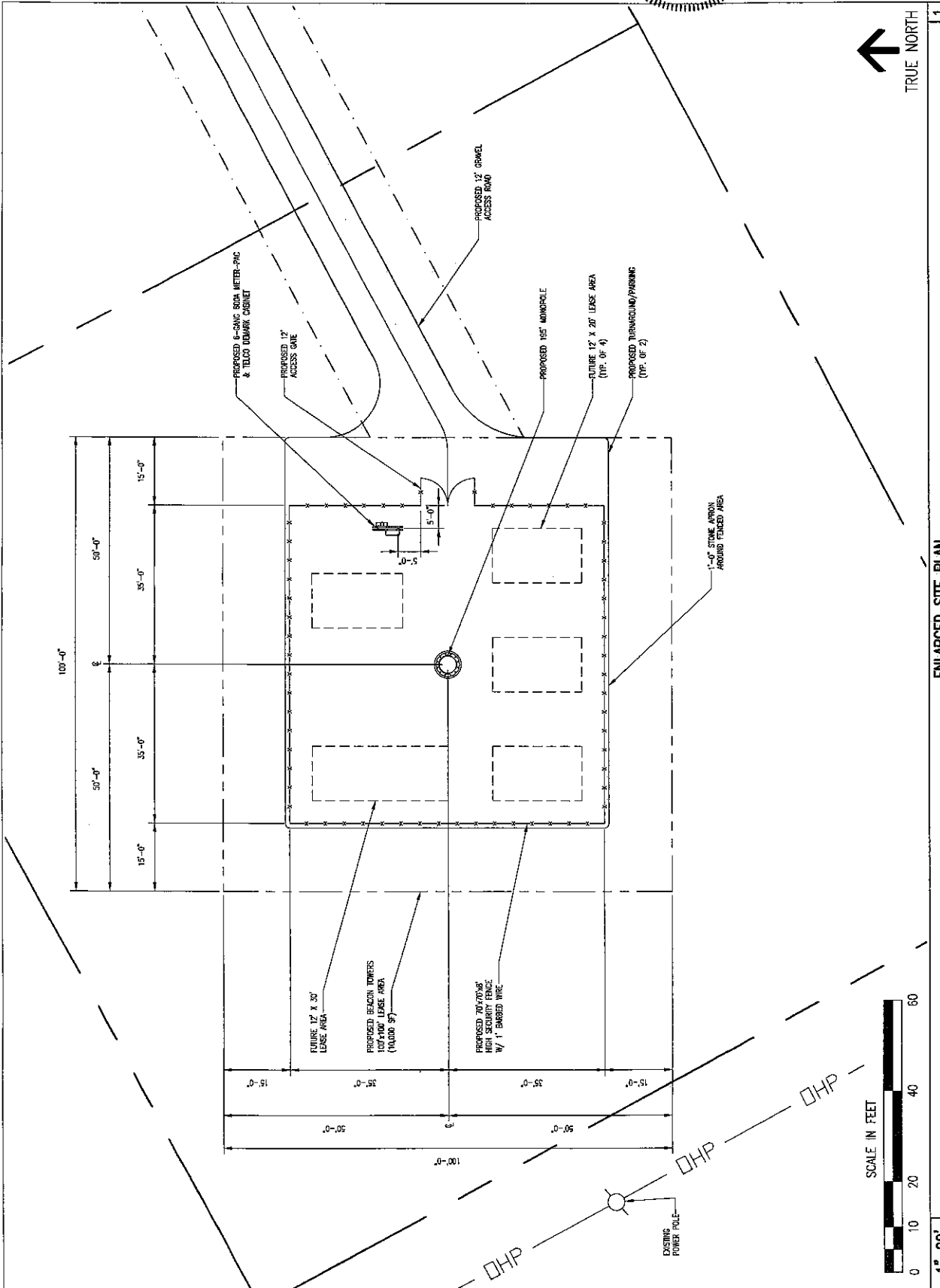
SITE NAME: **TONEY**
 SITE NUMBER: **NC231**
 SITE ADDRESS: **2737 LANDRUM RD
 COLUMBUS, NC 28722**



DRAWN BY:	AGT
CHECKED BY:	CSH
DATE DRAWN:	01-16-17
SUBMISSION:	ZONING DRAWINGS
SHEET TITLE:	

**ENLARGED
 SITE PLAN**

SHEET NUMBER: **A-1** REV. # **1**



TRUE NORTH

ENLARGED SITE PLAN

1"=20'



THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS AND INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF BROAD TOWERS. NO PART OF THESE DRAWINGS OR INSTRUMENTS OF SERVICE SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BROAD TOWERS. BROAD TOWERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT OR THE ACCEPTANCE OF THE PROJECT BY THE CLIENT.

BC
architects
engineers

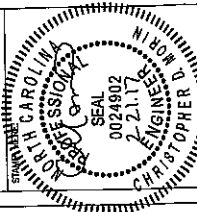
3400 WILSON MILLS SUITE 300
FALLS CHURCH, VA 22031-2825
TEL: (703) 671-6000
FAX: (703) 671-5500

NO.	DESCRIPTION	DATE
1	AS NOTED	09-21-17
2		
3		
4		
5		
6		
7		
8		

SITE NAME:
TONET

SITE NUMBER:
NC231

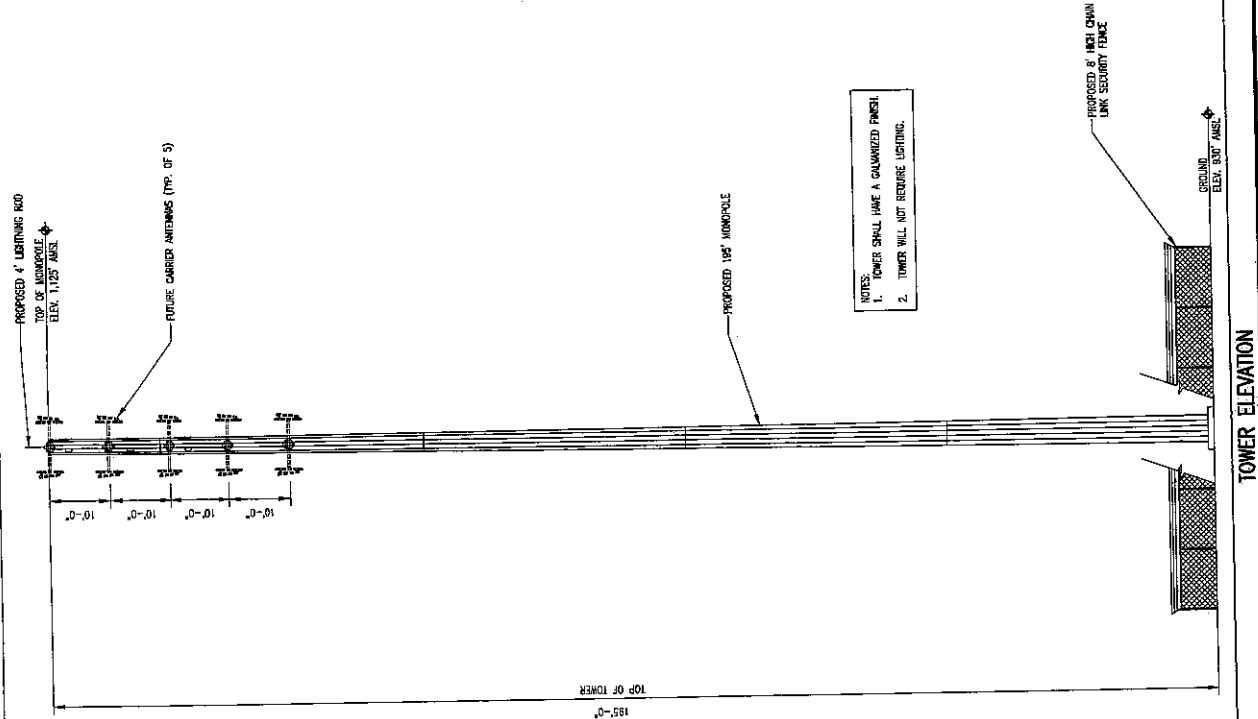
SITE ADDRESS:
**2737 LANDRUM RD
COLUMBUS, NC 28722**



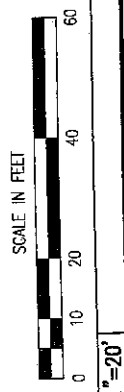
DRAWN BY:	ART
CHECKED BY:	COM
DATE DRAWN:	07-18-17
SUBMISSION:	ZONING DIMENSIONS

TOWER
ELEVATION

SHEET NUMBER:	A-2	REV. #	1
---------------	-----	--------	---



NOTES:
1. TOWER SHALL HAVE A GALVANIZED FINISH.
2. TOWER WILL NOT REQUIRE LIGHTING.



TOWER ELEVATION

1



BEACON TOWERS, LLC
 "Building the Way"
 1616 FEDERAL ST. SUITE 200
 WILMINGTON, NC 28403
 TEL: (704) 871-6300
 FAX: (704) 871-6300

BC
 architects
 engineers

SHEET REVISION BY DATE
 A-1 12/15/16 JAL/AME/ML 02-21-17

SITE NAME:
TONEY

SITE NUMBER:
NC231

SITE ADDRESS:
**2737 LAMORSE RD.
 COLUMBUS, NC 28722**

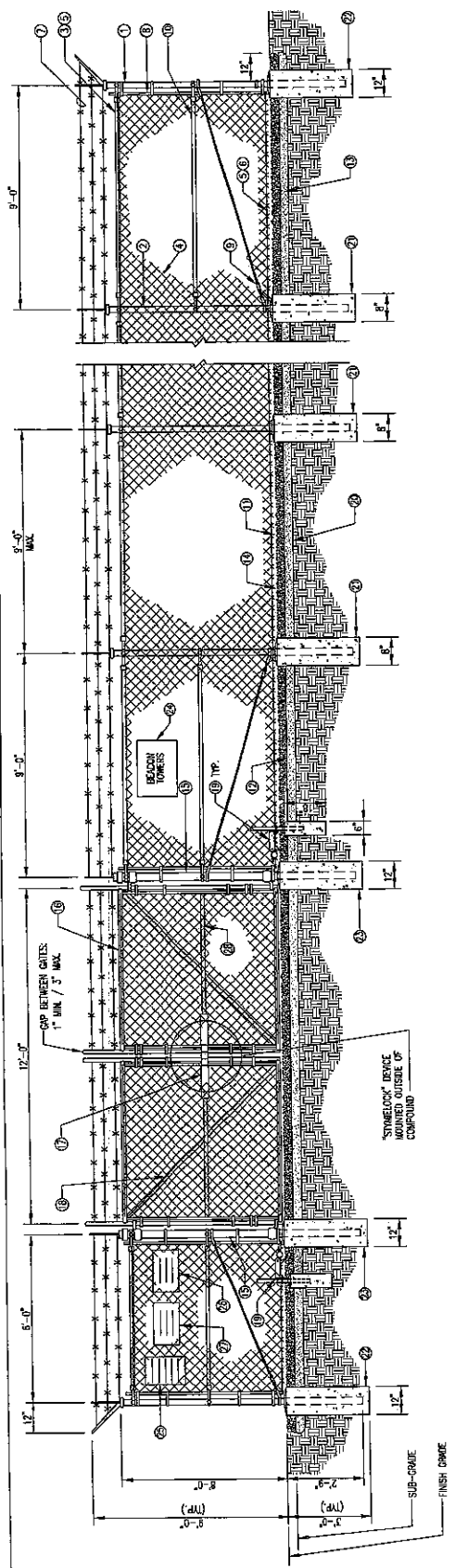


DRAWN BY:	ACM
CHECKED BY:	COM
DATE DRAWN:	01-18-17
SUBMISSION:	ZONING DRAWINGS

SHEET TITLE:
FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

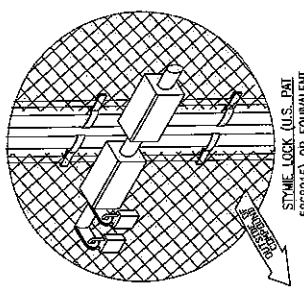
SHEET NUMBER:
A-3

REV. #
1



- GENERAL NOTES:**
1. INSTALL FENCING PER ASTM F-467
 2. INSTALL SWING GATES PER ASTM F- 800
 3. LOCAL ORDINANCE OF BARRIED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF APPLICABLE.
 4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. (NOT PER ASTM A1347 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COMPLETED WITH (3) COURTS OF COULD ONLY. (36 COURTS).
 5. ALL OPEN POSTS SHALL HAVE END-CAPS.
 6. USE GALVANIZED HOOP-RING WIRE TO MOUNT ALL SKINS.
 7. ALL SKINS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

- REFERENCE NOTES:**
1. CORNER END OR CHALLENGE 4" SCHEDULE 40 PIPE
 2. LINE POSTS 2 1/2" SCHEDULE 40 PIPE PER ASTM-F1063.
 3. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
 4. TOP RAIL & BRACE RAIL: 1 1/2" PIPE PER ASTM-F1063.
 5. FABRIC: 9 GA COIL WIRE SIZE 2" MESH, CONFORMING TO ASTM-A322.
 6. THE WIRE MESH SHALL BE GALVANIZED STEEL AT POSTS AND RAILS. A SINGLE WRAP OR FABRIC WRAP AT TENSION WIRE BY RAIL RINGS SPACED MAX. 24" INTERVALS.
 7. TENSION WIRE 9 GA GALVANIZED STEEL.
 8. BRACKET: 1/2" JOIST, 2" BARS SPACED ON APPROXIMATELY 5" CENTERS.
 9. STRUCTURE: 2" x 4" P.F. BARS SPACED ON APPROXIMATELY 5" CENTERS.
 10. 2" x 4" GALVANIZED STEEL TUBERICAL.
 11. 1 1/2" MINIMUM CLEARANCE FROM GROUND.
 12. FINISH OR AS DETERMINED BY CONSTRUCTION.
 13. MANGROVE CLEARANCE FROM GROUND.
 14. MANGROVE CLEARANCE FROM WALK.
 15. FINISH GRADE SHALL BE INTERIOR AND LEVEL.
 16. GATE SHALL BE 1/2" ABOVE FINISH GRADE FOR GATE.
 17. DOUBLE SWING GATE, PER ASTM-F1063.
 18. GATE FRAME: 1 1/2" PIPE SIZE 40, PER ASTM-F1063.
 19. "STYMIELOCK" OR EQUIVALENT.
 20. GATE SHALL BE OPEN GATE ROLLER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
 21. GENERABLE FABRIC.
 22. LINE POSTS: CONCRETE FOUNDATION (2000 PSI).
 23. CORNER POST: CONCRETE FOUNDATION (2000 PSI).
 24. GATE POST: CONCRETE FOUNDATION (2000 PSI).
 25. 18" x 24" BEACON TOWERS SIGN. 1/4" CONTACT INCL.
 26. 12" x 18" YELLOW CHURN PAINT FREQUENCY SIGN.
 27. 12" x 18" COMPETENT CLIMBERS ONLY SIGN.
 28. 12" x 18" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.



STYMIE LOCK (U.S. PAT. 5866615) OR EQUIVALENT

STORE EXTRA PARTS OF STYMIELOCK DEVICE IN TELCO CABINET.

NO PLUNGER OR MUSHROOM HEAD REQUIRED.

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

N.T.S.



THESE DRAWINGS AND THE ADVICE THEREON ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM BEACON TOWERS, INC. TO USE THESE PLANS AND/OR DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM BEACON TOWERS, INC. IS A TRADE SECRET AND ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM BEACON TOWERS, INC. IS PROHIBITED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. BEACON TOWERS, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, INJURY, OR DEATH, ARISING FROM THE USE OF THESE DRAWINGS.

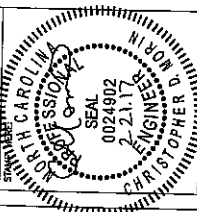
BC
Architects
581 COLUMBIA PIKE, SUITE 100
FALLS CHURCH, VA 22041-2655
TEL: 703 601-2300
FAX: 703 601-2308

NO.	DESCRIPTION	BY	DATE
1	AS SHOWN	ELM	2017-04-17
2			
3			
4			
5			
6			

SITE NAME
TONEY

SITE NUMBER
NC231

SITE ADDRESS
**2737 LANDRUM RD
COLUMBUS, NC 28722**



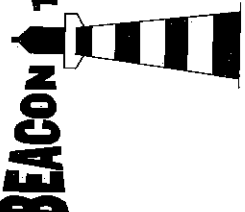
DRAWN BY:	AWT
CHECKED BY:	CDM
DATE DRAWN:	01-04-17
SUBMISSION:	ZONING DRAWINGS
SHEET TITLE:	

SIGNAGE

SHEET NUMBER: **A-4**
REV. # **1**

**FOR SITE LEASING INFORMATION
PLEASE CONTACT**

BEACON TOWERS




"Leading the Way"

(843) 324-9731

QTY: (3) EACH SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE


NOTICE



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

QTY: (1) MAIN COMPOUND GATE

CAUTION



RADIO FREQUENCY ENVIRONMENT AREA

QTY: (1) MAIN COMPOUND GATE

**FCC ANTENNA
STRUCTURE REGISTRATION #**

FCC# TBD

BEACON TOWER ID: TONEY

QTY: (1) MAIN COMPOUND GATE

NOTICE

COMPETENT CLIMBERS ONLY
BEYOND THIS POINT

QTY: (1) MOUNT SIGN ON CLIMBING LEG OF TOWER AT EYE LEVEL

10'x7' ALUMINUM
NOTICE SIGN QTY: (1)

- SIGNAGE NOTES**
- CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE
 - ALL SIGNS SHALL BE MOUNTED ON INSIDE OF FENCE FABRIC, UNLESS NOTED OTHERWISE.



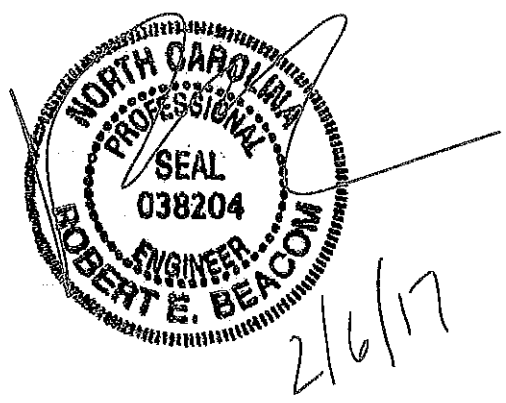
Structural Design Report
195' Monopole
Site: Toney, NC

Prepared for: BEACON TOWERS LLC
by: Sabre Towers & Poles™

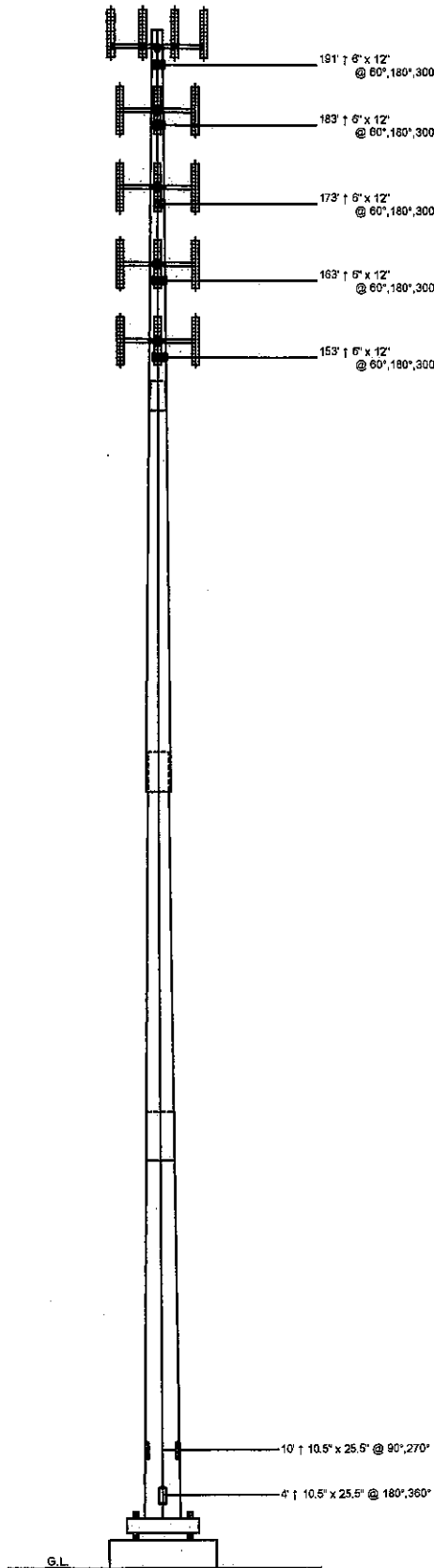
Job Number: 17-5224-JDS

January 31, 2017

Monopole Profile.....	1
Pole Calculations.....	2-11



Length (ft)	53' - 3"	53' - 6"	18	53' - 6"	49' - 3"
Number Of Sides	3/8"	6' - 6"	5/16"	5' - 3"	1/4"
Thickness (in)	44.99"	56.82"	35.95"	47.03"	10"
Lap Splice (ft)			0.2164	A572-65	26.76"
Top Diameter (in)					
Bottom Diameter (in)					
Taper (in/ft)					
Grade					
Weight (lbs)	13375	7834	5936		3401
Overall Steel Height (ft)	194				



Designed Appurtenance Loading

Elev	Description	Tx-Line
185	(9) SBNHH-1D65B	(9) 15/8"
195	(9) RRH	
193	H.C. Platform (Monopoles Only) - 12'	
185	3T-Arm - 10' Face - 3' Standoff	
185	(9) SBNHH-1D65B	(9) 15/8"
185	(9) RRH	
175	3T-Arm - 10' Face - 3' Standoff	
175	(9) SBNHH-1D65B	(9) 15/8"
175	(9) RRH	
185	3T-Arm - 10' Face - 3' Standoff	
185	(9) SBNHH-1D65B	(9) 15/8"
185	(9) RRH	
155	3T-Arm - 10' Face - 3' Standoff	
155	(9) SBNHH-1D65B	(9) 15/8"
155	(9) RRH	

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	53.91	29.27	4199.54	20.16	12.17
3s Gusted Wind 0.9 Dead	40.4	29.3	4076.26	19.31	11.57
3s Gusted Wind&Ice	74.13	3.91	589.43	2.98	1.77
Service Loads	44.95	7.32	1041.84	5.14	3.04

Base Plate Dimensions

Shape	Width	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Square	61.5"	2.75"	63.5"	16	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.825"	1937.6	A515-75	Galv-18"

Material List

Display	Value
A	3' - 0"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) The Monopole was designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
- 5) Full Height Step Bolts
- 6) Tower Rating: 99.9%



Sabre Communications Corporation
 7101 Southbridge Drive
 P.O. Box 658
 Sioux City, IA 51102-0658
 Phone: (712) 259-6890
 Fax: (712) 279-0614

Job: 17-5224-JDS
 Customer: BEACON TOWERS LLC
 Site Name: Toney, NC
 Description: 185' Monopole
 Date: 1/31/2017 By: BD

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(USA 222-G) - Monopole Spatial Analysis (c)2015 Guymast Inc.
 Tel:(416)736-7453 Fax:(416)736-4372 web:www.guymast.com

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195' Monopole / Toney, NC

* All pole diameters shown on the following pages are across corners.
 See profile drawing for widths across flats.

===== POLE GEOMETRY =====

ELEV	SECTION	No.	OUTSIDE	THICK	RESISTANCES		SPLICE	...OVERLAP...		w/t
ft	NAME	SIDE	DIAM	-NESS	φ*Pn	φ*Mn	TYPE	LENGTH	RATIO	
			in	in	kip	ft-kip		ft		
194.0			16.25	0.250	928.5	298.5				
	A	18	26.33	0.250	1503.1	792.5				9.5
148.5			26.33	0.250	1503.1	792.5				
	A/B	18	26.67	0.312	1912.4	1016.7	SLIP	3.75	1.71	
144.7			26.67	0.312	1912.4	1016.7				
	B	18	36.52	0.312	2533.6	1856.4				13.1
100.2			36.52	0.312	2533.6	1856.4				
	B/C	18	37.07	0.312	2560.4	1904.7	SLIP	5.25	1.73	
95.0			37.07	0.312	2560.4	1904.7				
	C	18	46.31	0.312	2959.9	2760.2				18.8
53.2			46.31	0.312	2959.9	2760.2				
	C/D	18	47.13	0.375	3837.4	3633.4	SLIP	6.50	1.68	
46.7			47.13	0.375	3837.4	3633.4				
	D	18	57.49	0.375	4347.7	5035.7				20.1
0.0										

===== POLE ASSEMBLY =====

SECTION	BASE	BOLTS AT BASE OF SECTION				CALC
NAME	ELEV	NUMBER	TYPE	DIAM	STRENGTH	BASE
	ft			in	ksi	ELEV
						ft
A	144.750	0	A325	0.00	92.0	144.750
B	95.000	0	A325	0.00	92.0	95.000
C	46.750	0	A325	0.00	92.0	46.750
D	0.000	0	A325	0.00	92.0	0.000

===== POLE SECTIONS =====

SECTION	No. of	LENGTH	OUTSIDE DIAMETER		THICK-	MAT-	FLANGE ID		FLANGE WELD	
NAME	SIDES	ft	BOT	TOP	NESS	ERIAL	BOT	TOP	GROUP ID	TOP
			* in	* in	in	ID			BOT	
A	18	49.25	27.17	16.25	0.250	1	0	0	0	0
B	18	53.50	37.69	25.83	0.312	2	0	0	0	0
C	18	53.50	47.76	35.90	0.312	3	0	0	0	0
D	18	53.25	57.49	45.68	0.375	4	0	0	0	0

* - diameter of circumscribed circle

===== MATERIAL TYPES =====

TYPE OF	TYPE	NO OF	ORIENT	HEIGHT	WIDTH	THICKNESS		IRREGULARITY	
SHAPE	NO	ELEM.	& deg	in	in	WEB	FLANGE	PROJECTION	OF ORIENT
						in	in	% OF AREA	deg
PL	1	1	0.0	27.17	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	37.69	0.31	0.312	0.312	0.00	0.0
PL	3	1	0.0	47.76	0.31	0.312	0.312	0.00	0.0
PL	4	1	0.0	57.49	0.38	0.375	0.375	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH ..		THERMAL COEFFICIENT /deg
			Fu ksi	Fy ksi	
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 3 condition(s) shown in full
 * RRUs/TMAS were assumed to be behind antennas

LOADING CONDITION A

90 mph wind with no ice. wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD..AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	2.5480	1.1956	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.9071	1.6920	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	2.0667	0.0000	0.0000
C	184.000	0.00	0.0	0.0	2.5903	2.3272	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.9544	0.0000	0.0000
C	174.000	0.00	0.0	0.0	2.5602	2.3272	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.8420	0.0000	0.0000
C	164.000	0.00	0.0	0.0	2.5287	2.3272	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.7297	0.0000	0.0000
C	154.000	0.00	0.0	0.0	2.4956	2.3272	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0486	0.0565	0.0000	0.0000
D	178.833	0.00	180.0	0.0	0.0486	0.0565	0.0000	0.0000
D	178.833	0.00	180.0	0.0	0.0567	0.0672	0.0000	0.0000
D	163.667	0.00	180.0	0.0	0.0567	0.0672	0.0000	0.0000
D	163.667	0.00	180.0	0.0	0.0644	0.0778	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0644	0.0778	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0690	0.1880	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0690	0.1880	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0720	0.1118	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0720	0.1118	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0785	0.1248	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0785	0.1248	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0844	0.1378	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0844	0.1378	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0880	0.2910	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0880	0.2910	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0895	0.1528	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0895	0.1528	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0933	0.1650	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0933	0.1650	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0960	0.1773	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0960	0.1773	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0970	0.4067	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0970	0.4067	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0958	0.2301	0.0000	0.0000
D	35.062	0.00	180.0	0.0	0.0958	0.2301	0.0000	0.0000
D	35.062	0.00	180.0	0.0	0.0933	0.2424	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0889	0.2670	0.0000	0.0000

LOADING CONDITION M

90 mph wind with no ice. wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD..AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	2.5480	0.8967	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	1.6174	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.9071	1.2690	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	1.5500	0.0000	0.0000

17-5224-JDS

C	184.000	0.00	0.0	0.0	2.5903	1.7454	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.4658	0.0000	0.0000
C	174.000	0.00	0.0	0.0	2.5602	1.7454	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.3815	0.0000	0.0000
C	164.000	0.00	0.0	0.0	2.5287	1.7454	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.2973	0.0000	0.0000
C	154.000	0.00	0.0	0.0	2.4956	1.7454	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0487	0.0424	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0645	0.0583	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0690	0.1410	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0690	0.1410	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0721	0.0838	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0845	0.1033	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0880	0.2182	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0880	0.2182	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0897	0.1146	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0962	0.1329	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0970	0.3050	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0970	0.3050	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0964	0.1726	0.0000	0.0000
D	11.687	0.00	180.0	0.0	0.0899	0.1910	0.0000	0.0000
D	11.687	0.00	180.0	0.0	0.0897	0.2003	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0897	0.2003	0.0000	0.0000

LOADING CONDITION Y

30 mph wind with 0.75 ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY... RADIUS ft	LOAD... AZI	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	0.2883	2.0392	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.1096	2.1256	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	2.0667	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.3318	3.4230	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.9544	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.3271	3.4169	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.8420	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.3222	3.4105	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.7297	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.3171	3.4038	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0075	0.0995	0.0000	0.0000
D	178.833	0.00	180.0	0.0	0.0075	0.0995	0.0000	0.0000
D	178.833	0.00	180.0	0.0	0.0085	0.1170	0.0000	0.0000
D	163.667	0.00	180.0	0.0	0.0085	0.1170	0.0000	0.0000
D	163.667	0.00	180.0	0.0	0.0094	0.1343	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0094	0.1343	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0100	0.2487	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0100	0.2487	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0104	0.1753	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0104	0.1753	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0112	0.1944	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0112	0.1944	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0119	0.2133	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0119	0.2133	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0123	0.3703	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0123	0.3703	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0125	0.2343	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0125	0.2343	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0129	0.2512	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0129	0.2512	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0132	0.2676	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0132	0.2676	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0133	0.4997	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0133	0.4997	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0130	0.3254	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0120	0.3588	0.0000	0.0000

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195' Monopole / Toney, NC

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

17-5224-JDS

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
194.0	20.18E	0.08Q	3.03E	12.17E	0.04Q	0.00F
178.8	17.11E	0.07Q	2.38E	11.92E	0.04Q	0.00F
163.7	14.17E	0.06Q	1.79E	11.16E	0.04Q	0.00F
148.5	11.45E	0.05Q	1.28E	10.01E	0.04Q	0.00F
144.7	10.82E	0.05Q	1.18E	9.74E	0.04Q	0.00F
129.9	8.51E	0.04Q	0.81E	8.56E	0.04Q	0.00F
115.1	6.49E	-0.03U	0.53E	7.34E	0.03Q	0.00F
100.2	4.77E	-0.02U	0.32E	6.16E	-0.03U	0.00U
95.0	4.23E	-0.02U	0.27E	5.76E	-0.03U	0.00U
81.1	2.97A	-0.01U	0.15E	4.67E	-0.02U	0.00U
67.2	1.97A	-0.01U	0.08E	3.65E	-0.02U	0.00U
53.2	1.20A	-0.01U	0.04E	2.70A	-0.01U	0.00U
46.7	0.92A	0.00U	0.03E	2.34A	-0.01U	0.00F
35.1	0.51A	0.00Q	0.01E	1.70A	-0.01U	0.00F
23.4	0.22A	0.00Q	0.00E	1.10A	0.01Q	0.00F
11.7	0.05A	0.00Q	0.00D	0.54A	0.00Q	0.00F
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
		ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	
194.0	2.04 Y	2.55 W	0.00 F	-0.01 C	0.00 N	0.00 F
178.8	13.32 Y	6.81 W	0.00 F	-86.24 E	0.05 I	0.03 O
163.7	25.72 AF	12.74 O	0.00 U	-257.81 E	0.15 B	0.10 I
148.5	32.89 AF	16.17 O	0.00 E	-523.48 E	0.32 B	0.20 I
144.7	33.82 AF	16.58 C	0.12 H	-598.97 E	0.51 B	0.22 I
129.9	36.42 AB	17.67 Q	0.11 Q	-906.43 E	-1.95 Q	0.36 F
115.1	39.30 Y	18.82 Q	0.13 Q	-1228.01 E	-3.91 Q	0.50 F
100.2	42.47 AB	20.05 Q	-0.16 U	-1563.43 E	-5.98 Q	0.64 F
95.0	44.41 AB	20.60 Q	0.16 Q	-1685.71 E	-6.76 Q	0.69 F
81.1	47.67 Y	21.76 Q	-0.18 U	-2017.85 E	8.84 U	-0.85 U
67.2	51.17 Y	23.03 Q	-0.14 U	-2362.51 E	10.80 U	-0.97 U
53.2	54.89 Y	24.35 Q	-0.14 U	-2719.39 E	12.73 U	-1.06 U
	58.14 Y	24.99 Q	0.14 Q	-2890.42 E	13.58 U	-1.10 U

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46.7	58.14 Y	24.99 Q	0.14 Q	-2890.42 E	13.61 U	-1.10 U
35.1	61.99 Y	26.10 Q	0.14 Q	-3205.47 A	15.10 U	1.14 F
	61.99 Y	26.10 Q	0.14 Q	-3205.47 A	15.10 U	1.14 F
23.4	65.94 Y	27.19 Q	0.14 Q	-3529.49 A	16.73 U	1.19 F
	65.94 Y	27.18 Q	0.14 Q	-3529.49 A	16.74 U	1.19 F
11.7	69.99 Y	28.25 Q	0.14 Q	-3861.16 A	-18.30 Q	1.21 F
	69.99 Y	28.25 Q	0.14 Q	-3861.15 A	-18.30 Q	1.21 F
	74.13 Y	29.30 Q	0.14 Q	-4199.94 A	-19.93 Q	1.22 F

base reaction	74.13 Y	-29.30 Q	-0.14 Q	4199.94 A	19.93 Q	-1.22 F

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
194.00	0.00Y	0.00C	0.01W	0.00AG	YES	9.52A	45.2
178.83	0.01Y	0.20E	0.01W	0.21E	YES	11.86A	45.2
	0.01AF	0.20E	0.01O	0.21E	YES	11.86A	45.2
163.67	0.02AF	0.43E	0.02O	0.44E	YES	14.19A	45.2
	0.02AF	0.43E	0.02O	0.44E	YES	14.19A	45.2
148.50	0.02AF	0.66E	0.02O	0.68E	YES	16.53A	45.2
	0.02AF	0.53D	0.02C	0.54D	YES	12.87A	45.2
144.75	0.02AF	0.57E	0.02C	0.58E	YES	13.33A	45.2
	0.02AB	0.59E	0.02Q	0.60E	YES	13.05A	45.2
129.92	0.02AB	0.70E	0.02Q	0.72E	YES	14.88A	45.2
	0.02Y	0.70E	0.02Q	0.72E	YES	14.88A	45.2
115.08	0.02Y	0.78E	0.02Q	0.79E	YES	16.71A	45.2
	0.02AB	0.78E	0.02Q	0.79E	YES	16.71A	45.2
100.25	0.02AB	0.84E	0.02Q	0.85E	YES	18.54A	45.2
	0.02AB	0.84E	0.02Q	0.85E	YES	18.54A	45.2
95.00	0.02AB	0.86E	0.02Q	0.87E	YES	19.18A	45.2
	0.02Y	0.89E	0.02Q	0.90E	YES	18.83A	45.2
81.08	0.02Y	0.92E	0.02Q	0.94E	YES	20.55A	45.2
	0.02Y	0.92E	0.02Q	0.94E	YES	20.55A	45.2
67.17	0.02Y	0.96E	0.02Q	0.97E	YES	22.26A	45.2
	0.02Y	0.96E	0.02Q	0.97E	YES	22.26A	45.2
53.25	0.02Y	0.98E	0.02Q	1.00E	YES	23.98A	45.2
	0.01Y	0.77E	0.01Q	0.78E	YES	19.69A	45.2
46.75	0.02Y	0.78E	0.01Q	0.79E	YES	20.35A	45.2
	0.02Y	0.80E	0.01Q	0.81E	YES	20.06A	45.2
35.06	0.02Y	0.81A	0.01Q	0.82A	YES	21.26A	45.2
	0.02Y	0.81A	0.01Q	0.82A	YES	21.26A	45.2
23.37	0.02Y	0.82A	0.01Q	0.83A	YES	22.46A	45.2
	0.02Y	0.82A	0.01Q	0.83A	YES	22.46A	45.2
11.69	0.02Y	0.83A	0.01Q	0.84A	YES	23.66A	45.2
	0.02Y	0.83A	0.01Q	0.84A	YES	23.66A	45.2
0.00	0.02Y	0.83A	0.01Q	0.85A	YES	24.86A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR	MOMENT.w.r.t.WIND.DIR	TORSION
kip	ALONG	ALONG	ft-kip
	ACROSS	ACROSS	
	kip	ft-kip	ft-kip
74.13	29.30	-4199.94	1.22
Y	Q	A	F
	Q	Q	

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195' Monopole / Toney, NC

 ***** Service Load Condition *****

* Only 1 condition(s) shown in full
 * RRUS/TMAS were assumed to be behind antennas

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS	LOAD. AT AZI	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	194.000	0.00	0.0	0.0	0.6333	0.9963	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.0000	1.7971	0.0000	0.0000
C	192.000	0.00	0.0	0.0	0.2254	1.4100	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.0000	1.7222	0.0000	0.0000
C	184.000	0.00	0.0	0.0	0.6438	1.9393	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.0000	1.6286	0.0000	0.0000
C	174.000	0.00	0.0	0.0	0.6363	1.9393	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.0000	1.5350	0.0000	0.0000
C	164.000	0.00	0.0	0.0	0.6285	1.9393	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.0000	1.4414	0.0000	0.0000
C	154.000	0.00	0.0	0.0	0.6203	1.9393	0.0000	0.0000
D	194.000	0.00	180.0	0.0	0.0121	0.0471	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0160	0.0648	0.0000	0.0000
D	148.500	0.00	180.0	0.0	0.0172	0.1567	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0172	0.1567	0.0000	0.0000
D	144.750	0.00	180.0	0.0	0.0179	0.0932	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0179	0.0932	0.0000	0.0000
D	129.917	0.00	180.0	0.0	0.0195	0.1040	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0195	0.1040	0.0000	0.0000
D	115.083	0.00	180.0	0.0	0.0210	0.1148	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0210	0.1148	0.0000	0.0000
D	100.250	0.00	180.0	0.0	0.0219	0.2425	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0219	0.2425	0.0000	0.0000
D	95.000	0.00	180.0	0.0	0.0223	0.1273	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0223	0.1273	0.0000	0.0000
D	81.083	0.00	180.0	0.0	0.0232	0.1375	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0232	0.1375	0.0000	0.0000
D	67.167	0.00	180.0	0.0	0.0239	0.1477	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0239	0.1477	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0241	0.3389	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0241	0.3389	0.0000	0.0000
D	46.750	0.00	180.0	0.0	0.0238	0.1917	0.0000	0.0000
D	35.062	0.00	180.0	0.0	0.0238	0.1917	0.0000	0.0000
D	35.062	0.00	180.0	0.0	0.0232	0.2020	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0221	0.2225	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
194.0	5.14A	0.02H	0.20A	3.04A	0.01H	0.00F

17-5224-JDS

178.8	4.34A	0.02H	0.15A	2.98A	0.01H	0.00F
163.7	3.58A	0.02H	0.12A	2.78A	0.01H	0.00F
148.5	2.88A	0.01H	0.08A	2.49A	0.01H	0.00F
144.7	2.72A	0.01H	0.08A	2.42A	0.01H	0.00F
129.9	2.13A	0.01H	0.05A	2.13A	0.01H	0.00F
115.1	1.62A	0.01H	0.04A	1.82A	0.01H	0.00F
100.2	1.19A	0.01H	0.02H	1.53A	0.01H	0.00F
95.0	1.05A	0.01H	0.02H	1.43A	0.01H	0.00F
81.1	0.74A	0.00H	0.01H	1.16A	0.01H	0.00F
67.2	0.49A	0.00H	0.01H	0.90A	0.00H	0.00F
53.2	0.30A	0.00H	0.00H	0.67A	0.00H	0.00F
46.7	0.23A	0.00H	0.00H	0.58A	0.00H	0.00F
35.1	0.13A	0.00H	0.00H	0.42A	0.00H	0.00F
23.4	0.05A	0.00H	0.00H	0.27A	0.00H	0.00F
11.7	0.01A	0.00H	0.00H	0.13A	0.00H	0.00F
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t. ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t. ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
194.0	1.00 F	0.63 A	0.00 K	0.00 B	0.00 K	0.00 K
178.8	8.62 F	1.70 A	0.00 K	-21.58 C	0.01 K	0.00 K
163.7	16.51 K	3.17 B	0.00 L	-64.37 C	-0.03 I	0.01 K
148.5	20.83 K	4.03 C	0.00 K	-130.21 C	-0.05 I	0.01 K
144.7	21.42 K	4.14 K	0.04 L	-148.78 H	-0.12 L	-0.01 I
129.9	22.81 B	4.40 A	0.03 H	-224.93 A	0.47 K	-0.02 F
115.1	24.36 I	4.69 A	0.04 H	-304.27 A	-1.06 H	-0.05 F
100.2	26.06 I	5.00 A	0.04 H	-386.96 A	-1.66 H	-0.06 F
95.0	27.33 I	5.11 A	0.04 H	-417.08 A	-1.86 H	-0.07 F
81.1	29.10 I	5.44 A	-0.04 F	-499.32 A	-2.36 H	-0.08 F
67.2	31.01 I	5.76 A	0.04 H	-584.71 A	-2.97 H	-0.09 F
53.2	33.07 I	6.09 A	0.04 H	-673.26 A	-3.58 H	-0.10 F
46.7	35.27 I	6.25 A	0.04 H	-715.73 A	-3.84 H	-0.11 F
35.1	37.51 I	6.53 A	-0.04 F	-794.08 A	-4.31 H	-0.11 F

17-5224-JDS

23.4	39.91 I	6.79 A	-0.04 F	-874.61 A	-4.80 H	-0.12 F
	39.91 I	6.79 A	0.04 H	-874.62 A	-4.80 H	-0.12 F
11.7	42.39 I	7.06 A	0.04 H	-957.25 A	-5.30 H	-0.12 F
	42.39 I	7.06 A	-0.04 F	-957.25 A	-5.30 H	-0.12 F
	44.95 I	7.32 A	-0.04 F	-1041.84 A	-5.79 H	-0.12 F
base reaction						
	44.95 I	-7.32 A	0.04 F	1041.84 A	5.79 H	0.12 F

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
194.00	0.00F	0.00B	0.00A	0.00B	YES	9.52A	45.2
178.83	0.01F	0.05C	0.00A	0.06C	YES	11.86A	45.2
	0.01K	0.05C	0.00B	0.06C	YES	11.86A	45.2
163.67	0.01K	0.11C	0.00B	0.12C	YES	14.19A	45.2
	0.01K	0.11C	0.00C	0.12C	YES	14.19A	45.2
148.50	0.01K	0.16C	0.01C	0.18C	YES	16.53A	45.2
	0.01K	0.13C	0.00K	0.14C	YES	12.87A	45.2
144.75	0.01K	0.14H	0.00K	0.15H	YES	13.33A	45.2
	0.01B	0.15L	0.00A	0.16A	YES	13.05A	45.2
129.92	0.01B	0.17A	0.00A	0.19A	YES	14.88A	45.2
	0.01I	0.17A	0.00A	0.19A	YES	14.88A	45.2
115.08	0.01I	0.19A	0.00A	0.20A	YES	16.71A	45.2
	0.01I	0.19A	0.00A	0.20A	YES	16.71A	45.2
100.25	0.01I	0.21A	0.00A	0.22A	YES	18.54A	45.2
	0.01I	0.21A	0.00A	0.22A	YES	18.54A	45.2
95.00	0.01I	0.21A	0.00A	0.22A	YES	19.18A	45.2
	0.01I	0.22A	0.00A	0.23A	YES	18.83A	45.2
81.08	0.01I	0.23A	0.00A	0.24A	YES	20.55A	45.2
	0.01I	0.23A	0.00A	0.24A	YES	20.55A	45.2
67.17	0.01I	0.24A	0.00A	0.25A	YES	22.26A	45.2
	0.01I	0.24A	0.00A	0.25A	YES	22.26A	45.2
53.25	0.01I	0.24A	0.00A	0.26A	YES	23.98A	45.2
	0.01I	0.19A	0.00H	0.20A	YES	19.69A	45.2
46.75	0.01I	0.19A	0.00H	0.20A	YES	20.35A	45.2
	0.01I	0.20A	0.00A	0.21A	YES	20.06A	45.2
35.06	0.01I	0.20A	0.00A	0.21A	YES	21.26A	45.2
	0.01I	0.20A	0.00A	0.21A	YES	21.26A	45.2
23.37	0.01I	0.20A	0.00A	0.21A	YES	22.46A	45.2
	0.01I	0.20A	0.00A	0.21A	YES	22.46A	45.2
11.69	0.01I	0.20A	0.00A	0.21A	YES	23.66A	45.2
	0.01I	0.20A	0.00A	0.21A	YES	23.66A	45.2
0.00	0.01I	0.21A	0.00A	0.22A	YES	24.86A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN kip	SHEAR.w.r.t.WIND.DIR ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
44.95 I	7.32 A	-0.04 F	-1041.84 A	-5.79 H	-0.12 F

Square Base Plate and Anchor Rods per ANSI/TIA 222-G

Pole Data

Diameter: 56.620 in (flat to flat)
Thickness: 0.375 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 4199.94 ft-kips
Axial, Pu: 53.91 kips
Shear, Vu: 29.27 kips

Anchor Rod Data

Quantity: 16 (multiple of 4)
Diameter: 2.25 in
Rod Material: A615
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
BC Diam. (in): 63.5 BC Override:
Rod Spacing: 6 in

Anchor Rod Results

Maximum Rod (Pu+ Vu/η): 205.5 Kips
Allowable $\Phi \cdot R_{nt}$: 260.0 Kips (per 4.9.9)
Anchor Rod Interaction Ratio: **79.0% Pass**

Plate Data

Width (in): 61.5 Width Override:
Thickness: 2.75 in
Yield (Fy): 50 ksi
Eff. Width: 30.35 in
Corner Clip: 12.00 in
Drain Hole: 2.625 in. diameter
Drain Location: 26.25 in. center of pole to center of drain hole
Center Hole: 44.5 in. diameter

Base Plate Results

Base Plate (Mu/Z): 37.7 ksi
Allowable $\Phi \cdot F_y$: 45 ksi (per AISC)
Base Plate Interaction Ratio: **83.9% Pass**

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

This PCS Site Agreement ("Agreement") is entered into as of _____ by Beacon Towers-VA LLC, a South Carolina Limited Liability Company ("BT") and John Thomas Toney, ("Owner"). Owner acknowledges receiving One Dollar (\$1.00) and other sufficient consideration for entering into this Agreement.

1. Premises and Use. Owner leases and demises to BT, the site described below: [Check appropriate box (es)]

Land consisting of approximately 10,000 square feet upon which BT will construct its equipment base station and antenna structure;

Building interior space consisting of approximately _____ square feet;

Building exterior space for attachment of antennas;

Building exterior space for placement of base station equipment;

Tower antenna space between the _____ foot and _____ foot level on the Tower.

Space required for cable runs to connect PCS equipment and antennas, in location(s) ("Site") shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of BT, source of electric and telephone facilities. The Site will be used by BT for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a personal communications service system facility ("PCS"), including, without limitation, antenna equipment, cable wiring, related fixtures and if applicable to the Site, and antenna structure. BT will use the Site in a manner which will not unreasonably disturb the occupancy of the Owner's other tenants. BT will have access to the Site 24 hours per day, 7 days per week.

2. Term. The term of this Agreement (the "Initial Term") is 5 years commencing on the date ("Commencement Date") both BT and Owner have executed this Agreement. This Agreement will be automatically renewed for ten (10) additional terms (each a "Renewal Term") of 5 years each, unless BT provides Owner notice of intention not to renew not less than 90 days prior to the expiration of the Initial Term or any Renewal Term.

3. Rent. Starting on the first day of the month following the commencement of the physical preparation of the Site, there will be a one-time payment of \$25,000 for site improvements, in advance, and rent will be paid in equal monthly installments of \$500, partial months to be prorated, in advance. Rent for each Renewal Term will be the annual rent in effect for the final year of the Initial Term or prior Renewal Term, as the case may be, increased by 15 percent (%).

4. Title and Quiet Possession. Owner represents and agrees (a) that it is the Owner of the Site; (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; (d) that BT its successors, affiliates, and related parties and its authorized contractors are

entitled to access to the Site at all times and to the quiet possession of the Site throughout the Initial Term and each Renewal Term so long as BT is not in default beyond the expiration of any cure period; and (e) that Owner shall not have unsupervised access to the Site or to the PCS equipment.

5. Assignment/Subletting. Tenant shall have the right to sublease or assign its rights under this Agreement without notice or consent of Owner.

6. Notices. All notices must be in writing and are effective only when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery.

Notices to BT are to be sent to:

Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

Notices to Owner must be sent to the address shown underneath Owner's signature.

7. Improvements. BT may, at its expense, make such improvements on the Site, as it deems necessary from time to time for the operation of the PCS system. Owner agrees to cooperate with BT with respect to obtaining any required zoning approvals for the Site and such improvements. Upon termination or expiration of this Agreement, BT may remove its equipment and improvements and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss.

8. Compliance with Laws. Owner represents that Owner's property (including the Site), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. BT will substantially comply with all applicable laws relating to its possession and use of the Site.

9. Interference. BT will resolve technical interference problems with other equipment located at the Site on Commencement Date or any equipment that becomes attached to the Site at any future date when BT desires to add additional equipment to the Site. Likewise, Owner will not permit or suffer the installation of any future equipment, which (a) results in technical interference problems with BT then existing equipment or (b) encroaches onto the Site.

10. Utilities. BT will pay for all utilities used by it at the Site. Owner will cooperate with BT in BT's efforts to obtain utilities from any location provided by Owner or the servicing utility, including signing any easement or other instrument reasonably required by the utility company.

11. Termination. BT may terminate this Agreement at any time by notice to Owner without further liability if BT does

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

not obtain all permits or other approvals (collectively, "approval") required from any governmental authority or any easements required from any third party to operate the PCS system, or if any such approval is cancelled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Site or authority to enter into this Agreement, or if BT, for any reason, in its sole discretion, determines that it will be unable to use the Site. Upon termination, all prepaid rent will be retained by Owner unless such termination is due to Owner's failure of proper ownership or authority, or such termination is a result of Owner's default.

12. Default. If either party is in default under this Agreement for a period of (a) 10 days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following the receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting party commences action to cure the default with such 30-day period and proceeds with due diligence to fully cure the default.

13. Indemnity. Owner and BT each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the ownership, use and/or occupancy of the Site by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of the indemnified party. The indemnity obligations under this Paragraph will survive termination of this Agreement.

14. Hazardous Substances. Owner represents that it has no knowledge of any substance, chemical waste (collectively "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. BT will not introduce or use any such substance on the Site in violation of any applicable law.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, promptly after Agreement is fully executed, Owner will use diligent efforts to obtain a non-disturbance agreement reasonably acceptable to BT from the holder of any such mortgage or deed of trust.

16. Taxes. BT will be responsible for payment of all personal property taxes assessed directly upon and arising solely from its use of the communications facility on the Site. BT will pay to Owner any increase in real property taxes attributable solely to any improvements to the Site made by

BT within 60 days after receipt of satisfactory documentation indicating calculation of BT's share of such real estate taxes and payment of the real estate taxes by Owner. Owner will pay when due all other real estate taxes and assessments attributable to the property of the Owner of which the Site is a part.

17. Insurance. BT will produce and maintain commercial liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability, with a certificate of insurance to be furnished to Owner within 30 days of written request. Such policy will provide that cancellation will not occur without at least 15 days prior written notice to Owner. Each party hereby waives its right of recovery against the other for any loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery against the other party in connection with any damage covered by such policy.

18. Maintenance. BT will be responsible for repairing and maintaining the PCS system and any other improvements installed by BT at the Site in a proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of Owner, its agents or employees, Owner shall reimburse BT for the reasonable costs incurred by BT to restore the damaged areas to the condition which existed immediately prior thereto. Owner will maintain and repair all other portions of the property of which the Site is a part in a proper operating and reasonably safe condition.

19. FAA Compliance. BT accepts sole responsibility for the Site's compliance with all tower or building marking and lighting regulations promulgated by the Federal Aviation Administration ("FAA") or the Federal Communications Commission ("FCC"), as applicable. BT represents and warrants that the Site complies with all applicable tower or building marking or lighting regulations promulgated by the FAA or the FCC.

Owner agrees that BT may install, at BT's sole cost and expense and as required for BT's PCS, a (i) backup generator to provide backup AC power in the event of an AC power outage at the Site, and/or (ii) tower lighting alarm monitoring system (including, but not limited to, commercial power and a dedicated surveillance telephone line) to monitor the status of the tower/building lighting.

20. Waiver of Owner's Lien. (a) Owner waives any lien rights it may have concerning BT's PCS which are deemed BT's personal property and not fixtures, and BT has the right to remove the same at any time without Owner's consent. (b) Owner acknowledges that BT has entered into a financing arrangement and may enter into additional financing arrangements in the future including promissory notes and a

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

financial and security agreement ("Financing Agreement") for the financing of BT's PCS ("Collateral") with a third party or parties (the "Financing Entity"). In connection therewith, Owner (i) consents to the installation of the Collateral; (ii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become due and that such Collateral may be removed at any time without recourse to legal processing.

21. Restrictive Covenant. In consideration of the terms of this Agreement, the Owner covenants and agrees that during the Term of this Agreement, the Owner or the Owner's employees or other tenants, licensees, invitees, or agents will not use any portion of the Property or adjacent property owned by Owner for the provision of communication tower sites or wireless communications. The parties intend by this Agreement for BT (and persons deriving rights by, through or under BT) to be the sole parties to market, use, or sublease any portion of the property for wireless communications facilities during the Term. Owner agrees that this restriction on the use of the Property is commercially reasonable, not an undue burden on the Owner, not injurious to the public interest, and shall be specifically enforceable by BT (and persons deriving rights by, through or under BT) in a court of competent jurisdiction.

22. Miscellaneous. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) this Agreement is governed by the laws of the state in which the Site is located; (c) If requested by BT, Owner agrees promptly to execute and deliver to BT a recordable Memorandum of this Agreement in the form of Exhibit B; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the parties and supercedes all prior written and verbal agreements, representations, promises or understandings between parties. Any amendments to this Agreement must be in writing and executed by both parties; (e) if any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; and (f) the prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

23. Non-Binding until Fully Executed. This Agreement is for discussion purposes only and does not constitute a formal offer by either party. This Agreement is not and shall not be binding on either party until and unless it is fully executed by both parties.

24. Right of First Refusal. If, during the term of the Agreement, Owner receives and desires to accept an offer to purchase, exchange, assign, transfer, convey or otherwise alienate all or any portion of the Site, then Owner shall provide BT written notice of such offer, which notice shall include a complete and legible copy of such offer ("Owner's Notice"). BT shall have a right of first refusal to purchase, at its election and on the terms and conditions as in Owner's Notice, the Site (or such lesser portion thereof as is described in Owner's Notice), all on the same terms and conditions as in the offer accompanying Owner's Notice. If BT does not exercise its right of first refusal by written notice to Landlord given within ninety (90) days after receipt of Owner's Notice, to such third person in accordance with the terms and conditions of the offer. If BT fails or declines to exercise its right of first refusal, then this Agreement shall continue in full force and effect and Tenant's right of first refusal shall survive any such sale and conveyance and shall remain effective with respect to any subsequent offers to purchase the Site.

The following Exhibits are attached to and made a part of this Agreement: Exhibits A, B and C

OWNER:
By: [Signature]
Printed Name: John Thomas Toney
Its: Owner
Address: 2737 Landrum Road

Columbus, NC 28722

WITNESS: [Signature]
(Signature Witness #1)
[Signature]
(Signature Witness #2)

Date: _____

Beacon Towers-VA, LLC., a South Carolina Limited Liability Company

By: _____

Printed Name: Walter Deputy
Its: Member
Address: PO Box 685
Mt Pleasant SC 29465

WITNESS: _____
(Signature Witness #1)

(Signature Witness #2)

Date: _____

Initial(s) _____

PCS SITE AGREEMENT

Site Name: Toney _____

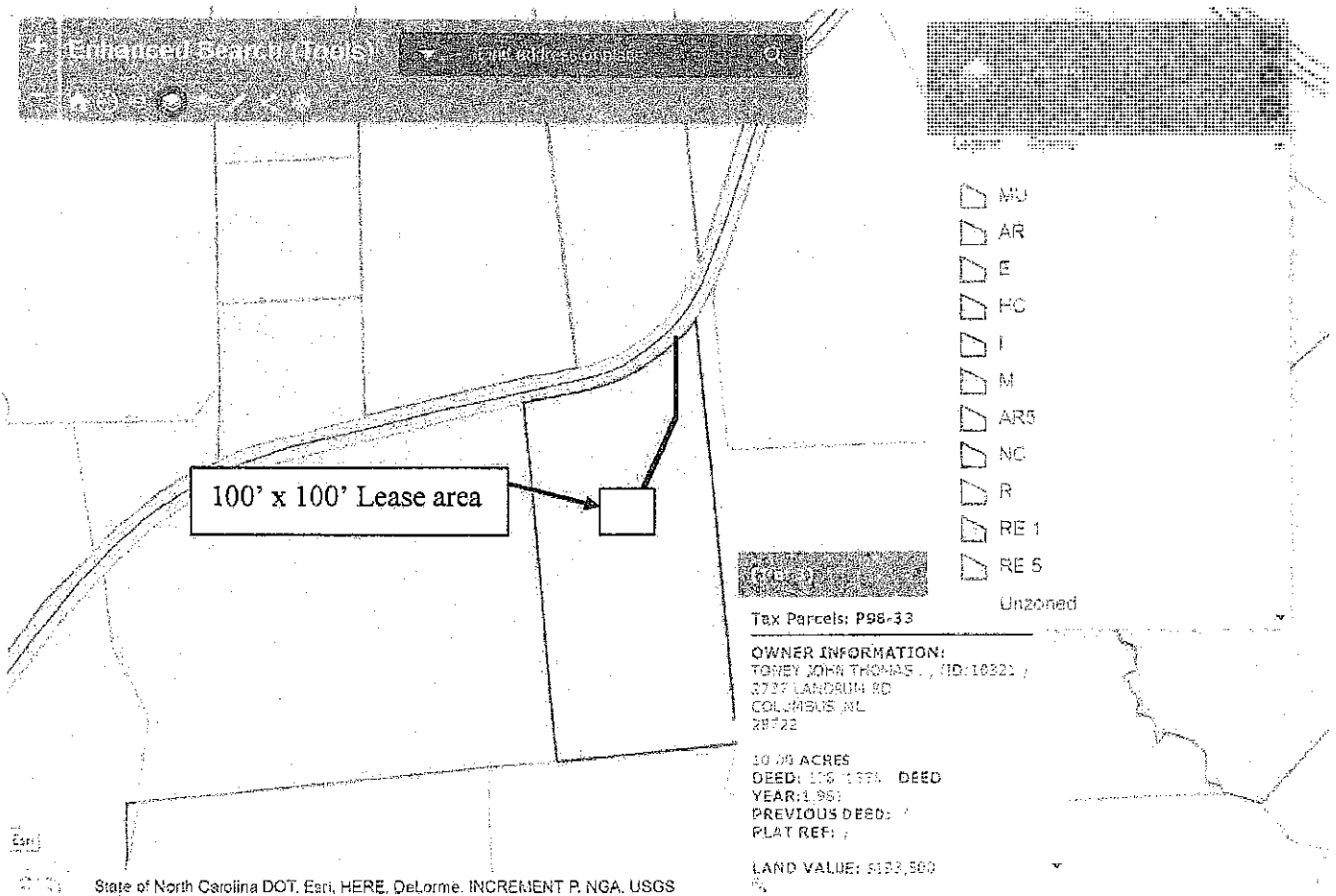
NC - 420

EXHIBIT A

The Leased Premises are described and/or depicted as follows:

Site Location: N35.213745 W82.117956

Power & Telco Easement to Lease Area and 30' Access Easement to a 10,000 square foot portion of parcel described as Parcel ID # P98-33 in Polk County, North Carolina and the Deed was recorded on 12/31.97 in Deed Book 178 Page 1338, Polk County, Register of Deeds.



Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.
5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

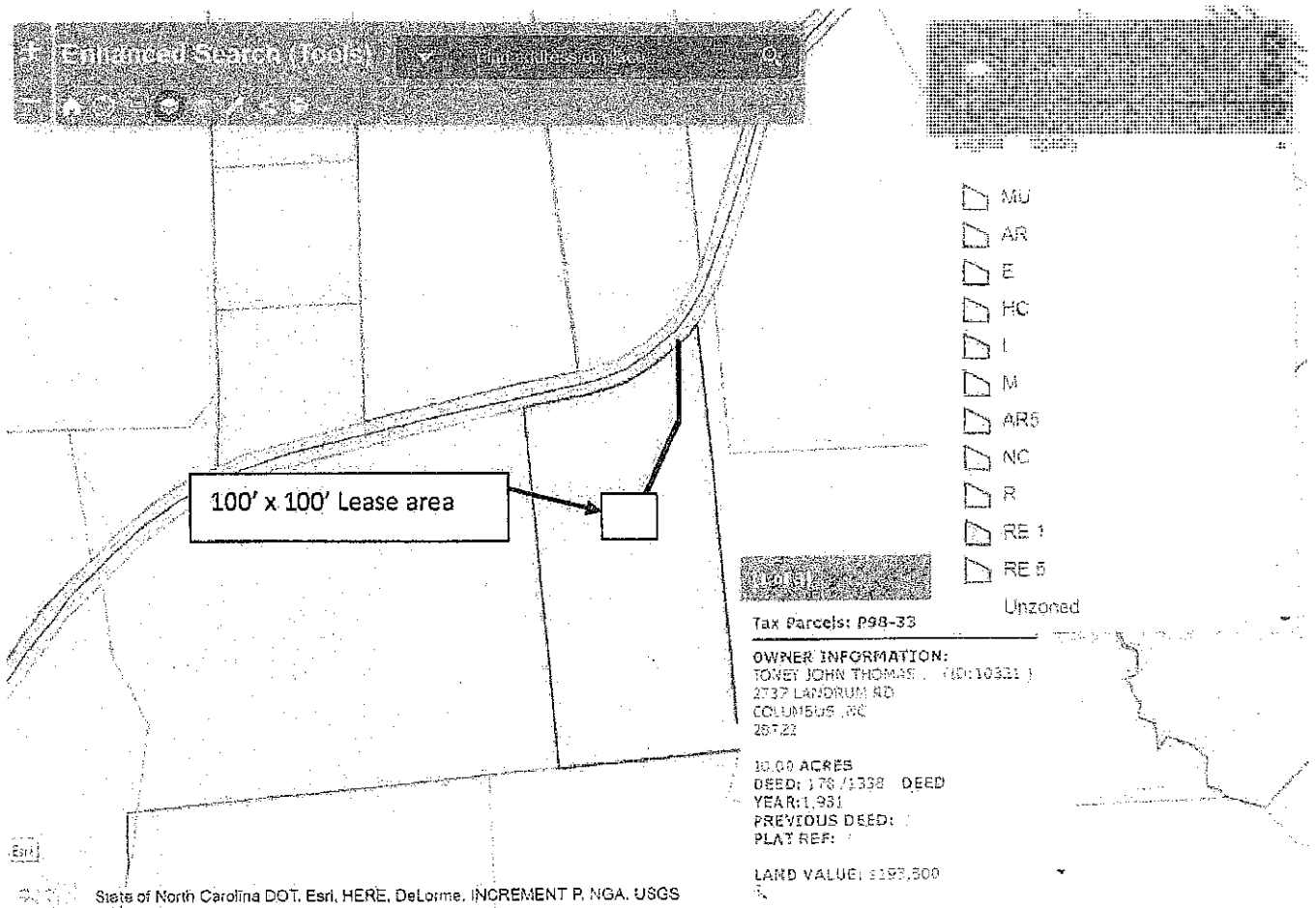
Initial(s) _____ / _____

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5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

EXHIBIT B

Return to: Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

MEMORANDUM OF LEASE

THIS MEMORANDUM evidences that a lease was made and entered into by written PCS Site Agreement dated, _____, 2016 John Thomas Toney (Grantor-"Owner") and Beacon Towers-VA, LLC (BT). Therefore, Owner leases and demises to BT the Site described in Exhibit A attached hereto in accordance with the terms of the aforesaid Agreement.

Such an Agreement provides in part that Owner lease and demises to BT a certain ("Site") parcel described as Parcel ID # P98-33 and Deed Book 178 Page 1338 in Polk County, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on this ____ day of _____, 2016, which term is subject to ten (10) additional five (5) year extension periods by BT. Agreement provides to Beacon a Right of First Refusal ("ROFR") for any sale, lease, assignment, conveyance, or transfer or otherwise creates an interest in the Site. Agreement provides to Beacon a Restrictive Covenant that provides that neither the Owner nor the Owner's employees or other tenants, licensees, invitees, or agents will use any portion of the Property or adjacent property owned in part or in total by the Owner for the provision of communication tower sites or wireless communications.

IN TESTIMONY WHEREOF, the parties hereto have set their hands, as of the date first above written.

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

Exhibit C

NAME:
DATE:

RE: dated, by and between
(Landlord) and (Tenant) (the Ground Lease) with respect to that certain real property located in County, (Property).

Dear:

Towers Buyer, LLC (Tower) may take an assignment of the Ground Lease and purchase certain of Tenant's assets located on the Property including the communications tower. As part of Tower's due diligence review in determining whether to consummate this transaction, we would ask that you confirm the following:

1. Attached as Exhibit 'A' is a true and complete copy of the Ground Lease and all amendments or modifications thereto. The Ground Lease constitutes the entire agreement between you and Tenant with respect to the subject matter thereof. Tenant is the current tenant under the terms of the Ground Lease.

2. The Ground Lease commenced on and the expiration date of the initial term of the Ground Lease is. Tenant has the option to extend the term of the Ground Lease for an additional terms of five years each.

Tenant's annual base rent under the Ground Lease is \$. Tenant pays no additional monthly rent. All rent, additional rent and other charges due and payable under the Ground Lease have been paid through 2014.

4. Tenant shall remit all rental payments to Landlord at the address stated above unless otherwise indicated below:

Phone:

5. Neither you nor Tenant is in default under the Ground Lease and there is no event which, with the giving of notice and/or the passage of time, would constitute such a default and you have no claim or defense of any nature whatsoever against Tenant with respect to the Ground Lease and there is no event which, with the giving of notice and/or the passage of time, would constitute the basis of such a claim or defense.

6. You consent to the proposed transaction with the understanding that this consent will be effective only if the transaction closes.

7. Tenant may freely sublease space on the ground and/or on the tower without obtaining your consent.

8. TOWER may from time to time grant to certain lenders selected by TOWER and its affiliates (the "Lenders") a lien on and security interest in TOWER's interest in the Ground Lease and all assets and personal property of TOWER located on the leased space (the "Personal Property") as collateral security for the repayment of any indebtedness to the Lenders. Landlord hereby agrees to subordinate any security interest, lien, claim or other similar right, including, without limitation, rights of levy or distraint for rent, Landlord may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a

lien upon or security interest in any of Landlord's assets. Should Lender exercise any rights of TOWER under the Ground Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in the Ground Lease, Landlord agrees to accept such exercise of rights by Lenders as if same had been exercised by TOWER, and TOWER, by signing below, confirms its agreement with this provision. If there shall be a monetary default by TOWER under the Ground Lease, Landlord shall accept the cure thereof by Lenders within fifteen (15) days after the expiration of any grace period provided to TOWER under the Ground Lease to cure such default, prior to terminating the Ground Lease. If there shall be a non-monetary default by TOWER under the Ground Lease, Landlord shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to TOWER under the Ground Lease to cure such default, prior to terminating the Ground Lease. The Ground Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders' interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders. If the Ground Lease is terminated as result of an TOWER default or is rejected in any bankruptcy proceeding, Landlord will enter into a new lease with Lenders or their designee on the same terms as the Ground Lease within 15 days of Lenders' request made within 30 days of notice of such termination or rejection, provided Lenders pay all past due amounts under the Ground Lease. The foregoing is not applicable to normal expirations of the term of the Ground Lease. In the event Landlord gives Tenant any notice of default under the terms of the Ground Lease, Landlord shall simultaneously give a copy of such notice to Lender at an address to be supplied by Tenant. TOWER shall have the right to record of memorandum of the terms of this paragraph.

9. In the event the actual current tower and related improvements lay outside the legal descriptions for the leased area and access, utility and guy wire easements, TOWER shall have the right to survey the improvements and record an Amended Memorandum of Lease reflecting the actual current location of the leased area and access, utility and guy wire easements.

10. If requested by TOWER, you will execute a Memorandum of Lease to be recorded in the public records containing the metes and bounds description.

11. You (i) have not assigned your interest in the Ground Lease, (ii) are not under agreement to or negotiating an agreement to assign your interest in the Ground Lease, and (iii) will not assign your interest in the Ground Lease except in connection with a sale of the underlying fee title.

We would appreciate you reviewing and signing this letter at your earliest possible convenience as we would like to conclude this transaction as quickly as possible. If you could fax a copy of this signed letter to my attention at and return the original in the enclosed pre-paid return federal express envelope it would be greatly appreciated. Please do not hesitate to contact me at, if you have any concerns or questions.

Sincerely,

TOWERS BUYER, LLC

ACKNOWLEDGED AND CONFIRMED:

Name
SS#

Initial(s) /

Return to: Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

MEMORANDUM OF LEASE

THIS MEMORANDUM evidences that a lease was made and entered into by written PCS Site Agreement dated, _____, 2016 John Thomas Toney (Grantor-"Owner") and Beacon Towers-VA, LLC (BT). Therefore, Owner leases and demises to BT the Site described in Exhibit A attached hereto in accordance with the terms of the aforesaid Agreement.

Such an Agreement provides in part that Owner lease and demises to BT a certain ("Site") parcel described as Parcel ID # P98-33 and Deed Book 178 Page 1338 in Polk County, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on this ____ day of _____, 2016, which term is subject to ten (10) additional five (5) year extension periods by BT. Agreement provides to Beacon a Right of First Refusal ("ROFR") for any sale, lease, assignment, conveyance, or transfer or otherwise creates an interest in the Site. Agreement provides to Beacon a Restrictive Covenant that provides that neither the Owner nor the Owner's employees or other tenants, licensees, invitees, or agents will use any portion of the Property or adjacent property owned in part or in total by the Owner for the provision of communication tower sites or wireless communications.

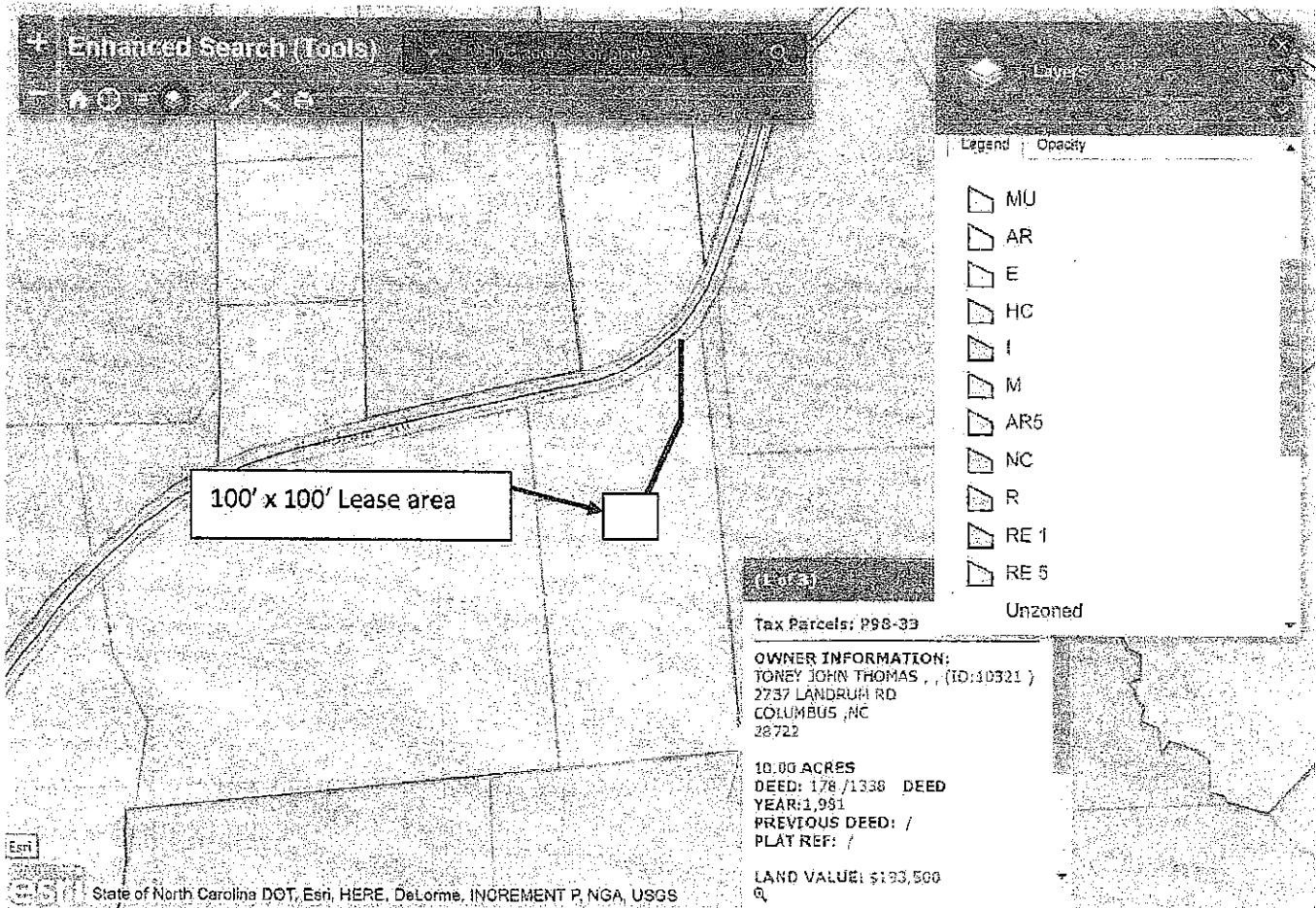
IN TESTIMONY WHEREOF, the parties hereto have set their hands, as of the date first above written.

EXHIBIT A

The Leased Premises are described and/or depicted as follows:

Site Location: N35.213745 W82.117956

Power & Telco Easement to Lease Area and 30' Access Easement to a 10,000 square foot portion of parcel described as Parcel ID # P98-33 in Polk County, North Carolina and the Deed was recorded on 12/31.97 in Deed Book 178 Page 1338, Polk County, Register of Deeds.



Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.
5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

GRANTOR:

By John Thomas Toney (SEAL)

Print: John Thomas Toney

GRANTEE:

Beacon Towers-VA, LLC, a South Carolina
Limited Liability Company

By: _____ (SEAL)

Print: Walter Deputy

North
STATE OF SOUTH CAROLINA COUNTY OF Polk

The foregoing Instrument was acknowledged before me this 8 day of November, 2015

by John Thomas Toney

(SEAL)

Notary Public: Teri T. Phillip My commission expires: Feb. 8, 2019 Date: 11/08/2016

Miranda Fisher Date: 11/8/16
(Signature Witness #1)
Printed Name: Miranda Fisher

Jennifer C. Hudson Date: 11/8/16
(Signature Witness #2)
Printed Name: Jennifer C. Hudson

STATE OF SOUTH CAROLINA COUNTY OF _____

The foregoing Instrument was acknowledged before me this _____ day of _____, 2015, by
Beacon Towers-VA, LLC.

(SEAL)

Notary Public _____ My commission expires: _____ Date: _____

WITNESS:

Date: _____
(Signature Witness #1)
Printed Name: _____

Date: _____
(Signature Witness #2)
Printed Name: _____

February 6, 2017

Mr. Martin Deputy
Beacon Towers, LLC
3519 Stockton Drive
Mount Pleasant, SC 29466

RE: Proposed 195' Sabre Monopole for Toney, NC

Dear Mr. Deputy,

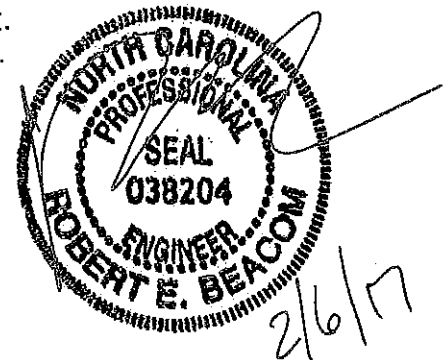
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 30 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** The fall radius for the monopole design described above is less than 50 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-ASO-870-OE

Issued Date: 02/17/2017

Martin Deputy
 Beacon Towers-VA
 3519 Stockton Drive
 Mt Pleasant, SC 29466

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Toney
 Location: Fletcher, NC
 Latitude: 35-12-49.36N NAD 83
 Longitude: 82-07-04.46W
 Heights: 953 feet site elevation (SE)
 199 feet above ground level (AGL)
 1152 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 08/17/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law , ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5933. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ASO-870-OE.

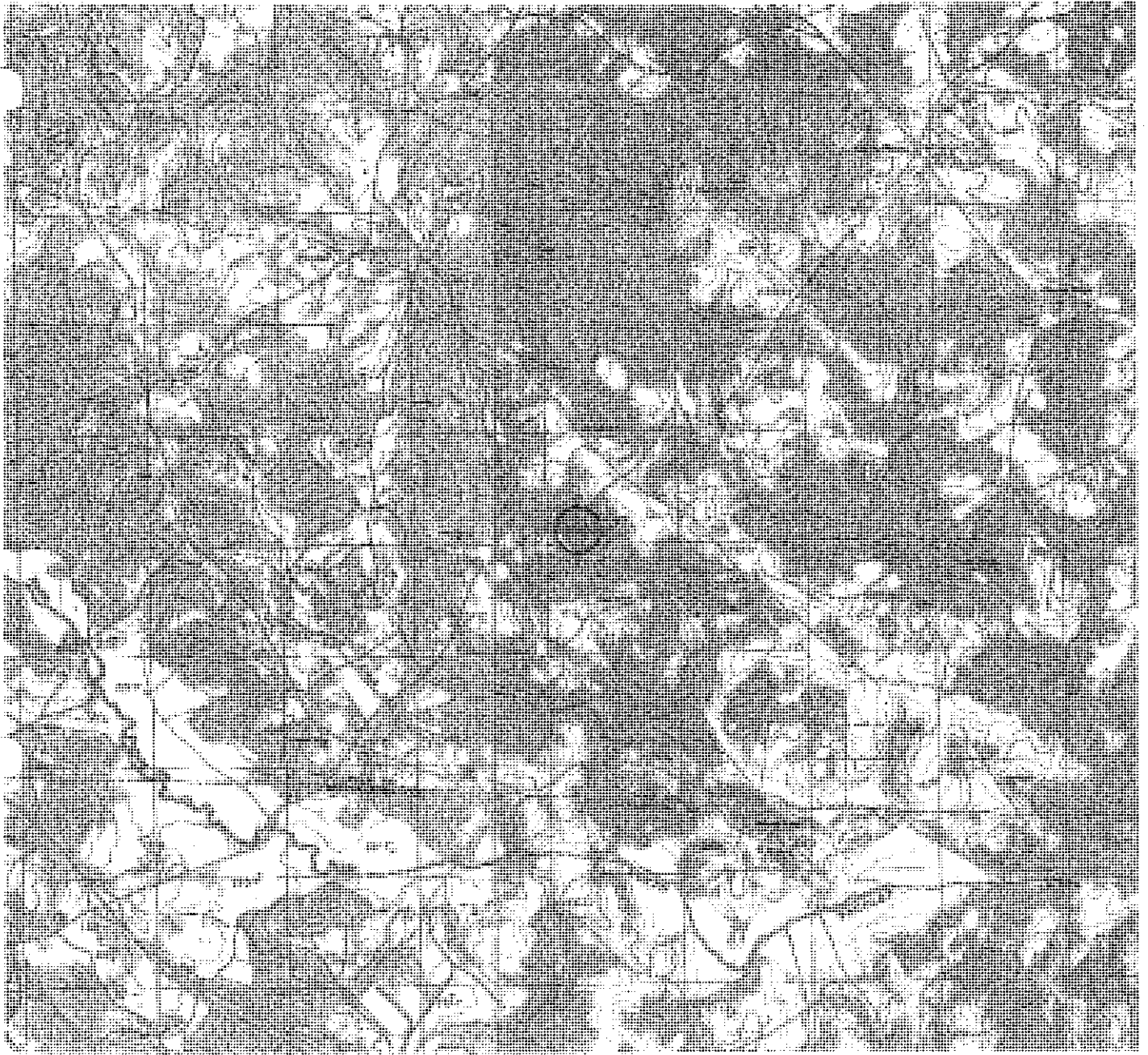
Signature Control No: 317568002-322463249

(DNE)

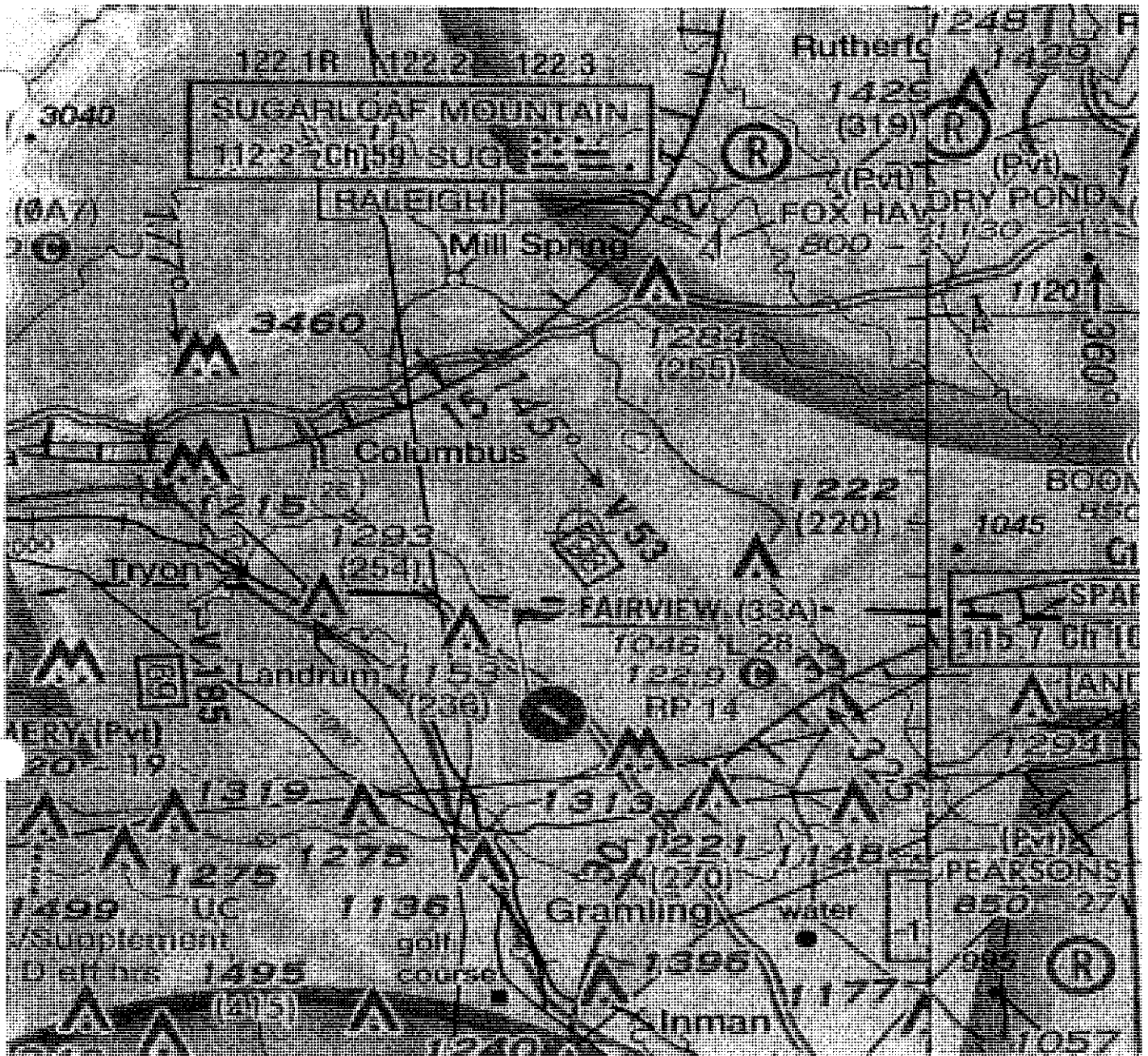
Andrew Hollie
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC



Sectional Map for ASN 2017-ASO-870-OE





February 6, 2017

Polk County
Planning & Zoning Department
35 Walker Street
Columbus, NC 28722
Attn: Cathy Ruth, County Planner

Re: Beach Towers - Site Name: Toney - Telecommunications Facility Application - Collocation Policy Letter

To Whom It May Concern:


Please accept the signed statement below as confirming Section 304(2)(c) of the Polk County Wireless Telecommunications Ordinance:

With the proposed tower being greater than one hundred-fifty (150) feet in height, the structure shall support at least four (4) telecommunications carriers. The proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both applicant's antennas and comparable antennas for at least four (4) additional users.

The proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate both applicant's antennas and comparable antennas for at least four (4) additional users.

Please contact me should you have any questions.

Very truly yours,
Beacon Towers-VA, LLC



Martin Deputy
Managing Director



February 6, 2017

Polk County
Planning & Zoning Department
35 Walker Street
Columbus, NC 28722
Attn: Cathy Ruth, County Planner

Re: Beach Towers - Site Name: Toney - Telecommunications Facility Application - Tower Removal Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Section 401(1) of the Polk County Wireless Telecommunications Ordinance:

Beacon Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to ensure the proposed wireless communications facility, when it is no longer being operated or used for a period of twelve (12) consecutive months, is reclaimed within sixty (60) days of receipt from Polk County notifying the owner of such abandonment. In the event that the owner of the wireless support structure fails to reclaim the wireless support structure within the sixty (6) day period, the owner of the wireless support structure shall be required to remove the same within six (6) months thereafter.

Please contact me should you have any questions.

Very truly yours,
Beacon Towers-VA, LLC



Martin Deputy
Managing Director

BOOK 178 PAGE 1338

STATE OF NORTH CAROLINA
Polk County

Office of Register of Deeds
Filed for record this 23rd day of
November, 1981, at 3:10 o'clock, P.M.
and duly registered in said office this
24th day of November, 1981, in
Book 178, page 1338
Dorinda M. King
Register of Deeds

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Mr. Scott Toney, Rt. 1, Columbus, N.C. 28722

This instrument was prepared by Hugh L. Key, Jr., McFarland & Key, P. O. Box 1515, Tryon, N. C. 28782

Brief description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of November, 1981, by and between

GRANTOR

GRANTEE

SCOTT TONEY, Unmarried,
of Polk County,
North Carolina

JOHN THOMAS TONEY,
of Polk County,
North Carolina

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Green Creek Township, Polk _____ County, North Carolina and more particularly described as follows:

BEGINNING on an iron pin in line of Landrum - Rutherfordton Road at Carson's corner and running with Carson's line South 6 degrees 00 minutes East 300 feet to a stone; thence South 5 degrees 00 minutes East 731 feet to an iron pin at Carson's corner; thence with Carson's line South 83 1/2 degrees West 470 feet to an iron pin; thence a new line North 5 degrees 00 minutes West 925 feet to an iron pin in line of road; thence with line of road North 77 1/2 degrees East 200 feet; thence North 69 degrees 00 minutes East 100 feet; thence North 52 degrees 00 minutes East 200 feet to the BEGINNING point, containing 10 acres, more or less.

The above described tract is all of Lot No. 20 and half of Lot 19 as shown on plat made by F. A. Wilkie, Surveyor, dated November, 1957 for Winfred and Dora Smith.

The above described property is the identical property conveyed to Grantor herein by deed dated May, 1980, recorded in Book 174, Page 1370, Polk County Registry.

I hereby certify that the within deed has been presented to the Tax Supervisor and the conveyance noted on the tax records.

This 23rd day of Nov. 1981

C. Wilkin
Tax Supervisor

Book: 178 Page: 1338 Seq: 1

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ Page _____

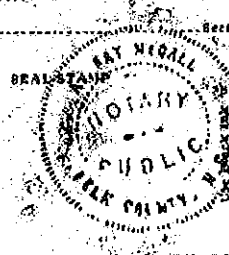
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____ (Corporate Name) _____ (SEAL)
By: _____ (SEAL)
By: _____ President _____ (SEAL)
Attest: _____ (SEAL)
By: _____ Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, _____ Polk _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
_____ Scott Toney, Domestic _____
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 13th day of _____ November, 1981.
My commission expires: 11-6-83 _____ A. Ray McCall Notary Public

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, stated with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

The foregoing Certificates of _____ A. Ray McCall, Notary Public _____

is/are certified to be correct. This instrument and this certificate are duly registered as the date and time and in the book and page shown on the first page hereof.

By: _____ D. M. Suggins _____ DEPUTY OF DEEDS FOR _____ Polk _____ COUNTY

BOOK 174 PAGE 1370

STATE OF NORTH CAROLINA
Polk County

Office of Register of Deeds
Filed for record this the 7th day of May 1980 at 7 o'clock A. M.

and duly registered in said office, this 7th day of May 1980, in

Book 174 page 1370
David N. Scoggins
Register of Deeds

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to Mr. Scott Toney, Rt. 1, Columbus, NC 28722

This instrument was prepared by Hugh L. Key, Jr., P.O. Box 1515, Tryon, N. C. 28782

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of May, 19 80, by and between

GRANTOR

GRANTEE

JOHN THOMAS TONEY, Unmarried,
of Polk County,
North Carolina

SCOTT TONEY, of
Polk County,
North Carolina

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Green Creek Township, Polk County, North Carolina and more particularly described as follows:

BEGINNING on an iron pin in line of Landrum-Rutherfordton Road at Carson's corner and running with Carson's line South 6 degrees 00 minutes East 300 feet to a stone; thence South 5 degrees 00 minutes East 731 feet to an iron pin at Carson's corner; thence with Carson's line South 83 1/2 degrees West 470 feet to an iron pin; thence a new line North 5 degrees 00 minutes West 925 feet to an iron pin in line of road; thence with line of road North 77 1/2 degrees East 200 feet; thence North 69 degrees 00 minutes East 100 feet; thence North 52 degrees 00 minutes East 200 feet to the BEGINNING point, containing 10 acres, more or less.

The above described tract is all of Lot No. 20 and half of Lot 19 as shown on plat made by F. A. Wilkie, Surveyor, dated November, 1957 for Winfred and Dora Smith.

The above described property is the identical property conveyed to the Grantor herein by Sherman Hudson and wife, Ida May Hudson, by deed dated July 20, 1977, recorded in Book 167, Page 1033, Polk County Registry.

I hereby certify that the within deed has been presented to the Tax Supervisor and the conveyance noted on the tax records.

This 5 day of May 1980
C. Jackson
Tax Supervisor

WARRANTY DEED - Form WD 601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

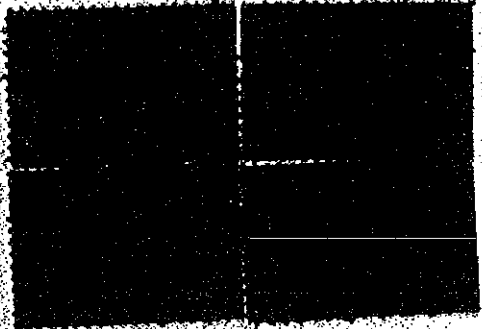
STATE OF NORTH CAROLINA, POLK County. THIS DEED, Made this 20th day of July, 1977, by and between SHERMAN HUDSON and IDA MAY HUDSON, his wife, of Polk County and JOHN THOMAS TONEY of Polk County and State of North Carolina, hereinafter called Grantor, and called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Green Creek Township, Polk County, North Carolina, described as follows:

BEGINNING on an iron pin in line of Landrum-Rutherfordton Road at Carson's Corner and running with Carson's line South 6 degrees East 300 feet to a stone; thence South 5 degrees East 731 feet to an iron pin at Carson's Corner; thence with Carson's line South 83 1/2 degrees West 470 feet to an iron pin; thence a new line North 5 degrees West 925 feet to an iron pin in line of road; thence with line of road North 77 1/2 degrees East 200 feet; thence North 69 degrees East 100 feet; thence North 52 degrees East 200 feet to the BEGINNING, containing ten acres, more or less.

The above described tract is all of Lot 20 and half of Lot 19 as shown on plat made by F.A. Wilkie, Surveyor, November, 1957, for Winfred and Dora Smith.

The above described property is the identical property conveyed by Clara McQueen Flynn, Widow, to Sherman Hudson and Ida May Hudson, his wife, by deed dated September 13, 1965, recorded in Book 135, Page 195, Polk County Registry.



I hereby certify that the within deed has been presented to the Tax Supervisor and the conveyance noted on the tax records

This 27th day of July, 1977. Ray Adams, Tax Supervisor

The above land was conveyed to Grantor by... TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever. And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons, whensoever.

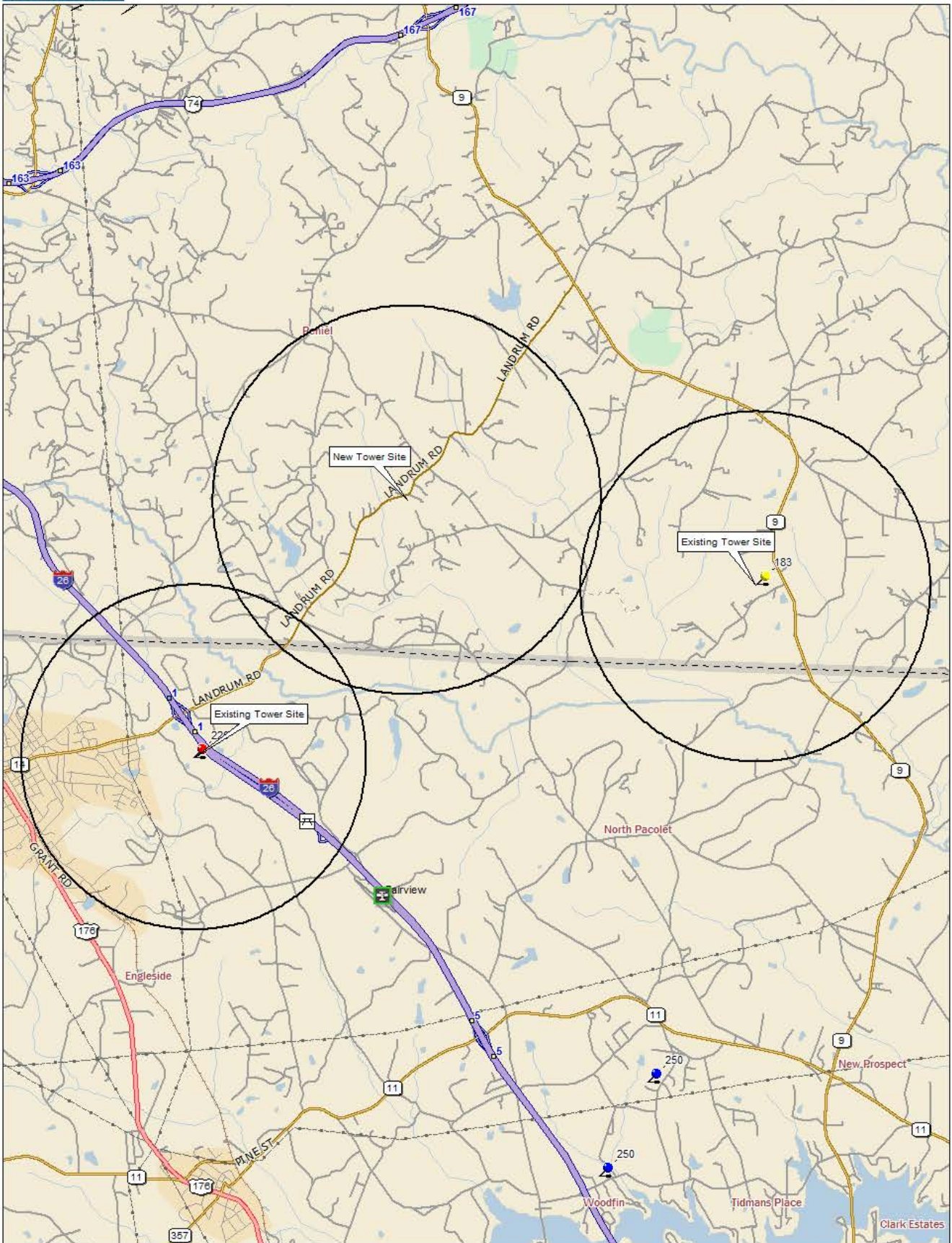
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written. (SEAL) Sherman Hudson (SEAL) Ida May Hudson

STATE OF NORTH CAROLINA, POLK COUNTY. Anne H. Arledge, a Notary Public of said County, do hereby certify that SHERMAN HUDSON and IDA MAY HUDSON, his wife, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 20th day of July, 1977. My Commission Expires Feb. 22, 1981. Anne H. Arledge (SEAL)

STATE OF NORTH CAROLINA, POLK COUNTY. I, a Notary Public of said County, do hereby certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the day of 1977. My Commission Expires N. P. (SEAL)

STATE OF NORTH CAROLINA, Polk COUNTY. The foregoing certificate(s) of Anne H. Arledge, Notary Public is certified to be correct. This instrument was presented for registration this 27th day of July, 1977, at 1:15 P. M., and duly recorded in the office of the Register of Deeds of Polk County, North Carolina, in Book 167, Page 1033. This the 1st day of August, A. D., 1977. Daris M. Scoggin, Register of Deeds. By Judy B. Lawrence, Deputy Register of Deeds.

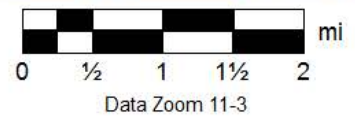
This Deed drawn by McFarland & Key, P.O. Box 1515, Tryon, N.C. 28782



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www.delorme.com



**FCC Form 854
Main Form**

Approved by OMD – 3060-0139
See instructions for public burden estimate

Application for Antenna Structure Registration

Purpose of Filing

1) Enter the application purpose: (NE)	
AM – Amendment of a Pending Application AU – Administrative Update CA – Cancellation of an Antenna Structure Registration DI – Notification of an Antenna Structure Dismantlement DU – Request for a Duplicate Antenna Structure Registration MD – Modification of a Antenna Structure Registration	NE – Registration of a New Antenna Structure NT – Required Construction/Alteration Notification OC – Ownership Change RE – Registration of a Replacement Antenna Structure WD – Withdrawal of a Pending Application
2a) If the answer to 1 is AU, CA, DI, DU, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

Antenna Structure Ownership Information

3) Select one of the entity types:			
() Individual	() Unincorporated Association	() Trust	() Government Entity
() Corporation	(X) Limited Liability Company	() General Partnership	() Limited Partnership
() Consortium	() Limited Liability Partnership	() Other: _____	
4) FCC Registration Number (FRN): 0021998927		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): Beacon Towers-VA			
8) Attention To: Martin Deputy		9) P.O. Box: P.O. Box 685	And/Or
10a) Street Address 1:		10b) Street Address 2:	
11) City: Mt Pleasant	12) State: SC	13) Zip Code: 29465	
14) Telephone Number (xxx-xxx-xxxx): (843) 324-9731		15) Fax Number: (xxx-xxx-xxxx): (843) 324-9731	
16) E-mail Address: martindeputy55@gmail.com			

Contact Representative Information

17) First Name (if individual): Martin	MI:	Last Name: Deputy	Suffix: Bea
18) Business Name: Beacon Towers-VA			
19) Attention To: Martin Deputy	20) P.O. Box 685		And/Or
21a) Street Address 1:		21b) Street Address 2:	
22) City: Mt Pleasant	23) State: SC	24) Zip Code: 29465	
25) Telephone Number (xxx-xxx-xxxx): (843) 324-9731		26) Fax Number: (xxx-xxx-xxxx): (843) 324-9731	
27) E-mail Address: martindeputy55@gmail.com			

Antenna Structure Information

28a) Latitude (DD-MM-SS.S): 35- 12- 49.4		28b) North or South: North	
29a) Longitude (DDD-MM-SS.S): 082- 07- 04.5		29b) East or West: West	
30) Street Address or Geographic Location: Landrum Road		31) City: saluda	
32) County: POLK	33) State: NORTH CAROLINA		34) Zip Code: 29722
35) Elevation of site above mean sea level (meters):			290.5 meters
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			60.7 meters
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			60.7 meters
38) Overall height above mean sea level (add items 35 and 37 together):			351.2 meters
39a) Enter the type of structure on which the antenna will be mounted: (MTOWER)			
B – Building BANT – Building with Antenna on Top BMAST – Building with Mast BPIPE – Building with Pipe BPOLE – Building with Pole BRIDG – Bridge BTWR – Building with Tower GTOWER – Guyed Structure Used For Communication Purposes LTOWER – Lattice Tower MAST – Mast MTOWER – Monopole NNGTANN – Guyed Tower Array		NNLTANN – Lattice Tower Array NNMTANN – Monopole Array PIPE – Any type of Pipe POLE – Any type of Pole RIG – Oil or Other Type of Rig SIGN – Any type of Sign or Billboard SILO – Any type of Silo STACK – Smoke Stack TANK – Any type of Tank (water, gas, etc.) TREE – When used as a support for an antenna UPOLE – Utility Pole/Tower used to provide service (electric, telephone, etc.)	
39b) Number of Towers in Array:		39c) Position of this Tower in the Array:	
40a) Array Center Latitude (DD-MM-SS.S):		40b) North or South	
41a) Array Center Longitude (DDD-MM-SS.S):		41b) East or West:	

Proposed Marking and/or Lighting

42) Enter the proposed marking and/or lighting: (1)
See Form 854 Item 42 Instructions for detailed tier and lighting information.

- | | | |
|----------------|----------------|-----------------|
| 1) None | 4) FAA Style B | 7) FAA Style E |
| 2) Paint Only | 5) FAA Style D | 8) FAA Style F |
| 3) Other _____ | 6) FAA Style C | 9) FAA Style A |
| | | 10) FAA Style G |

FAA Notification

43) FAA Study Number: 2017-ASO-870-OE	44) Date Issued: 02/17/2017
---	---------------------------------------

Environmental Compliance

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	(No) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	(No) Yes or No
46b) If the answer to 46a is Yes, indicate why: 1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure. 2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	() 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: 08/02/2017
48) Is the applicant submitting an environmental assessment?	(No) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	() Yes or No
50) If the answer to 49 is Yes, select the basis for this certification. 1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules? 2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact. 3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules. 4) The FCC has issued a Finding of No Significant Impact.	() 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

Certification Statements

- | |
|--|
| 1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith. |
| 2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification |

Signature (Typed or Printed Name of Party Authorized to Sign)

52) First Name: Martin	MI:	Last Name: Deputy	Suffix:
53) Title: Member			
54) Signature: Martin Deputy			55) Date: Feb 24, 2017

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

PCS SITE AGREEMENT

Site Name: Toney

NC - 420

This PCS Site Agreement ("Agreement") is entered into as of _____ by Beacon Towers-VA LLC, a South Carolina Limited Liability Company ("BT") and John Thomas Toney, ("Owner"). Owner acknowledges receiving One Dollar (\$1.00) and other sufficient consideration for entering into this Agreement.

1. Premises and Use. Owner leases and demises to BT, the site described below: [Check appropriate box (es)]

Land consisting of approximately **10,000** square feet upon which BT will construct its equipment base station and antenna structure;

Building interior space consisting of approximately _____ square feet;

Building exterior space for attachment of antennas;

Building exterior space for placement of base station equipment;

Tower antenna space between the _____ foot and _____ foot level on the Tower.

Space required for cable runs to connect PCS equipment and antennas, in location(s) ("Site") shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of BT, source of electric and telephone facilities. The Site will be used by BT for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a personal communications service system facility ("PCS"), including, without limitation, antenna equipment, cable wiring, related fixtures and if applicable to the Site, and antenna structure. BT will use the Site in a manner which will not unreasonably disturb the occupancy of the Owner's other tenants. BT will have access to the Site 24 hours per day, 7 days per week.

2. Term. The term of this Agreement (the "Initial Term") is 5 years commencing on the date ("Commencement Date") both BT and Owner have executed this Agreement. This Agreement will be automatically renewed for ten (10) additional terms (each a "Renewal Term") of 5 years each, unless BT provides Owner notice of intention not to renew not less than 90 days prior to the expiration of the Initial Term or any Renewal Term.

4. Title and Quiet Possession. Owner represents and agrees (a) that it is the Owner of the Site; (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; (d) that BT its successors, affiliates, and related parties and its authorized contractors are

entitled to access to the Site at all times and to the quiet possession of the Site throughout the Initial Term and each Renewal Term so long as BT is not in default beyond the expiration of any cure period; and (e) that Owner shall not have unsupervised access to the Site or to the PCS equipment.

5. Assignment/Subletting. Tenant shall have the right to sublease or assign its rights under this Agreement without notice or consent of Owner.

6. Notices. All notices must be in writing and are effective only when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery.

Notices to BT are to be sent to:

Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

Notices to Owner must be sent to the address shown underneath Owner's signature.

7. Improvements. BT may, at its expense, make such improvements on the Site, as it deems necessary from time to time for the operation of the PCS system. Owner agrees to cooperate with BT with respect to obtaining any required zoning approvals for the Site and such improvements. Upon termination or expiration of this Agreement, BT may remove its equipment and improvements and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss.

8. Compliance with Laws. Owner represents that Owner's property (including the Site), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. BT will substantially comply with all applicable laws relating to its possession and use of the Site.

9. Interference. BT will resolve technical interference problems with other equipment located at the Site on Commencement Date or any equipment that becomes attached to the Site at any future date when BT desires to add additional equipment to the Site. Likewise, Owner will not permit or suffer the installation of any future equipment, which (a) results in technical interference problems with BT then existing equipment or (b) encroaches onto the Site.

10. Utilities. BT will pay for all utilities used by it at the Site. Owner will cooperate with BT in BT's efforts to obtain utilities from any location provided by Owner or the servicing utility, including signing any easement or other instrument reasonably required by the utility company.

11. Termination. BT may terminate this Agreement at any time by notice to Owner without further liability if BT does

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

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not obtain all permits or other approvals (collectively, "approval") required from any governmental authority or any easements required from any third party to operate the PCS system, or if any such approval is cancelled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Site or authority to enter into this Agreement, or if BT, for any reason, in its sole discretion, determines that it will be unable to use the Site. Upon termination, all prepaid rent will be retained by Owner unless such termination is due to Owner's failure of proper ownership or authority, or such termination is a result of Owner's default.

12. Default. If either party is in default under this Agreement for a period of (a) 10 days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following the receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting party commences action to cure the default with such 30-day period and proceeds with due diligence to fully cure the default.

13. Indemnity. Owner and BT each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the ownership, use and/or occupancy of the Site by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of the indemnified party. The indemnity obligations under this Paragraph will survive termination of this Agreement.

14. Hazardous Substances. Owner represents that it has no knowledge of any substance, chemical waste (collectively "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. BT will not introduce or use any such substance on the Site in violation of any applicable law.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, promptly after Agreement is fully executed, Owner will use diligent efforts to obtain a non-disturbance agreement reasonably acceptable to BT from the holder of any such mortgage or deed of trust.

16. Taxes. BT will be responsible for payment of all personal property taxes assessed directly upon and arising solely from its use of the communications facility on the Site. BT will pay to Owner any increase in real property taxes attributable solely to any improvements to the Site made by

BT within 60 days after receipt of satisfactory documentation indicating calculation of BT's share of such real estate taxes and payment of the real estate taxes by Owner. Owner will pay when due all other real estate taxes and assessments attributable to the property of the Owner of which the Site is a part.

17. Insurance. BT will produce and maintain commercial liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability, with a certificate of insurance to be furnished to Owner within 30 days of written request. Such policy will provide that cancellation will not occur without at least 15 days prior written notice to Owner. Each party hereby waives its right of recovery against the other for any loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery against the other party in connection with any damage covered by such policy.

18. Maintenance. BT will be responsible for repairing and maintaining the PCS system and any other improvements installed by BT at the Site in a proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of Owner, its agents or employees, Owner shall reimburse BT for the reasonable costs incurred by BT to restore the damaged areas to the condition which existed immediately prior thereto. Owner will maintain and repair all other portions of the property of which the Site is a part in a proper operating and reasonably safe condition.

19. FAA Compliance. BT accepts sole responsibility for the Site's compliance with all tower or building marking and lighting regulations promulgated by the Federal Aviation Administration ("FAA") or the Federal Communications Commission ("FCC"), as applicable. BT represents and warrants that the Site complies with all applicable tower or building marking or lighting regulations promulgated by the FAA or the FCC.

Owner agrees that BT may install, at BT's sole cost and expense and as required for BT's PCS, a (i) backup generator to provide backup AC power in the event of an AC power outage at the Site, and/or (ii) tower lighting alarm monitoring system (including, but not limited to, commercial power and a dedicated surveillance telephone line) to monitor the status of the tower/building lighting.

20. Waiver of Owner's Lien. (a) Owner waives any lien rights it may have concerning BT's PCS which are deemed BT's personal property and not fixtures, and BT has the right to remove the same at any time without Owner's consent. (b) Owner acknowledges that BT has entered into a financing arrangement and may enter into additional financing arrangements in the future including promissory notes and a

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

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financial and security agreement ("Financing Agreement") for the financing of BT's PCS ("Collateral") with a third party or parties (the "Financing Entity"). In connection therewith, Owner (i) consents to the installation of the Collateral; (ii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become due and that such Collateral may be removed at any time without recourse to legal processing.

21. Restrictive Covenant. In consideration of the terms of this Agreement, the Owner covenants and agrees that during the Term of this Agreement, the Owner or the Owner's employees or other tenants, licensees, invitees, or agents will not use any portion of the Property or adjacent property owned by Owner for the provision of communication tower sites or wireless communications. The parties intend by this Agreement for BT (and persons deriving rights by, through or under BT) to be the sole parties to market, use, or sublease any portion of the property for wireless communications facilities during the Term. Owner agrees that this restriction on the use of the Property is commercially reasonable, not an undue burden on the Owner, not injurious to the public interest, and shall be specifically enforceable by BT (and persons deriving rights by, through or under BT) in a court of competent jurisdiction.

22. Miscellaneous. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) this Agreement is governed by the laws of the state in which the Site is located; (c) If requested by BT, Owner agrees promptly to execute and deliver to BT a recordable Memorandum of this Agreement in the form of Exhibit B; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the parties and supercedes all prior written and verbal agreements, representations, promises or understandings between parties. Any amendments to this Agreement must be in writing and executed by both parties; (e) if any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; and (f) the prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

23. Non-Binding until Fully Executed. This Agreement is for discussion purposes only and does not constitute a formal offer by either party. This Agreement is not and shall not be binding on either party until and unless it is fully executed by both parties.

24. Right of First Refusal. If, during the term of the Agreement, Owner receives and desires to accept an offer to purchase, exchange, assign, transfer, convey or otherwise alienate all or any portion of the Site, then Owner shall provide BT written notice of such offer, which notice shall include a complete and legible copy of such offer ("Owner's Notice"). BT shall have a right of first refusal to purchase, at its election and on the terms and conditions as in Owner's Notice, the Site (or such lesser portion thereof as is described in Owner's Notice), all on the same terms and conditions as in the offer accompanying Owner's Notice. If BT does not exercise its right of first refusal by written notice to Landlord given within ninety (90) days after receipt of Owner's Notice, to such third person in accordance with the terms and conditions of the offer. If BT fails or declines to exercise its right of first refusal, then this Agreement shall continue in full force and effect and Tenant's right of first refusal shall survive any such sale and conveyance and shall remain effective with respect to any subsequent offers to purchase the Site.

The following Exhibits are attached to and made a part of this Agreement: Exhibits A, B and C

OWNER: John Thomas Toney
By: John Thomas Toney
Printed Name: John Thomas Toney
Its: Owner
Address: 2737 Landrum Road

Columbus, NC 28722

WITNESS: Miranda Fisher
(Signature Witness #1)
Don T. Phillips
(Signature Witness #2)

Date: _____
Beacon Towers-VA, LLC., a South Carolina Limited Liability Company

By: _____
Printed Name: Walter Deputy
Its: Member
Address: PO Box 685
Mt Pleasant SC 29465

WITNESS: _____
(Signature Witness #1)

(Signature Witness #2)

Date: _____

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

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EXHIBIT A

The Leased Premises are described and/or depicted as follows:

Site Location: N35.213745 W82.117956

Power & Telco Easement to Lease Area and 30' Access Easement to a 10,000 square foot portion of parcel described as Parcel ID # P98-33 in Polk County, North Carolina and the Deed was recorded on 12/31.97 in Deed Book 178 Page 1338, Polk County, Register of Deeds.



Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.
5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

Initial(s) _____ / _____

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PCS SITE AGREEMENT

Site Name: Toney

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EXHIBIT B

Return to: Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

MEMORANDUM OF LEASE

THIS MEMORANDUM evidences that a lease was made and entered into by written PCS Site Agreement dated, _____ 2016 John Thomas Toney (Grantor-“Owner”) and Beacon Towers-VA, LLC (BT). Therefore, Owner leases and demises to BT the Site described in Exhibit A attached hereto in accordance with the terms of the aforesaid Agreement.

Such an Agreement provides in part that Owner lease and demises to BT a certain (“Site”) parcel described as Parcel ID # P98-33 and Deed Book 178 Page 1338 in Polk County, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on this ____ day of _____, 2016, which term is subject to ten (10) additional five (5) year extension periods by BT. Agreement provides to Beacon a Right of First Refusal (“ROFR”) for any sale, lease, assignment, conveyance, or transfer or otherwise creates an interest in the Site. Agreement provides to Beacon a Restrictive Covenant that provides that neither the Owner nor the Owner’s employees or other tenants, licensees, invitees, or agents will use any portion of the Property or adjacent property owned in part or in total by the Owner for the provision of communication tower sites or wireless communications.

IN TESTIMONY WHEREOF, the parties hereto have set their hands, as of the date first above written.

Initial(s) _____ / _____

PCS SITE AGREEMENT

Site Name: Toney

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Exhibit C

NAME: _____

DATE: _____

RE: _____ dated _____, by and between _____ ("Landlord") and _____ ("Tenant") (the "Ground Lease") with respect to that certain real property located in _____ County, _____ ("Property").

Dear _____:

Towers Buyer, LLC ("Tower") may take an assignment of the Ground Lease and purchase certain of Tenant's assets located on the Property including the communications tower. As part of Tower's due diligence review in determining whether to consummate this transaction, we would ask that you confirm the following:

1. Attached as Exhibit "A" is a true and complete copy of the Ground Lease and all amendments or modifications thereto. The Ground Lease constitutes the entire agreement between you and Tenant with respect to the subject matter thereof. Tenant is the current tenant under the terms of the Ground Lease.

2. The Ground Lease commenced on _____ and the expiration date of the initial term of the Ground Lease is _____. Tenant has the option to extend the term of the Ground Lease for an additional _____ terms of five years each.

3. Tenant's annual base rent under the Ground Lease is \$_____. Tenant pays no additional monthly rent. All rent, additional rent and other charges due and payable under the Ground Lease have been paid through _____, 2014.

4. Tenant shall remit all rental payments to Landlord at the address stated above unless otherwise indicated below:

Phone: _____

5. Neither you nor Tenant is in default under the Ground Lease and there is no event which, with the giving of notice and/or the passage of time, would constitute such a default and you have no claim or defense of any nature whatsoever against Tenant with respect to the Ground Lease and there is no event which, with the giving of notice and/or the passage of time, would constitute the basis of such a claim or defense.

6. You consent to the proposed transaction with the understanding that this consent will be effective only if the transaction closes.

7. Tenant may freely sublease space on the ground and/or on the tower without obtaining your consent.

8. TOWER may from time to time grant to certain lenders selected by TOWER and its affiliates (the "Lenders") a lien on and security interest in TOWER's interest in the Ground Lease and all assets and personal property of TOWER located on the leased space (the "Personal Property") as collateral security for the repayment of any indebtedness to the Lenders. Landlord hereby agrees to subordinate any security interest, lien, claim or other similar right, including, without limitation, rights of levy or distraint for rent, Landlord may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a

lien upon or security interest in any of Landlord's assets. Should Lender exercise any rights of TOWER under the Ground Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in the Ground Lease, Landlord agrees to accept such exercise of rights by Lenders as if same had been exercised by TOWER, and TOWER, by signing below, confirms its agreement with this provision. If there shall be a monetary default by TOWER under the Ground Lease, Landlord shall accept the cure thereof by Lenders within fifteen (15) days after the expiration of any grace period provided to TOWER under the Ground Lease to cure such default, prior to terminating the Ground Lease. If there shall be a non-monetary default by TOWER under the Ground Lease, Landlord shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to TOWER under the Ground Lease to cure such default, prior to terminating the Ground Lease. The Ground Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders' interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders. If the Ground Lease is terminated as result of a TOWER default or is rejected in any bankruptcy proceeding, Landlord will enter into a new lease with Lenders or their designee on the same terms as the Ground Lease within 15 days of Lenders' request made within 30 days of notice of such termination or rejection, provided Lenders pay all past due amounts under the Ground Lease. The foregoing is not applicable to normal expirations of the term of the Ground Lease. In the event Landlord gives Tenant any notice of default under the terms of the Ground Lease, Landlord shall simultaneously give a copy of such notice to Lender at an address to be supplied by Tenant. TOWER shall have the right to record of memorandum of the terms of this paragraph.

9. In the event the actual current tower and related improvements lay outside the legal descriptions for the leased area and access, utility and guy wire easements, TOWER shall have the right to survey the improvements and record an Amended Memorandum of Lease reflecting the actual current location of the leased area and access, utility and guy wire easements.

10. If requested by TOWER, you will execute a Memorandum of Lease to be recorded in the public records containing the metes and bounds description.

11. You (i) have not assigned your interest in the Ground Lease, (ii) are not under agreement to or negotiating an agreement to assign your interest in the Ground Lease, and (iii) will not assign your interest in the Ground Lease except in connection with a sale of the underlying fee title.

We would appreciate you reviewing and signing this letter at your earliest possible convenience as we would like to conclude this transaction a quickly as possible. If you could fax a copy of this signed letter to my attention at _____ and return the original in the enclosed pre-paid return federal express envelope it would be greatly appreciated. Please do not hesitate to contact me at _____, if you have any concerns or questions.

Sincerely,

TOWERS BUYER, LLC

ACKNOWLEDGED AND CONFIRMED:

Name _____
SS# _____

Initial(s) _____ / _____

Return to: Beacon Towers-VA, LLC
PO Box 685
Mt Pleasant SC 29465

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THIS MEMORANDUM evidences that a lease was made and entered into by written PCS Site Agreement dated, _____ 2016 John Thomas Toney (Grantor-“Owner”) and Beacon Towers-VA, LLC (BT). Therefore, Owner leases and demises to BT the Site described in Exhibit A attached hereto in accordance with the terms of the aforesaid Agreement.

Such an Agreement provides in part that Owner lease and demises to BT a certain (“Site”) parcel described as Parcel ID # P98-33 and Deed Book 178 Page 1338 in Polk County, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on this ____ day of _____, 2016, which term is subject to ten (10) additional five (5) year extension periods by BT. Agreement provides to Beacon a Right of First Refusal (“ROFR”) for any sale, lease, assignment, conveyance, or transfer or otherwise creates an interest in the Site. Agreement provides to Beacon a Restrictive Covenant that provides that neither the Owner nor the Owner’s employees or other tenants, licensees, invitees, or agents will use any portion of the Property or adjacent property owned in part or in total by the Owner for the provision of communication tower sites or wireless communications.

IN TESTIMONY WHEREOF, the parties hereto have set their hands, as of the date first above written.

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Site Location: N35.213745 W82.117956

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5. BT may grade outside the Lease Area in order to comply with local, state or federal erosion and sediment control regulations.

GRANTOR:

By John Thomas Toney (SEAL)
Print: John Thomas Toney

GRANTEE:

Beacon Towers-VA, LLC, a South Carolina
Limited Liability Company

By: _____ (SEAL)
Print: Walter Deputy

North
STATE OF SOUTH CAROLINA COUNTY OF Polk

The foregoing Instrument was acknowledged before me this 8 day of November, 2015,

by John Thomas Toney

____ (SEAL)

Notary Public Tim T. Phillips My commission expires: Feb. 8, 2019 Date: 11/08/2016

WITNESS: Miranda Fisher Date: 11/8/16

(Signature Witness #1)
Printed Name: Miranda Fisher

Jennifer C. Hudson Date: 11/8/16

(Signature Witness #2)
Printed Name: Jennifer C. Hudson

STATE OF SOUTH CAROLINA COUNTY OF _____

The foregoing Instrument was acknowledged before me this ____ day of _____, 2015, by
Beacon Towers-VA, LLC.

____ (SEAL)

Notary Public _____ My commission expires: _____ Date: _____

WITNESS:

____ Date: _____
(Signature Witness #1)

Printed Name:

____ Date: _____
(Signature Witness #2)

Printed Name:

