

April 7, 2026

1. Call to Order of the Randolph County Board of Adjustment.

There was a meeting of the Randolph County Zoning Board of Adjustment on April 7, 2026, at 6:00 PM in the 1909 Historic Courthouse Meeting Room, 145-C Worth St, Asheboro, NC. Chairman Pell called the meeting to order and welcomed those in attendance. Pell reminded those in attendance that the *Planning Board Rules of Procedure* state that anyone wishing to speak must sign up to speak and that speakers other than the applicant are limited to three minutes.

The following Zoning Board of Adjustment members were present at the meeting: Reid Pell, Kemp Davis, John Cable, Reggie Beeson, Brandon Hedrick, Susan Thompson, and Nicholas Mooney. The following Zoning Board of Adjustment members were absent from the meeting: Ken Austin and Steven Maness. Planning Director Kim Heinzer was present, and County Attorney Ben Morgan was also present, along with County Planning staff members Kayla Brown, Melissa Burkhardt, Amanda Bestmann, and Cory Hartsoe.

2. Consent Agenda:

- Approval of agenda for the 4/7/2026 Board of Adjustment meeting.

*On the motion of Cable, seconded by Beeson, the Zoning Board of Adjustment voted 7-0 to **approve** the Consent Agenda as presented in the agenda packet.*

3. Conflict of Interest:

There were no Conflicts of Interest or *ex parte* communication identified by any Zoning Board of Adjustment member.

- Are there any Conflicts of Interest or *ex parte* communication that should be disclosed? *(If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.)*

4. Old Business.

There was no old business for the Zoning Board of Adjustment to consider.

5. New Business.

OWENS VARIANCE REQUEST #2026-00022005

The Randolph County Zoning Board of Adjustment will hold a duly published

and notified quasi-judicial hearing on the Variance requested by **Amanda Owens**, Seagrove, NC, to use the property located at 5002 Needhams Trl, Richland Township, Tax ID #7675794858, 10.06 acres, RA - Residential Agricultural District, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to remove the existing variance from the property. The applicant desires to subdivide the property, which would create a new lot. **Property Owner: Jerry Clay**

Heinzer presented the variance request of Amanda Owens to the Zoning Board of Adjustment.

Morgan administered the oath to Amanda Owens, the applicant.

Owens stated that she was trying to divide the property into two lots, but because of an existing variance, she could not do so. Owens said there is already a house on the property that she lives in to take care of her father.

Davis asked if the other house on the property is a family member. Owens said yes, it was her father.

Morgan stated that, since there was an existing variance on the property, that is why Owens had to come before the BOA for approval for her to split the lot.

Hedrick said there are currently two mobile homes on the property and asked if, once it was subdivided, if there would remain two homes. Hedrick also asked if a septic evaluation needed to be done. Owens said yes, she was trying to replace one of the homes, and that the existing septic system could be used for the replacement home.

Cable and Davis asked if the same driveways were going to be used. Owens said yes.

Pell asked if there were any other questions.

Hearing none, Pell closed the public hearing.

Beeson stated that replacing the current home would be an upgrade to the situation.

*On the motion of Davis, seconded by Cable, with a vote of 7-0, the Zoning Board of Adjustment voted to **approve** the request with the motions contained in the Zoning Board of Adjustment agenda packet.*

JEM MARKETING VARIANCE REQUEST #2026-00022006

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **JEM Marketing LLC**, Ramseur, NC, to use the property located at 122 White Lake Dr, Columbia Township, Tax ID #8722566942, .68 acres, RR - Residential Restricted District. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to change road right-of-way setback on White Lake Dr to 34ft in lieu of the 35ft setback required by section 631 of the U.D.O.

Heinzer presented the variance request for JEM Marketing, LLC to the Zoning Board of Adjustment.

Pell opened the public hearing.

Morgan administered the oath to Jackie McNeill.

McNeill said he bought the property, and the dirt road was a private drive; he didn't know about the setback requirements. McNeill stated that he could potentially turn the home to meet the setbacks, but he thinks that would make the property look bad since the house wouldn't be facing the same way as the neighboring houses.

Pell asked if the house was already sitting on the property. McNeill said yes.

Heinzer stated that the Zoning Department was notified by Building Inspections that the setbacks were not met.

McNeill said there was a home previously on the parcel that had burnt down.

Hedrick asked if White Lake Drive had always been there. McNeill said yes as far as he knew.

Morgan asked if White Lake Drive was paved. McNeill said no, it was a gravel road.

Cable asked how many homes were on White Lake Drive, and McNeill said he thinks five homes, and everyone has to sign a maintenance agreement on the road.

Pell asked the board if there were any more questions.

Davis asked what the setbacks were for a private drive. Heinzer said 35 ft.

The board discussed the required setbacks and the home's current setbacks.

Cable asked who set up the mobile home and asked if they were aware of the

setback requirements. McNeill said that S&M Mobile Home Movers moved the home, and they were not aware.

Pell asked if the well and septic were already on the property. McNeill said yes.

Davis asked if the new mobile home was in the same place as the house that had burned down. McNeill said yes, but the new mobile home is longer.

Cable asked how long the mobile home was, and McNeill said 76ft.

Beeson stated that you could see the location of the old home on the ortho site plan.

Cable asked about the driveway. McNeill said the driveway was there and they didn't change it.

Cable asked if there was a way to move the mobile home closer to the property line on the other side of the property to meet setbacks. McNeill said it would just start to encroach on the neighbor.

Beeson stated that McNeill may have to get a 60ft home instead of a 76ft home.

Pell closes the public hearing.

Hedrick asked Morgan if the Board was to approve this request, and if someone bought the property, wanting to do something else with the property, would the variance still be there? Morgan said yes because the variance goes with the property. If something else were to be done with the property, they would need proper zoning.

Thompson asked if McNeill were to turn the house facing White Lake Drive, would he be able to meet setback requirements? Morgan said it wouldn't be in harmony with the other houses since it would be facing a different way.

Beeson asked if turning the home would encroach on the septic and well. Hedrick pointed out the well area on the site plan. McNeill said that he would have to make sure all setbacks would be met if they moved the location.

*On the motion of Cable, seconded by Davis, with a vote of 7-0, the Zoning Board of Adjustment voted to **reopen** the public hearing for this request.*

Cable asked where the septic tank was located and if the mobile home was moved, could he get the fall as needed for the septic system? McNeill said the septic was in the front yard, and depending on where he put the home depended on the fall needed.

Pell stated it looks like the property is at an angle. McNeill said the back of the

property goes up.

Hedrick asked what kind of foundation it was on, and McNeill said block.

Hedrick asked if McNeill could move the home closer to the side property line, where the site plan shows that the mobile home is now 20.6 ft away. McNeill said yes.

Cable asked McNeill if he was willing to move the mobile home. McNeill said yes if he needed to.

Morgan stated that if McNeill were to move the home closer to the side property line, the neighbor may have a problem with that and may have come to the meeting in opposition.

Hedrick stated that a hardship that wasn't created by McNeill was needed to justify the variance request.

Morgan told McNeill that if the board doesn't approve the mobile home, he could build a site-built home in the same location as the old home that burnt down, meeting all setbacks.

Cable said that this is an alignment issue, that there is a longer structure than before, and the aesthetic of the house's location is why McNeill placed the house where he did.

McNeill said the neighbor wouldn't have a problem if he moved the home closer to her property line. Morgan said that if McNeill were to move the home closer to the property line, the Planning staff would have to notify the neighbor, so that she could choose if she wanted to come speak at the meeting or not.

Hedrick said if McNeill were to place the home in a different location and meet all the setbacks, then he wouldn't have to come back to the planning board. McNeill would just have to work with Survey Carolina on getting a new site plan showing setbacks and submit them to the Planning and Zoning Department.

*On the motion of Cable, seconded by Hedrick, with a vote of 7-0, the Zoning Board of Adjustment voted to **table** this request until the next Zoning Board of Adjustment meeting.*

THE TOWERS, LLC SPECIAL USE REQUEST #2025-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **The Towers, LLC**, Boca Raton, FL, and their request to obtain a Special Use Permit at 4055 Hardins Farm Rd, New Market Township, Tax ID #7725892441, 25.45 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow a new cellular communications tower site. Height 245 ft. Requesting setbacks to be reduced. **Property Owner: Martin Demers**

Heinzer presented the Special Use requested by The Towers, LLC.

Patton Hahn sworn in by Morgan.

Hahn offers in the record a copy of the agenda packet, staff report and their application. (Exhibit 1)

Hahn stated that The Towers LLC would be building a 245 ft self-support tower for the benefit of Verizon. This tower will also have space on it for up to three other antennas so that other wireless carriers can locate on it and there is room for county and safety equipment if needed.

Hahn addresses the reduced setback under the Randolph County Ordinance. Towers and forested areas can have a reduction of up to 20%. This applies to the property line to the south, which is 196 ft setback. 20% of the 245 ft is 196 ft, since the tower is going to be located in a forested area. That is the only part of our application that does not address all other parts of the ordinance, and we believe we meet all other requirements for a conditional use permit. Specifically, I want to say that the use will not endanger the health or safety of the public. This tower is going to be safe, structurally built, as the engineer's fall zone letter indicates it will fall only on this property. The use meets all requirements and specifications and has been approved by the FFA. The use will not affect the property of the neighbors. It is a public necessity. The next closest tower would be two miles away, and Verizon is already located on those towers. This tower would fill a gap in Verizon's coverage in the area. The tower will be in harmony with the area it is located. The area is fairly rural and a less dense residential area. Also speaking tonight will be John Yeagley from Chase Real Estate.

Pell asked the board if there were any other questions.

Cable asked, because of the lack of the other towers, if this tower would help with coverage. Hahn stated yes, that this will strengthen telecommunications for all purposes.

Davis asked, Have you canvased the neighborhood for opposition? Hahn said he believes people are here to speak in opposition.

Morgan tells everyone the procedure when someone is in opposition. The speaker will get their chance to talk, then at the end, the applicant has a chance to come back up and answer any questions they have.

Morgan administers the oath to John Yeagley.

Yeagley states he works with Chase Real Estate in Charlotte, doing site acquisition work for Verizon. I have been doing this work for twenty-plus years. For this job we were supposed to find a tower site that met the zoning ordinance. We canvased the area and talked with numerous people. We found this location in the woods and found this landowner who was willing to work with us and agree to a long-term lease. There is a lot that goes into it. We looked at the area and the zoning regulations. We felt like this spot met all the criteria, and I'm here tonight to answer any questions anyone may have.

Pell asked the board if there were any questions.

Davis asked if this property is owned by a local individual. Yangle said yes, that is correct.

Cory Snyder was sworn in by Morgan.

Snyder at 3965 Hardins Farm Rd, stated he is an adjoining property owner. I am in opposition. A few things I am concerned about are public health and safety, and the 250 ft fall radius that the line crosses multiple properties. I haven't heard any safety evidence on why this is the best location. Also, the proposed tower is on a 25-acre lot, and this is the only location they chose. They could find a better location not close to adjoining properties.

Morgan asked Snyder about the questions he was concerned about that way the applicant could answer them.

Snyder doesn't believe there is a necessity for a tower that close to them. He said he has cell service with very few dropped calls.

Pell asked the board if they had any questions.

Davis asked how far away his house was from the tower. Snyder said it looks to be 300 ft.

Morgan asked which house was his on the map. Snyder said his address was 3965. Morgan said there is no address on the map that we are all looking at; it is the one

with a curved driveway. Snyder said yes. Morgan asked about the other buildings on his property. Snyder said they were accessory buildings.

Kenneth Friday was sworn in by Morgan.

Friday at 3456 Clear Mountain Rd, I am a homeowner located within 1000 ft of this proposed site. I understand the importance of telecommunications towers. However, I don't think this location is appropriate. There is documentation stating that cell towers can negatively impact residential property values. There was a study published in Real Estate Finance and Economics that found that homes within 2300 ft of a telecommunications tower show a notable decrease in value. Visual impact is another concern for decreased value. We live in a rural atmosphere, and introducing a highly visible cell tower would impact the character of the neighborhood. I would ask the Board to deny this request or at least relocate to a less impactful site.

Pell asked the board if there were any more questions.

Davis asked if Friday's main concerns were the effects on property value, safety, and harmony of the neighborhood. Friday stated I have concerns about the values, but no safety concerns in mind.

Pell asked Hahn if he wanted to come back and address any of the concerns.

Hahn said regarding the radius that we provided an engineered fall zone letter signed by a licensed engineer, indicating that the fall zone of this tower is 130 ft and that it would not leave the property. On the location of the property that was specifically selected to take advantage of the wooded area and that would shield the tower, the rest of the property is open land, so it would be more visually intrusive than it would be if it were located in the wood line.

Morgan said, Can I stop you there and have you explain why the fall zone is 130 ft on a 245 ft tower?

Hahn stated these towers are designed to collapse over on themselves. Engineered break point so they don't fall over like a tree. This fall zone is halfway up this tower. They are designed like this specifically for the concerns you heard tonight. The nearest building is 334 ft away according to the site plan. There were concerns about property value and visual impact. I don't believe there is any reliable data that cell towers hurt or hinder property value. Having reliable communication is very important.

Hahn objected to the report Friday read regarding decreased property value. Friday isn't an appraiser, so that information from the internet isn't reliable.

Pell asked if the Board had any other questions.

Davis asked about the chain-length fence with barbed wire and how much other

protection was needed, and what other buffer would be needed.

Hahn said yes, the fencing would be in the wooded area, and I believe the woods are the buffer. After looking at the construction drawings, I don't see any more vegetation, but whatever is needed, we will comply.

Morgan asked about this type of structure. Are there support cables? Hahn said no, it's a self-support tower. It has 3 sides that support its structure.

Cable so you will not be clear-cutting the property, only the access drive-in, and you will leave all other vegetation. Will there be guide wires? Hahn said correct, they are only cutting what is needed and no guide wires.

Mooney asked if this tower was like Fort Worth Tower instead of a single pole with guide wires. Hahn said you don't normally see towers this tall that are built like that.

Cable asked if this would be like any towers you see towards Charlotte that looked like a tree. Hahn said no, it's just a tower. I have worked with a lot of towers and one complaint is that when you add things to them, you increase the visual impact of the tower and cause safety issues to the surface area.

Hedrick asked Heinzer to show the survey view. It is on the agenda. Hedrick asked if the triangular structure was the base of the tower. Hahn said yes.

Hedrick stated the UDO setback is from the base of the tower as language implies.

Hahn said the distance from the center to the leg. We could shift the site, we lease the whole 100x100 area, or change the orientation of the legs to meet the setback. Either way, if you measure the fall zone, it is still 130 ft, well within setback parameters.

Morgan asked if the base was a triangle or a rectangle.

Beeson said I agree it should be shifted.

Cable asked whether this tower has a generator? Hahn said yes, and an equipment box.

Cable asked if the generator would only run on the maintenance schedule and when needed. Hahn said yes.

Pell asked the Board if there were any more questions.

The Chair closes the public hearing.

Beeson stated, I live closer to a cell tower than anyone else. It isn't the best thing to look at, but it doesn't cause problems or health issues. I do think if we approve this

we should require him to move it 15ft north of this site.

The Board discusses the new setback.

Hedrick said we want to stay in the confines of UDO.

Cable spoke to the two gentlemen, saying, We understand your concerns about why we ask the questions we do. The towers are going to help fill the gap with 911 service. No one wants something like this in their backyard, but we have to make all those decisions and adjustments. The cell tower company is looking to hide as much of the mechanics as they can. We're looking at the greater good of the neighborhood for cell service.

Morgan said the applicant was in an agreement with a condition to conform to our current UDO and would provide a revised survey showing the base of the cell tower setback. The applicant accepts the condition.

Hedrick stated that he would like the people in opposition to know that some of this is regulated by the federal Communications Act. As long as the applicant brings something that meets the UDO specified by that act, we can't really overturn an application that meets those requirements.

Heinzer read the new conditions must conform with UDO requirements and must comply with 196 ft from the southern property line.

Morgan said the applicant has affirmed that they are in agreement with that condition being added to the application.

The chair closes the public hearing.

*On the motion of Hedrick, seconded by Cable, with a vote of 7-0, the Zoning Board of Adjustment voted to **approve** the request with the motions contained in the Zoning Board of Adjustment agenda packet.*

6. Update from the Planning Director

7. Adjournment.

Having no further business, on the motion of Davis, seconded by Cable, the Zoning Board of Adjustment voted 7-0 to adjourn at 7:11 p.m.

Chairman

Clerk to the Board



RANDOLPH COUNTY

PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

AGENDA

APRIL 7, 2026

1. Call to Order of the Randolph County Board of Adjustment.
2. Consent Agenda:
 - Approval of agenda for the 4/7/2026 Board of Adjustment meeting.
3. Conflict of Interest:
 - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed? *(If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.)*
4. Old Business.
5. New Business.

OWENS VARIANCE REQUEST #2026-00022005

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **Amanda Owens**, Seagrove, NC, to use the property located at 5002 Needhams Trl, Richland Township, Tax ID #7675794858, 10.06 acres, RA - Residential Agricultural District. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to remove the existing variance from the property. The applicant desires to subdivide the property, which would create a new lot. **Property Owner: Jerry Clay**

JEM MARKETING VARIANCE REQUEST #2026-00022006

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **JEM**

Marketing LLC, Ramseur, NC, to use the property located at 122 White Lake Dr, Columbia Township, Tax ID #8722566942, .68 acres, RR - Residential Restricted District. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to change road right-of-way setback on White Lake Dr to 34ft in lieu of the 35ft setback required by section 631 of the U.D.O.

THE TOWERS, LLC SPECIAL USE REQUEST #2025-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **The Towers, LLC**, Boca Raton, FL, and their request to obtain a Special Use Permit at 4055 Hardins Farm Rd, New Market Township, Tax ID #7725892441, 25.45 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow a new cellular communications tower site. Height 245 ft. Requesting setbacks to be reduced. **Property Owner: Martin Demers**

6. Update from the Planning Director
7. Adjournment.



CASE SUMMARY FOR

VARIANCE REQUEST #2026-00022005

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **Amanda Owens**, Seagrove, NC, to use the property located at 4994 Needhams Trl, Richland Township, Tax ID #7675794858, 10.06 acres, *RA - Residential Agricultural District*, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to remove the existing variance from the property. The applicant desires to subdivide the property, which would create a new lot. **Property Owner: Jerry Clay**

**ALL WITNESSES FOR VARIANCES MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

REQUEST FOR VARIANCE

Applicant: OWENS, AMANDA
Address: 5002 NEEDHAMS TRL.
City, St. Zip: SEAGROVE, NC 27341

Owner: CLAY, JERRY W
Address: 4994 NEEDHAMS TRL
City, St. Zip: SEAGROVE, NC 27341

Date: 02/06/2026
Parcel #: 7675794858

Permit #: 2026-00022005
Permit Type Code: PZ 4

Location Address: 5002 NEEDHAMS TRL
SEAGROVE, NC 27341

CONTACT NAME: OWENS,AMANDA

Contact Phone: 336 628-2145

PARCEL INFORMATION:

Lot number: 16 **Subdivision:** NEEDHAMS MOUNTAIN MP2
Acreage: 10.0600 **Township:** 17 - RICHLAND

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On NO
Prop?:

Flood Plane Map #: 3710766600J

VARIANCE REQUESTED: TO REMOVE THE EXISTING VARIANCE FROM THE PROPERTY SO IT CAN
BE DIVIDED.

Total Permit Fee: \$200.00

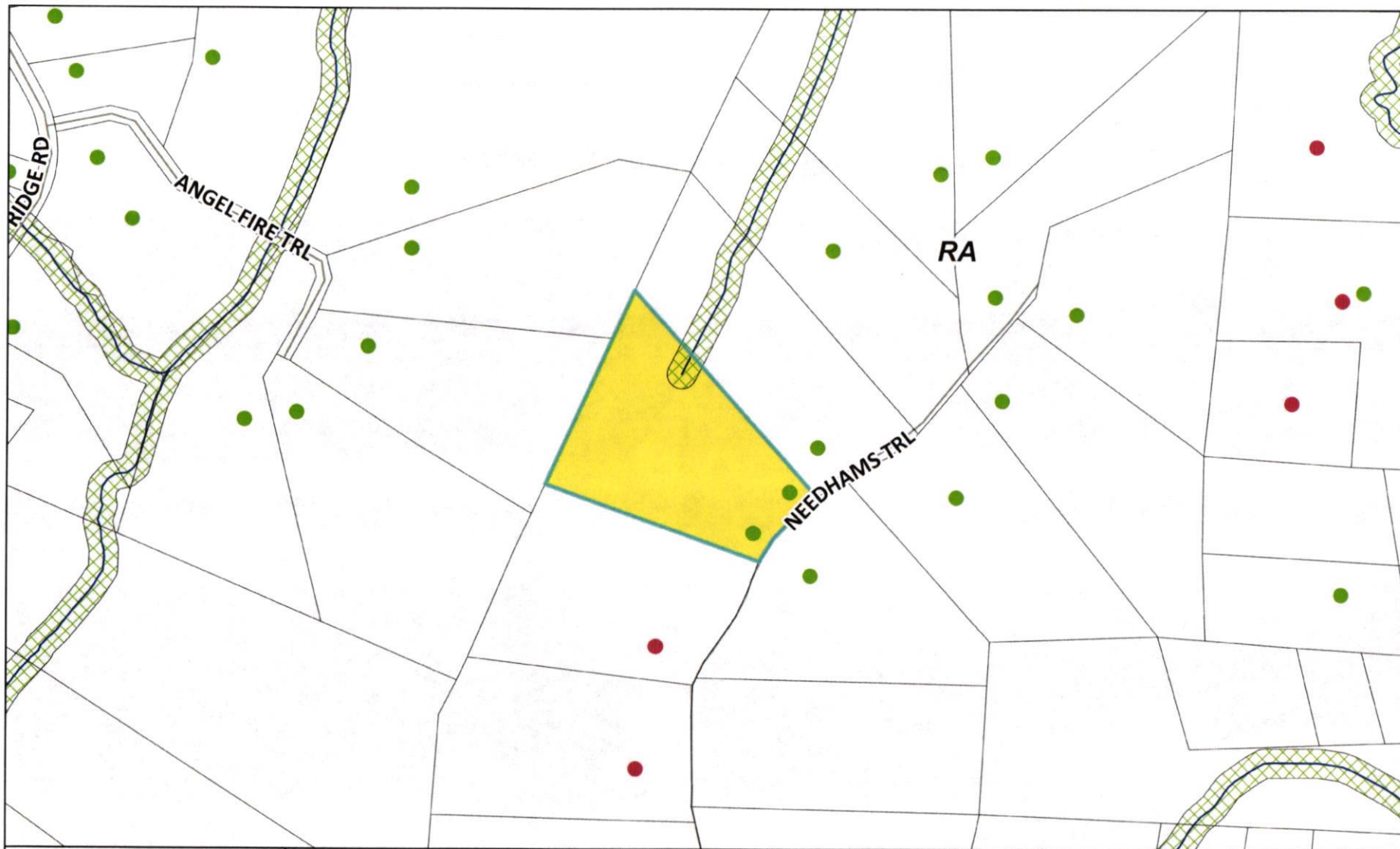
COMMENTS:

NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

Eric Martin

Authorized County Official

Signature of Applicant:



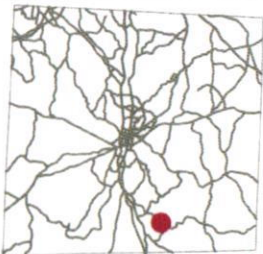
Owens Variance Request

This property is located in a Rural Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 481 feet
Application #
2026-00022005



Owens Variance Request

This property is located in a Rural Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.

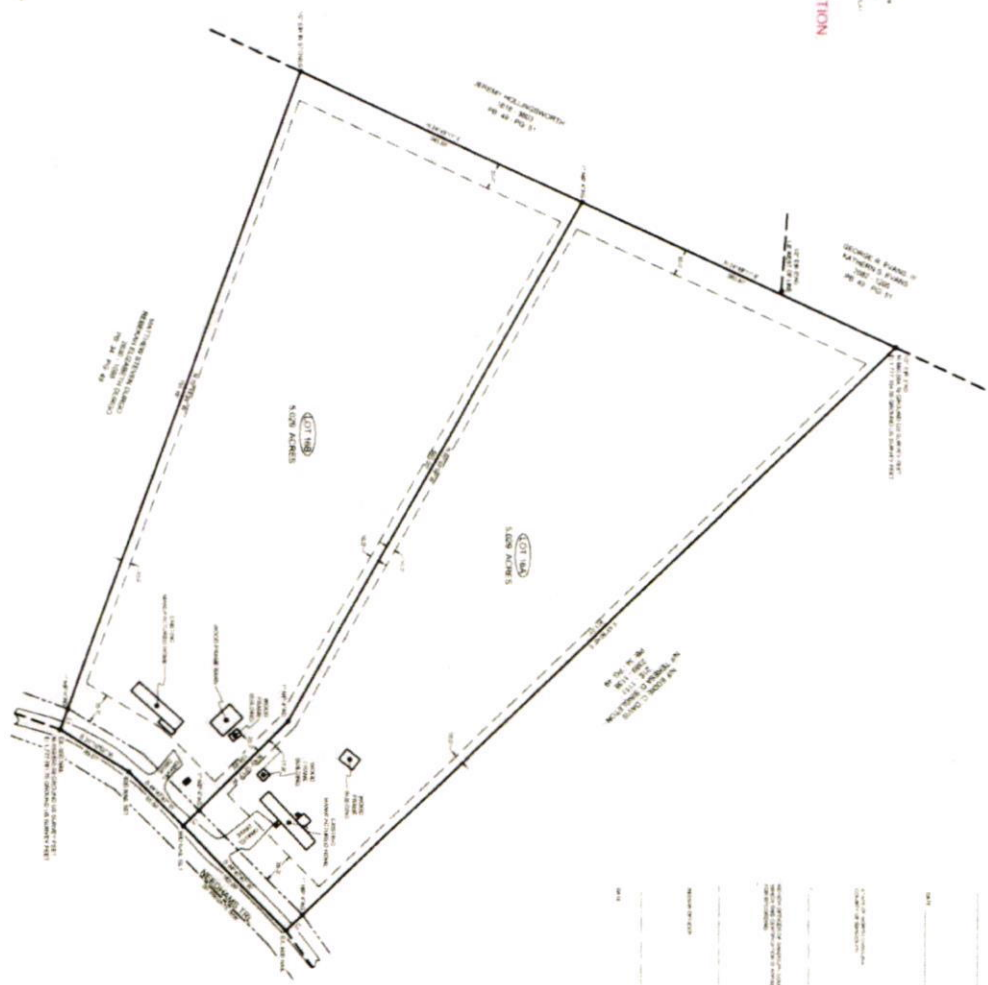


1 inch equals 752 feet
Application #
2026-00022005

**TYPE "PRIMARY PLAN" - NOT FOR RECORDATION
CONVEYANCES, OR SALES**

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPERTY.

1. THE PROPERTY IS LOCATED IN THE CITY OF...
2. THE PROPERTY IS LOCATED IN THE CITY OF...
3. THE PROPERTY IS LOCATED IN THE CITY OF...



1. THE PROPERTY IS LOCATED IN THE CITY OF...
2. THE PROPERTY IS LOCATED IN THE CITY OF...
3. THE PROPERTY IS LOCATED IN THE CITY OF...

AMANDA OWENS
NOTAR PUBLIC
10000 N. 100th Ave.
Suite 100
Eden Prairie, MN 55324
Phone: (952) 935-1234
Fax: (952) 935-1235
Email: amanda@owensnotary.com
www.owensnotary.com

DATE	TIME	LOCATION	NOTAR
10/10/2023	10:00 AM	10000 N. 100th Ave., Suite 100, Eden Prairie, MN 55324	AMANDA OWENS

1. THE PROPERTY IS LOCATED IN THE CITY OF...
2. THE PROPERTY IS LOCATED IN THE CITY OF...
3. THE PROPERTY IS LOCATED IN THE CITY OF...





COUNTY OF RANDOLPH

Department of Planning & Development
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

VARIANCE APPROVAL

Applicant: AKERS,JAMES JR
Address: P O BOX 105
City, St Zip: SEAGROVE, NC 27341

Date: 11/4/1994
Application #: 9301392
Parcel #: 7675794858

Owner: JERRY W CLAY
Address: 4994 NEEDHAMS TRL
City, ST ZIP: SEAGROVE, NC 27341

Contact Name: AKERS,JAMES JR
Contact Phone Number: 910 824-7399

LOCATION INFORMATION:

Township: (17) RICHLAND Subdivision name: NEEDHAMS MOUNTAIN MP2
Subdivision lot #: 16
Address: 4994 NEEDHAMS TRL SEAGROVE, NC 27341

ZONING INFORMATION:

Zoning District(s):	RA – RESIDENTIAL AGRICULTURAL DISTRICT
Specialty District:	N/A
Watershed Name:	N/A
Class A Flood Plain On Prop?	N/A

VARIANCE APPROVED: (1)--TO ALLOW 2 SINGLE FAMILY RESIDENCES ON A SINGLE 10.00 ACRE TRACK OF LAND; (2)--MH TO BE USED FOR FAMILY USE AND NOT RENTED; (3)--PROPERTY CAN NOT BE SUBDIVIDED; (4)--2ND MH TO BE REMOVED WHEN NOT NEEDED FOR FAMILY USE

DATE OF HEARING: 06/08/1993

Having considered all the sworn evidence presented at the hearing and as reflected in the official minutes of the proceedings, this variance is hereby **approved**, subject to all applicable provisions of the Randolph County Zoning Ordinance and the conditions listed above. *The applicant shall complete the development in accordance with the sworn evidence presented at the hearing, as reflected in the official minutes of the proceedings, and the plans approved by the Randolph County Zoning Board of Adjustment, a copy of which is filed in the County Planning Department.*

This variance shall be binding on the owner/applicant and successors in interest.

RANDOLPH COUNTY
NORTH CAROLINA

Planning & Development Director

Date _____

- LOCAL TELEPHONE NUMBERS -

Asheboro: (336) 318-6555 - Greensboro/Liberty: (336) 218-4555 - Archdale/Trinity: (336) 819-3555
<http://www.co.randolph.nc.us>



COUNTY OF RANDOLPH
ORDER Choose the decision. VARIANCE

IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY Amanda Owens
VARIANCE REQUEST #2026-00022005

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

The Randolph County Board of Adjustment, having held a public hearing on April 7, 2026, to consider the application number 2026-00022005, submitted by Amanda Owens, a request for a Variance to use the property located at 5002 Needhams Trl. in a manner not permitted under the literal terms of the *Randolph County Unified Development Ordinance*, and having heard all of the evidence and arguments presented at the hearing, make the following FINDINGS OF FACT and draw the following CONCLUSIONS:

1. The Board concludes that, if the applicant complies with the literal terms of the *Randolph County Unified Development Ordinance*, specifically section(s), **Click or tap here to enter text.**, he cannot secure a reasonable return from, or make reasonable use of, his property. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

2. The Board concludes that the hardship of which the applicant complains results from unique circumstances related to the applicant's land. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

3. The Board concludes that the hardship is not the result of the applicant's own actions. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

4. The Board concludes that, if granted, the Variance will be in harmony with the general purpose and intent of the *Randolph County Unified Development Ordinance*

and will preserve its spirit. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

5. The Board concludes that, if granted, the Variance will secure the public safety and welfare and will do substantial justice. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

THEREFORE, based on the foregoing, IT IS ORDERED that the application for a VARIANCE be **Choose the decision.**, subject to the following conditions:

[Click here to enter conditions.](#)

Adopted on April 7, 2026.

Chair, Randolph County Board of Adjustment

ATTEST

Kayla M. Brown,
Clerk to the Randolph County Board of Adjustment



CASE SUMMARY FOR
VARIANCE REQUEST #2026-00022006

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **JEM Marketing LLC**, Ramseur, NC, to use the property located at 122 White Lake Dr, Columbia Township, Tax ID #8722566942, .68 acres, *RR - Residential Restricted District*, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to change road right-of-way setback on White Lake Dr to 34ft in lieu of the 35ft setback required by section 631 of the U.D.O.

**ALL WITNESSES FOR VARIANCES MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

REQUEST FOR VARIANCE

Applicant: JEM MARKETING LLC
Address: PO BOX 851
City, St. Zip: RAMSEUR, NC 27316

Owner: JEM MARKETING LLC
Address: P O BOX 851
City, St. Zip: RAMSEUR, NC 27316

CONTACT NAME: MCNEILL, JACKIE

Date: 02/24/2026

Parcel #: 8722566942

Permit #: 2026-00022006

Permit Type Code: PZ 4

Location Address: 122 WHITE LAKE DR
RAMSEUR, NC 27316

Contact Phone: 336 318-5142

PARCEL INFORMATION:

Lot number: 35-36, PT 19-23
Subdivision: WHITEHEAD
Acreage: 0.6800
Township: 06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO

Flood Plane Map #: 3710872200K

VARIANCE REQUESTED: CHANGE ROAD RIGHT-OF-WAY SETBACK ON WHITE LAKE DR TO 34 FT IN LIEU OF THE 35 FT SETBACK REQUIRED BY SECTION 631 OF THE U.D.O.

Total Permit Fee: \$200.00

COMMENTS:

NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

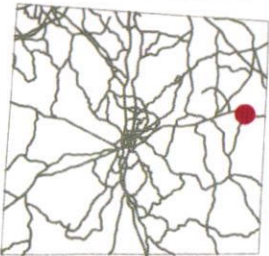
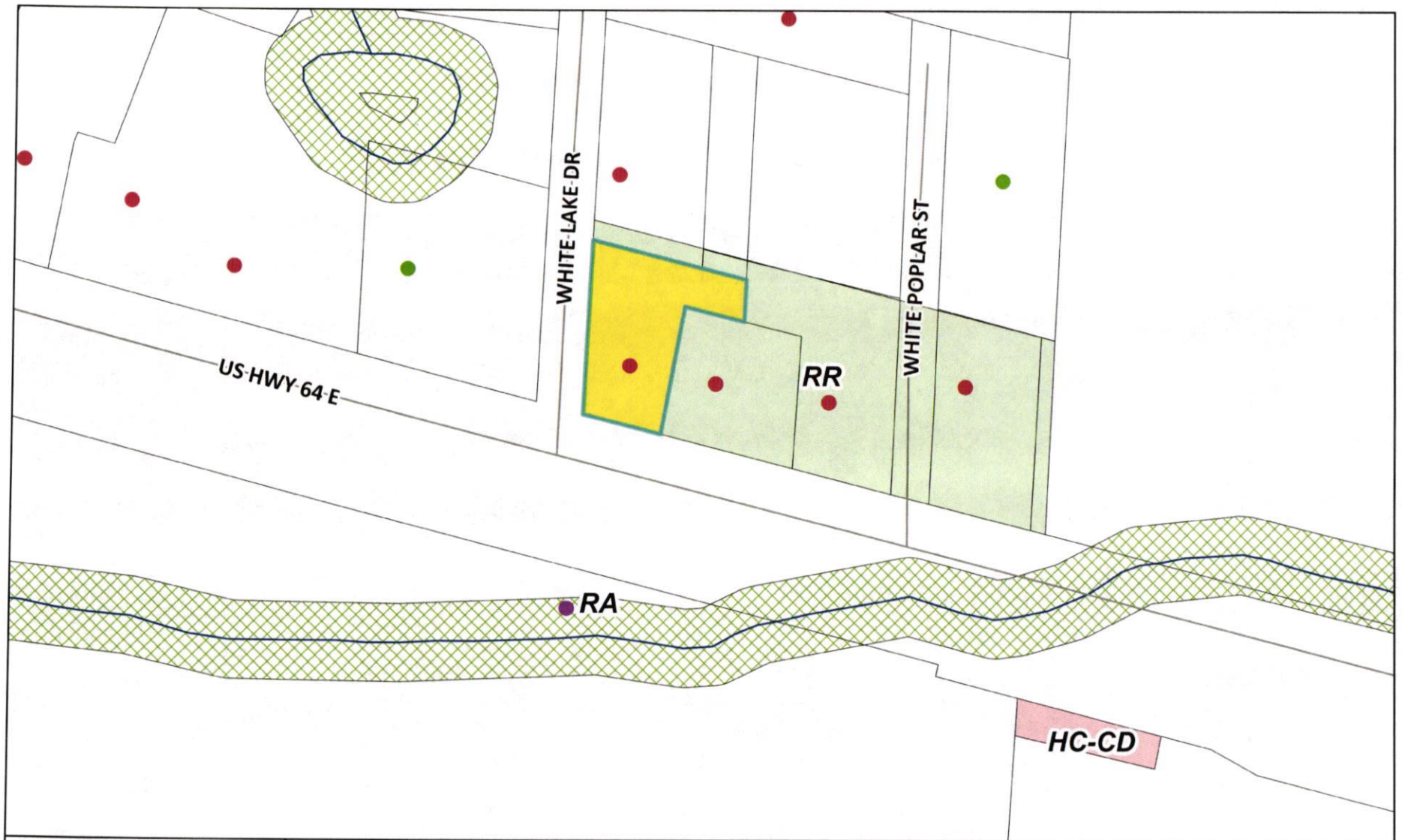
Melissa Burkhart

Authorized County Official

Signature of Applicant:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6555 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>



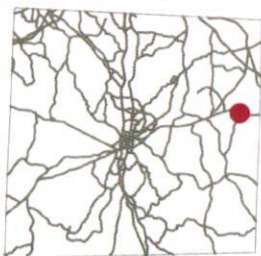
JEM Marketing LLC Variance Request

This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 177 feet
Application #
2026-00022006



JEM Marketing LLC Variance Request

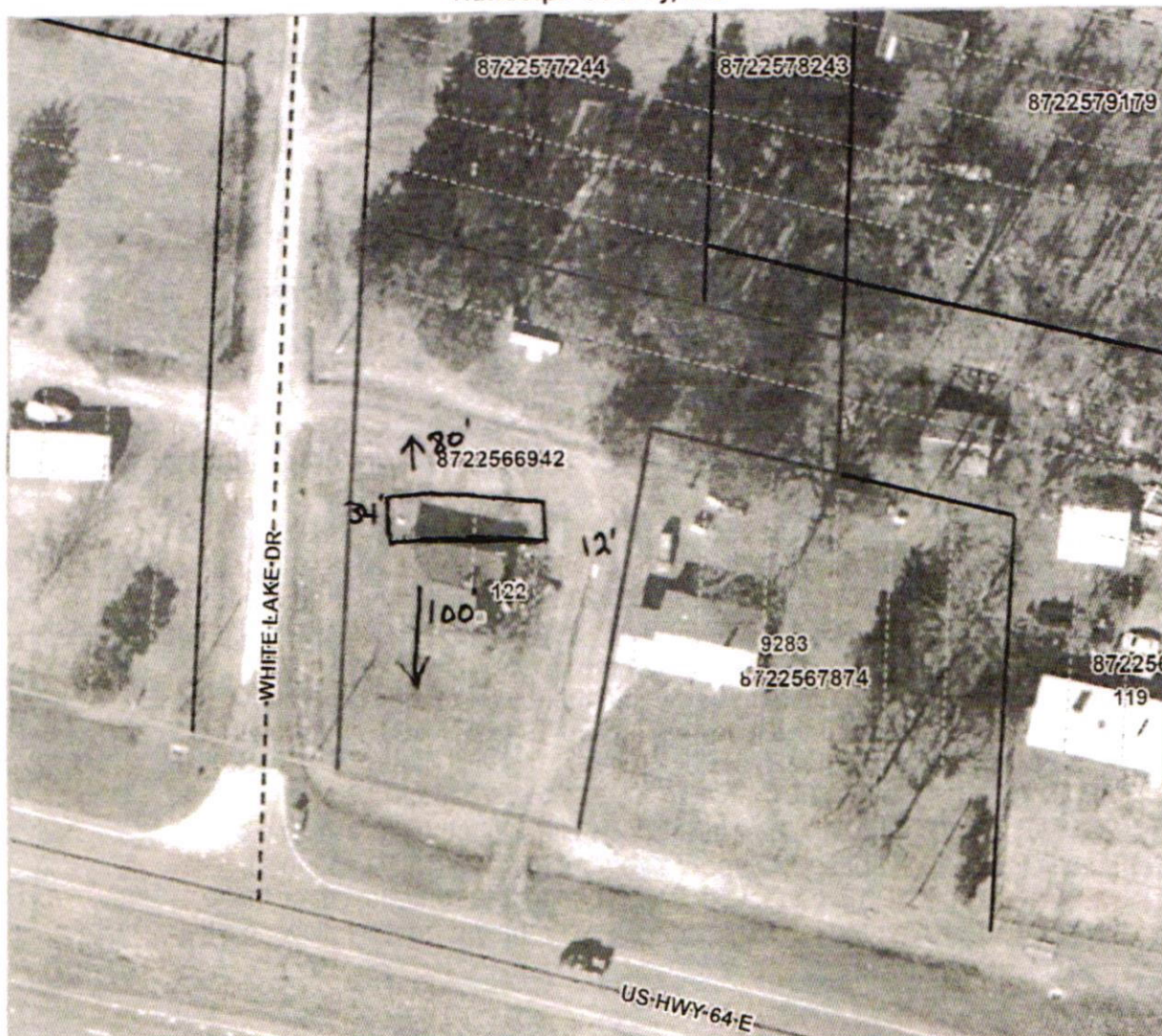
This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 177 feet
Application #
2026-00022006

Randolph County, NC



REID	75885	OWNER ADDRESS2	
PIN	8722566942	OWNER CITY	RAMSEUR
TAXED ACREAGE	0.68	OWNER STATE	NC
PROPERTY DESCRIPTION	WHITEHEAD;L35-36,PT L19-23	OWNER ZIP	27316
DEED BOOK & PAGE	002954/01266	LOCATION ADDRESS	122 WHITE LAKE DR
PLAT BOOK & PAGE	7-55	LOCATION ZIP	RAMSEUR,27316
OWNER	JEM MARKETING LLC	DATA REFRESHED	2/22/2026
OWNER ADDRESS	PO BOX 851		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 71 feet
2/25/2026



COUNTY OF RANDOLPH
ORDER Choose the decision. VARIANCE

IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY JEM Marketing LLC
VARIANCE REQUEST #2026-00022006

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

The Randolph County Board of Adjustment, having held a public hearing on April 7, 2026, to consider application number 2026-00022006, submitted by JEM Marketing LLC, a request for a Variance to use the property located at 122 White Lake Dr in a manner not permitted under the literal terms of the *Randolph County Unified Development Ordinance*, and having heard all of the evidence and arguments presented at the hearing, make the following FINDINGS OF FACT and draw the following CONCLUSIONS:

1. The Board concludes that, if the applicant complies with the literal terms of the *Randolph County Unified Development Ordinance*, specifically section(s), **Click or tap here to enter text.**, he cannot secure a reasonable return from, or make reasonable use of, his property. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

2. The Board concludes that the hardship of which the applicant complains results from unique circumstances related to the applicant's land. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

3. The Board concludes that the hardship is not the result of the applicant's own actions. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

4. The Board concludes that, if granted, the Variance will be in harmony with the general purpose and intent of the *Randolph County Unified Development Ordinance*

and will preserve its spirit. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

5. The Board concludes that, if granted, the Variance will secure the public safety and welfare and will do substantial justice. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

THEREFORE, based on the foregoing, IT IS ORDERED that the application for a VARIANCE be **Choose the decision.**, subject to the following conditions:

[Click here to enter conditions.](#)

Adopted on [Click to enter adoption date.](#)

Chair, Randolph County Board of Adjustment

ATTEST

Kayla M. Brown,
Clerk to the Randolph County Board of Adjustment



CASE SUMMARY FOR

SPECIAL USE REQUEST #2025-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **The Towers, LLC**, Boca Raton, FL, and their request to obtain a Special Use Permit at 4055 Hardins Farm Rd, New Market Township, Tax ID #7725892441, 25.45 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow a new cellular communications tower site. Height 245 ft. Requesting setbacks to be reduced. **Property Owner: Martin Demers**

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

SPECIAL USE PERMIT APPLICATION

Applicant: THE TOWERS, LLC
Address: 750 PARK OF COMMERCE DR, STE 200
City, St. Zip: BOCA RATON, FL 33487

Date: 12/02/2025
Parcel #: 7725892441

Owner: DEMERS, MARTIN JOSEPH
Address: 4055 HARDINS FARM RD
City, St. Zip: SOPHIA, NC 27350

Permit #: 2025-00022032
Permit Type Code: PZ 3

Location Address: 4055 HARDINS FARM RD
SOPHIA, NC 27350

CONTACT NAME: MEARS, ROB

Contact Phone: 318 286-1772

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 25.4500 **Township:** 13 - NEW MARKET

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710772500J

SPECIAL USE REQUESTED: NEW CELLULAR COMMUNICATIONS TOWER SITE. HEIGHT 245 FT.

CONDITIONS:

Total Permit Fee: \$1500.00

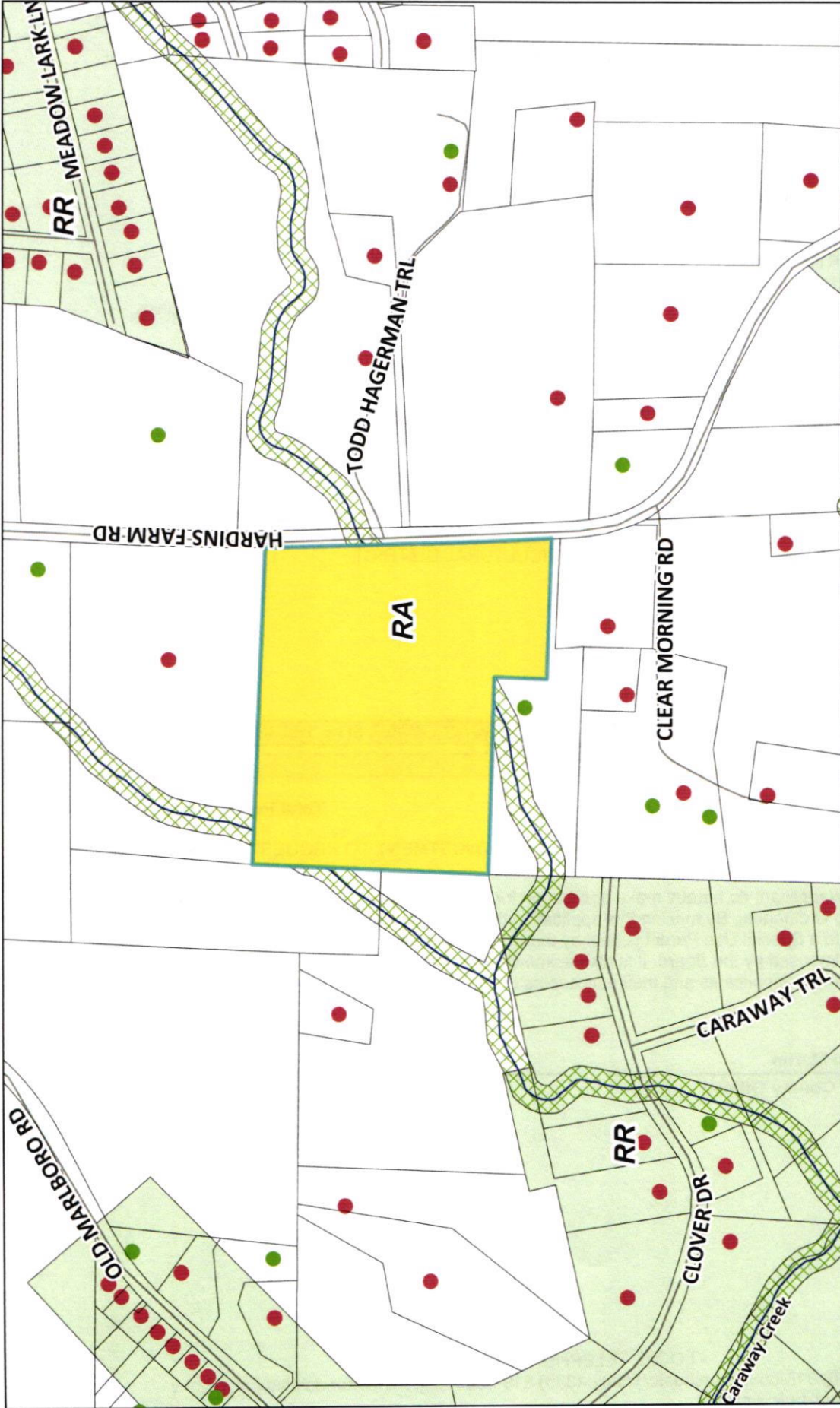
COMMENTS: TO BE HEARD BY ZONING BOARD OF ADJUSTMENT TO REQUEST SETBACKS TO BE REDUCED

The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

Authorized County Official

Signature of Applicant:

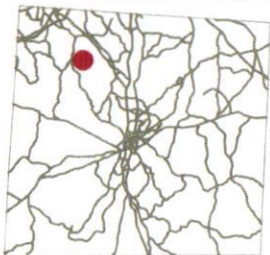
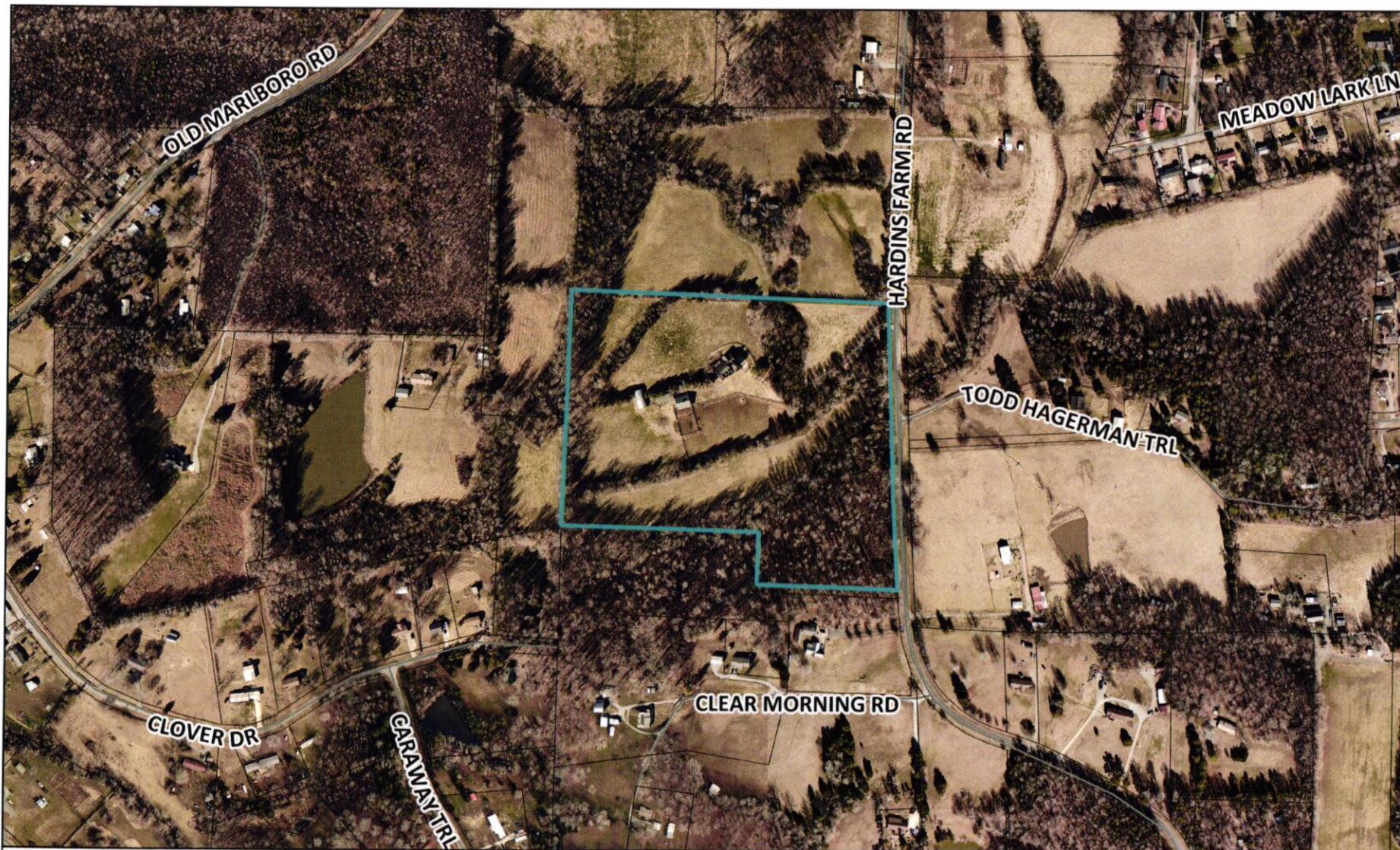


The Towers, LLC Special Use Request

This property is located in a Primary Growth Area.

1 inch equals 508 feet
Application #
2025-00022032

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



The Towers, LLC Special Use Request

This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 508 feet
Application #
2025-00022032



**COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT**

**IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY The Towers, LLC
SPECIAL USE REQUEST #2025-00022032**

NORTH CAROLINA

**RANDOLPH COUNTY
PLANNING BOARD**

Having heard all the evidence and argument presented at the hearing on April 7, 2026, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 4055 Hardins Farm Rd for the purpose indicated, hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR [Click here to enter applicant name](#). BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)
2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

IN WITNESS WHEREOF, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name, and the property owners do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

Adopted on [Click to enter adoption date..](#)

Chair, Randolph County Planning Board

ATTEST

Kayla M Brown,
Clerk to the Randolph County Planning Board



RANDOLPH COUNTY

PLANNING AND ZONING

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

AGENDA

APRIL 7, 2026

1. Call to Order of the Randolph County Board of Adjustment.
2. Consent Agenda:
 - Approval of agenda for the 4/7/2026 Board of Adjustment meeting.
3. Conflict of Interest:
 - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed? *(If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.)*
4. Old Business.
5. New Business.

OWENS VARIANCE REQUEST #2026-00022005

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **Amanda Owens**, Seagrove, NC, to use the property located at 5002 Needhams Trl, Richland Township, Tax ID #7675794858, 10.06 acres, RA - Residential Agricultural District, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to remove the existing variance from the property. The applicant desires to subdivide the property, which would create a new lot. **Property Owner: Jerry Clay**

JEM MARKETING VARIANCE REQUEST #2026-00022006

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **JEM**

Marketing LLC, Ramseur, NC, to use the property located at 122 White Lake Dr, Columbia Township, Tax ID #8722566942, .68 acres, RR - Residential Restricted District. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to change road right-of-way setback on White Lake Dr to 34ft in lieu of the 35ft setback required by section 631 of the U.D.O.

THE TOWERS, LLC SPECIAL USE REQUEST #2025-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **The Towers, LLC**, Boca Raton, FL, and their request to obtain a Special Use Permit at 4055 Hardins Farm Rd, New Market Township, Tax ID #7725892441, 25.45 acres, RA - Residential Agricultural District. The applicant desires to obtain a Special Use Permit to specifically allow a new cellular communications tower site. Height 245 ft. Requesting setbacks to be reduced. **Property Owner: Martin Demers**

6. Update from the Planning Director
7. Adjournment.



CASE SUMMARY FOR

VARIANCE REQUEST #2026-00022005

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **Amanda Owens**, Seagrove, NC, to use the property located at 4994 Needhams Trl, Richland Township, Tax ID #7675794858, 10.06 acres, *RA - Residential Agricultural District*, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to remove the existing variance from the property. The applicant desires to subdivide the property, which would create a new lot. **Property Owner: Jerry Clay**

**ALL WITNESSES FOR VARIANCES MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

REQUEST FOR VARIANCE

Applicant: OWENS, AMANDA
Address: 5002 NEEDHAMS TRL.
City, St. Zip: SEAGROVE, NC 27341

Owner: CLAY, JERRY W
Address: 4994 NEEDHAMS TRL
City, St. Zip: SEAGROVE, NC 27341

CONTACT NAME: OWENS, AMANDA

Date: 02/06/2026
Parcel #: 7675794858

Permit #: 2026-00022005
Permit Type Code: PZ 4

Location Address: 5002 NEEDHAMS TRL
SEAGROVE, NC 27341

Contact Phone: 336 628-2145

PARCEL INFORMATION:

Lot number: 16 **Subdivision:** NEEDHAMS MOUNTAIN MP2
Acreage: 10.0600 **Township:** 17 - RICHLAND

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO

Flood Plane Map #: 3710766600J

VARIANCE REQUESTED: TO REMOVE THE EXISTING VARIANCE FROM THE PROPERTY SO IT CAN BE DIVIDED.

Total Permit Fee: \$200.00

COMMENTS:

NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

Eric Martin

Authorized County Official

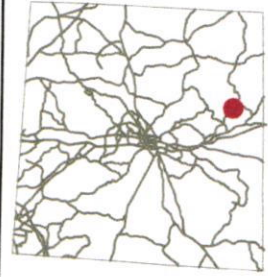
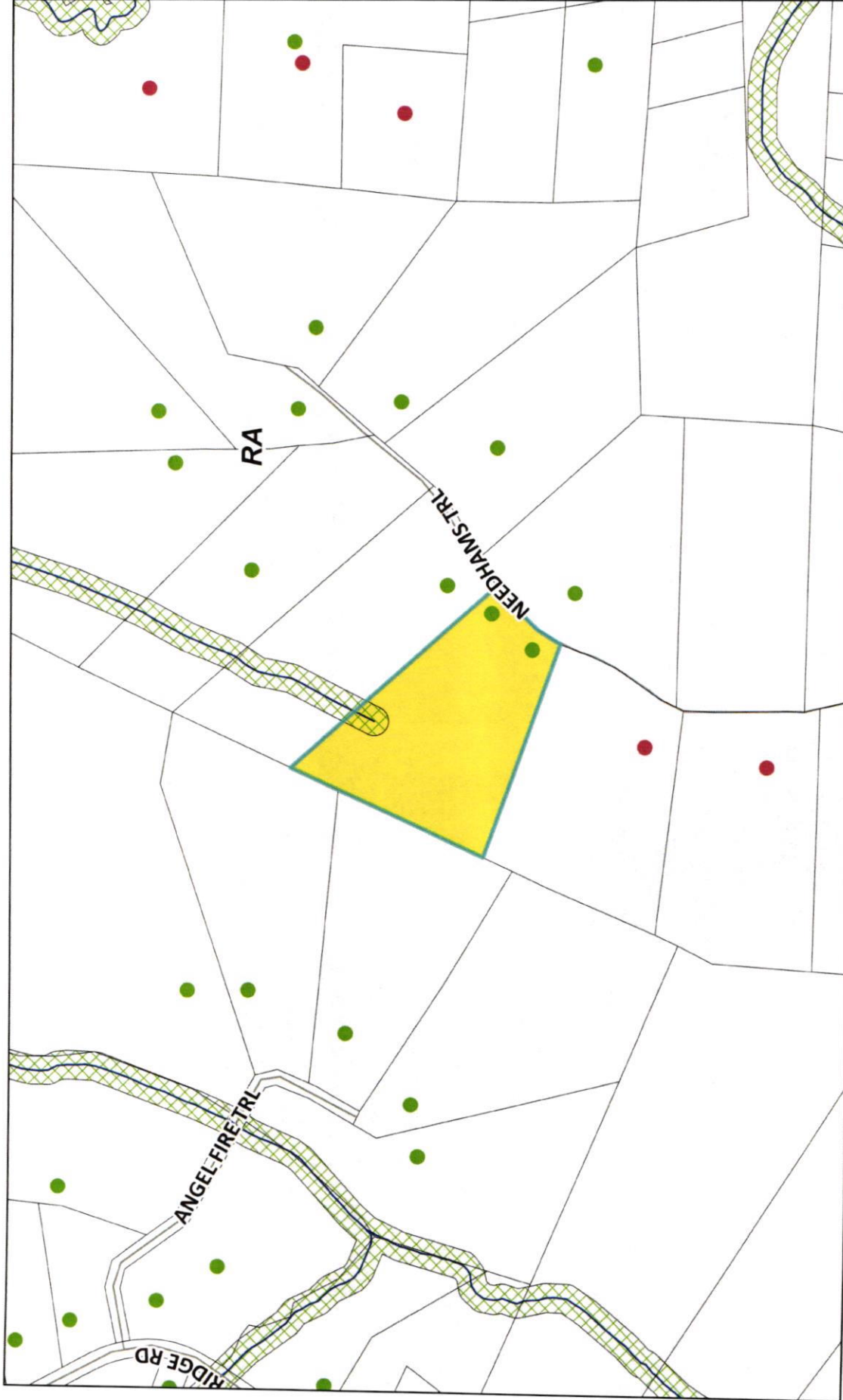
Signature of Applicant:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6555 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>

REQUEST FOR VARIANCE

Page: 1 of 1



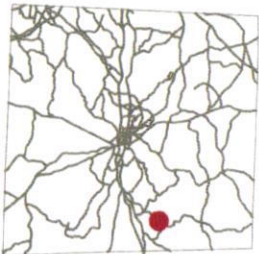
Owens Variance Request

This property is located in a Rural Growth Area.



1 inch equals 481 feet
Application #
2026-00022005

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



Owens Variance Request

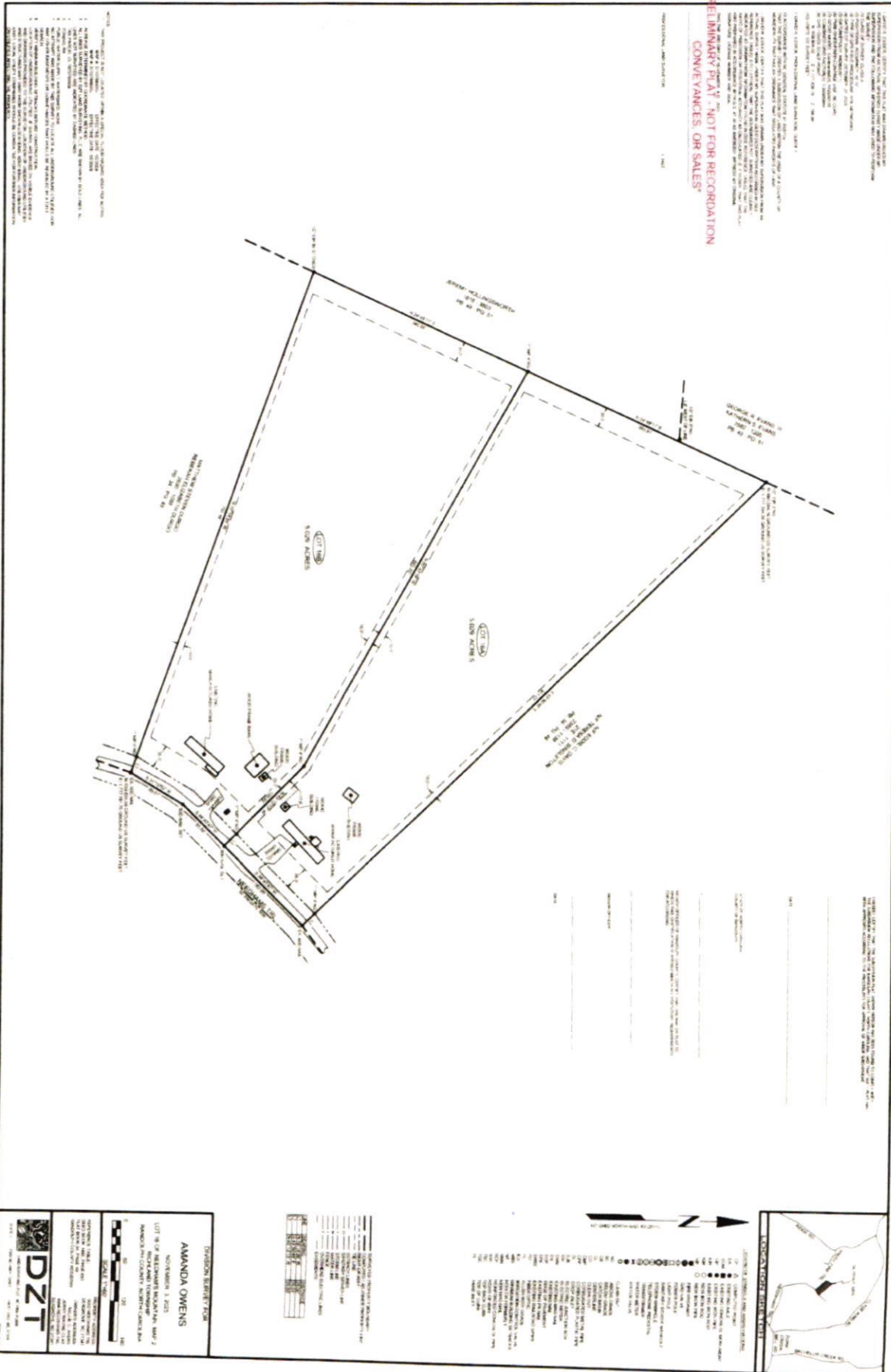
This property is located in a Rural Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 752 feet
Application #
2026-00022005

PRELIMINARY PLAT - NOT FOR RECORDATION
CONVEYANCES, OR SALES*





COUNTY OF RANDOLPH
ORDER Choose the decision. VARIANCE

IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY Amanda Owens
VARIANCE REQUEST #2026-00022005

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

The Randolph County Board of Adjustment, having held a public hearing on April 7, 2026, to consider the application number 2026-00022005, submitted by Amanda Owens, a request for a Variance to use the property located at 5002 Needhams Trl. in a manner not permitted under the literal terms of the *Randolph County Unified Development Ordinance*, and having heard all of the evidence and arguments presented at the hearing, make the following FINDINGS OF FACT and draw the following CONCLUSIONS:

1. The Board concludes that, if the applicant complies with the literal terms of the *Randolph County Unified Development Ordinance*, specifically section(s), **Click or tap here to enter text.**, he cannot secure a reasonable return from, or make reasonable use of, his property. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

2. The Board concludes that the hardship of which the applicant complains results from unique circumstances related to the applicant's land. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

3. The Board concludes that the hardship is not the result of the applicant's own actions. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

4. The Board concludes that, if granted, the Variance will be in harmony with the general purpose and intent of the *Randolph County Unified Development Ordinance*

and will preserve its spirit. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

5. The Board concludes that, if granted, the Variance will secure the public safety and welfare and will do substantial justice. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

THEREFORE, based on the foregoing, IT IS ORDERED that the application for a VARIANCE be **Choose the decision.**, subject to the following conditions:

[Click here to enter conditions.](#)

Adopted on April 7, 2026.

Chair, Randolph County Board of Adjustment

ATTEST

Kayla M. Brown,
Clerk to the Randolph County Board of Adjustment



CASE SUMMARY FOR

VARIANCE REQUEST #2026-00022006

The Randolph County Zoning Board of Adjustment will hold a duly published and notified quasi-judicial hearing on the Variance requested by **JEM Marketing LLC**, Ramseur, NC, to use the property located at 122 White Lake Dr, Columbia Township, Tax ID #8722566942, .68 acres, *RR - Residential Restricted District*, in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. The applicant desires to obtain a Variance to change road right-of-way setback on White Lake Dr to 34ft in lieu of the 35ft setback required by section 631 of the U.D.O.

**ALL WITNESSES FOR VARIANCES MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

REQUEST FOR VARIANCE

Applicant: JEM MARKETING LLC
Address: PO BOX 851
City, St. Zip: RAMSEUR, NC 27316

Owner: JEM MARKETING LLC
Address: P O BOX 851
City, St. Zip: RAMSEUR, NC 27316

CONTACT NAME: MCNEILL, JACKIE

Date: 02/24/2026

Parcel #: 8722566942

Permit #: 2026-00022006
Permit Type Code: PZ 4

Location Address: 122 WHITE LAKE DR
RAMSEUR, NC 27316

Contact Phone: 336 318-5142

PARCEL INFORMATION:

Lot number: 35-36, PT 19-23
Subdivision: WHITEHEAD
Acreage: 0.6800
Township: 06 - COLUMBIA

ZONING INFORMATION:

Zoning District 1: RR-RESIDENTIAL RESTRICTED DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO

Flood Plane Map #: 3710872200K

VARIANCE REQUESTED: CHANGE ROAD RIGHT-OF-WAY SETBACK ON WHITE LAKE DR TO 34 FT IN LIEU OF THE 35 FT SETBACK REQUIRED BY SECTION 631 OF THE U.D.O.

Total Permit Fee: \$200.00

COMMENTS:

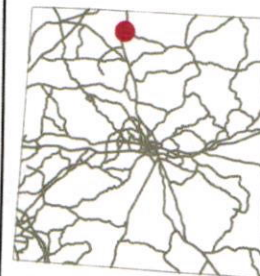
NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

Melissa Burkhart

Authorized County Official

Signature of Applicant:

- LOCAL TELEPHONE NUMBER -
Asheboro: (336) 318-6555 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>



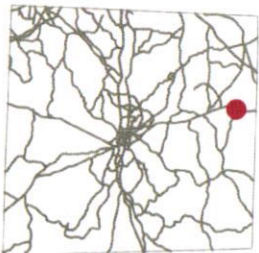
JEM Marketing LLC Variance Request

This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 177 feet
Application #
2026-00022006



JEM Marketing LLC Variance Request

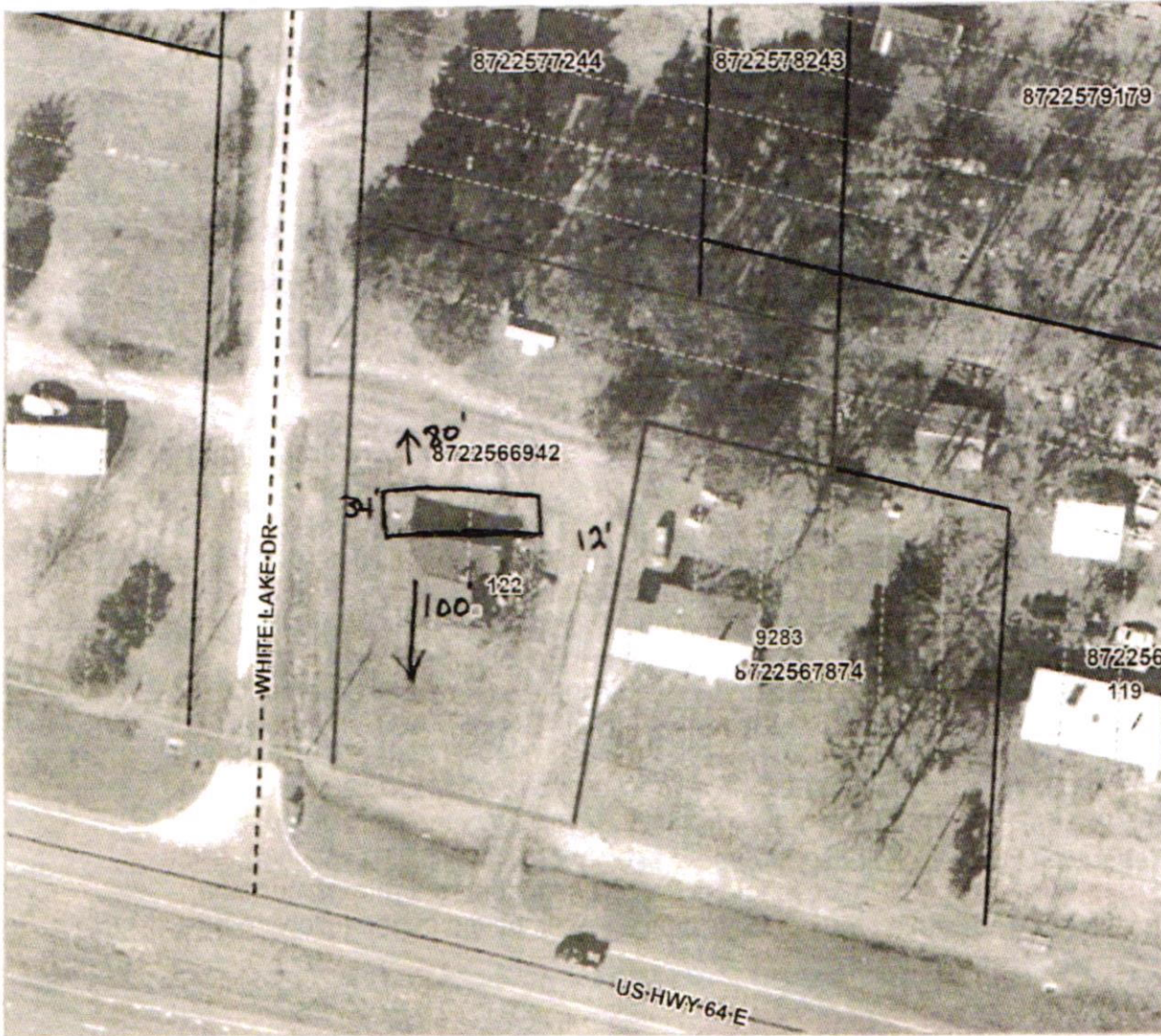
This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 177 feet
Application #
2026-00022006

Randolph County, NC



REID	75885	OWNER ADDRESS2	
PIN	8722566942	OWNER CITY	RAMSEUR
TAXED ACREAGE	0.68	OWNER STATE	NC
PROPERTY DESCRIPTION	WHITEHEAD;L35-36,PT L19-23	OWNER ZIP	27316
DEED BOOK & PAGE	002954/01266	LOCATION ADDRESS	122 WHITE LAKE DR
PLAT BOOK & PAGE	7-55	LOCATION ZIP	RAMSEUR,27316
OWNER	JEM MARKETING LLC	DATA REFRESHED	2/22/2026
OWNER ADDRESS	PO BOX 851		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 71 feet
2/25/2026



COUNTY OF RANDOLPH
ORDER Choose the decision. VARIANCE

IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY JEM Marketing LLC
VARIANCE REQUEST #2026-00022006

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

The Randolph County Board of Adjustment, having held a public hearing on April 7, 2026, to consider application number 2026-00022006, submitted by JEM Marketing LLC, a request for a Variance to use the property located at 122 White Lake Dr in a manner not permitted under the literal terms of the *Randolph County Unified Development Ordinance*, and having heard all of the evidence and arguments presented at the hearing, make the following FINDINGS OF FACT and draw the following CONCLUSIONS:

1. The Board concludes that, if the applicant complies with the literal terms of the *Randolph County Unified Development Ordinance*, specifically section(s), **Click or tap here to enter text.**, he cannot secure a reasonable return from, or make reasonable use of, his property. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

2. The Board concludes that the hardship of which the applicant complains results from unique circumstances related to the applicant's land. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

3. The Board concludes that the hardship is not the result of the applicant's own actions. This conclusion is based on the following FINDINGS OF FACT:

Click here to enter findings of fact.

4. The Board concludes that, if granted, the Variance will be in harmony with the general purpose and intent of the *Randolph County Unified Development Ordinance*

and will preserve its spirit. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

5. The Board concludes that, if granted, the Variance will secure the public safety and welfare and will do substantial justice. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

THEREFORE, based on the foregoing, IT IS ORDERED that the application for a VARIANCE be **Choose the decision.**, subject to the following conditions:

[Click here to enter conditions.](#)

Adopted on [Click to enter adoption date.](#)

Chair, Randolph County Board of Adjustment

ATTEST

Kayla M. Brown,
Clerk to the Randolph County Board of Adjustment



CASE SUMMARY FOR

SPECIAL USE REQUEST #2025-00022032

The Randolph County Planning Board will hold a duly published and notified quasi-judicial hearing on the request by **The Towers, LLC**, Boca Raton, FL, and their request to obtain a Special Use Permit at 4055 Hardins Farm Rd, New Market Township, Tax ID #7725892441, 25.45 acres, *RA - Residential Agricultural District*. The applicant desires to obtain a Special Use Permit to specifically allow a new cellular communications tower site. Height 245 ft. Requesting setbacks to be reduced. **Property Owner: Martin Demers**

**ALL WITNESSES FOR SPECIAL USE PERMITS MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - Asheboro NC 27204

SPECIAL USE PERMIT APPLICATION

Applicant: THE TOWERS, LLC
Address: 750 PARK OF COMMERCE DR, STE 200
City, St. Zip: BOCA RATON, FL 33487

Date: 12/02/2025
Parcel #: 7725892441

Owner: DEMERS, MARTIN JOSEPH
Address: 4055 HARDINS FARM RD
City, St. Zip: SOPHIA, NC 27350

Permit #: 2025-00022032
Permit Type Code: PZ 3

Location Address: 4055 HARDINS FARM RD
SOPHIA, NC 27350

CONTACT NAME: MEARS, ROB

Contact Phone: 318 286-1772

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 25.4500 **Township:** 13 - NEW MARKET

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On Prop?: NO
Flood Plane Map #: 3710772500J

SPECIAL USE REQUESTED: NEW CELLULAR COMMUNICATIONS TOWER SITE, HEIGHT 245 FT.

CONDITIONS:

Total Permit Fee: \$1500.00

COMMENTS: TO BE HEARD BY ZONING BOARD OF ADJUSTMENT TO REQUEST SETBACKS TO BE REDUCED

The undersigned owner/applicant do hereby make application for a SPECIAL USE PERMIT as required by the Randolph Cnty Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be imposed by the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Eric Martin

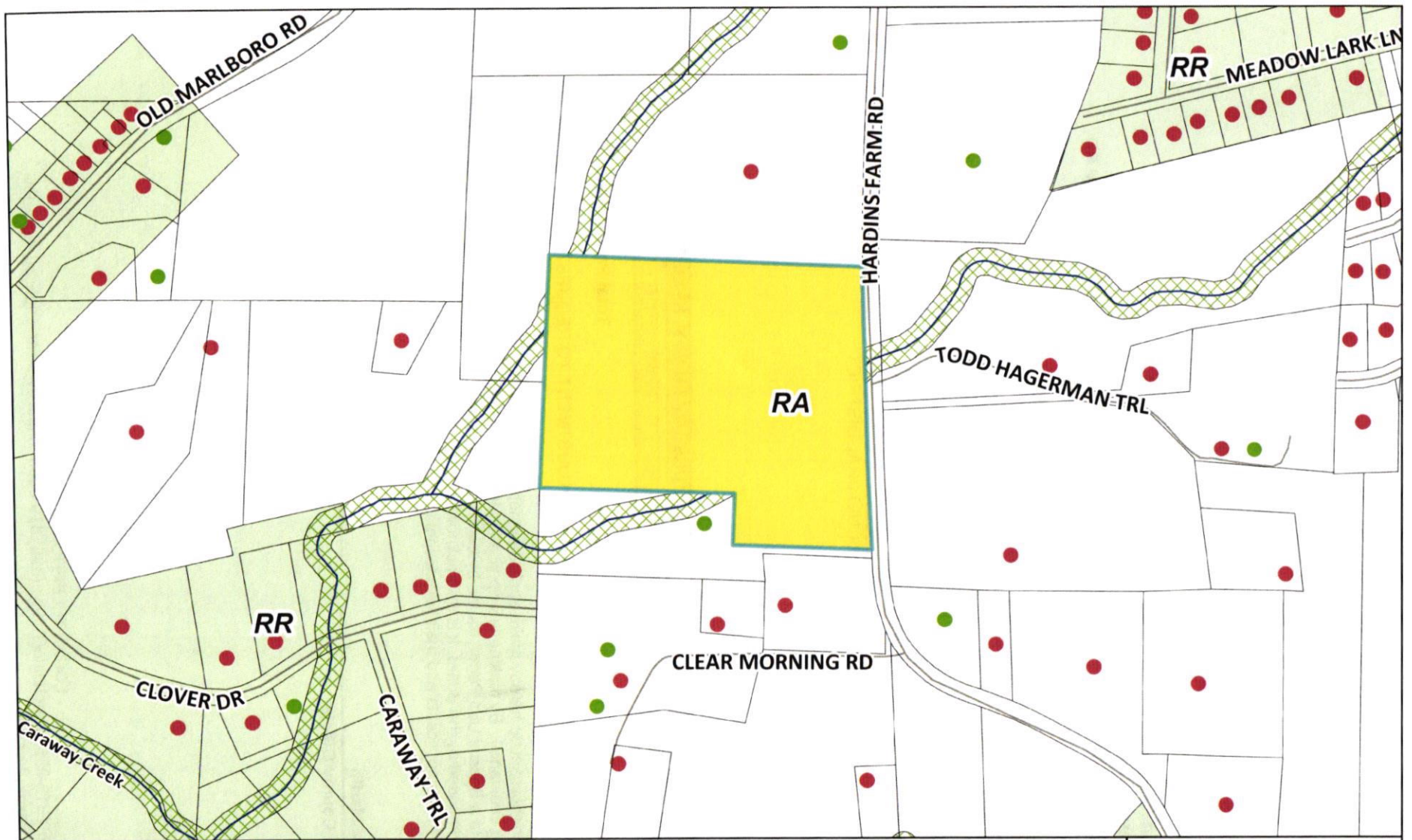
Authorized County Official

Signature of Applicant:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6555 - Archdale/Trinity: (336) 819-3565 <http://www.randolphcountync.gov>
SPECIAL USE PERMIT APPLICATION

Page: 1 of 1



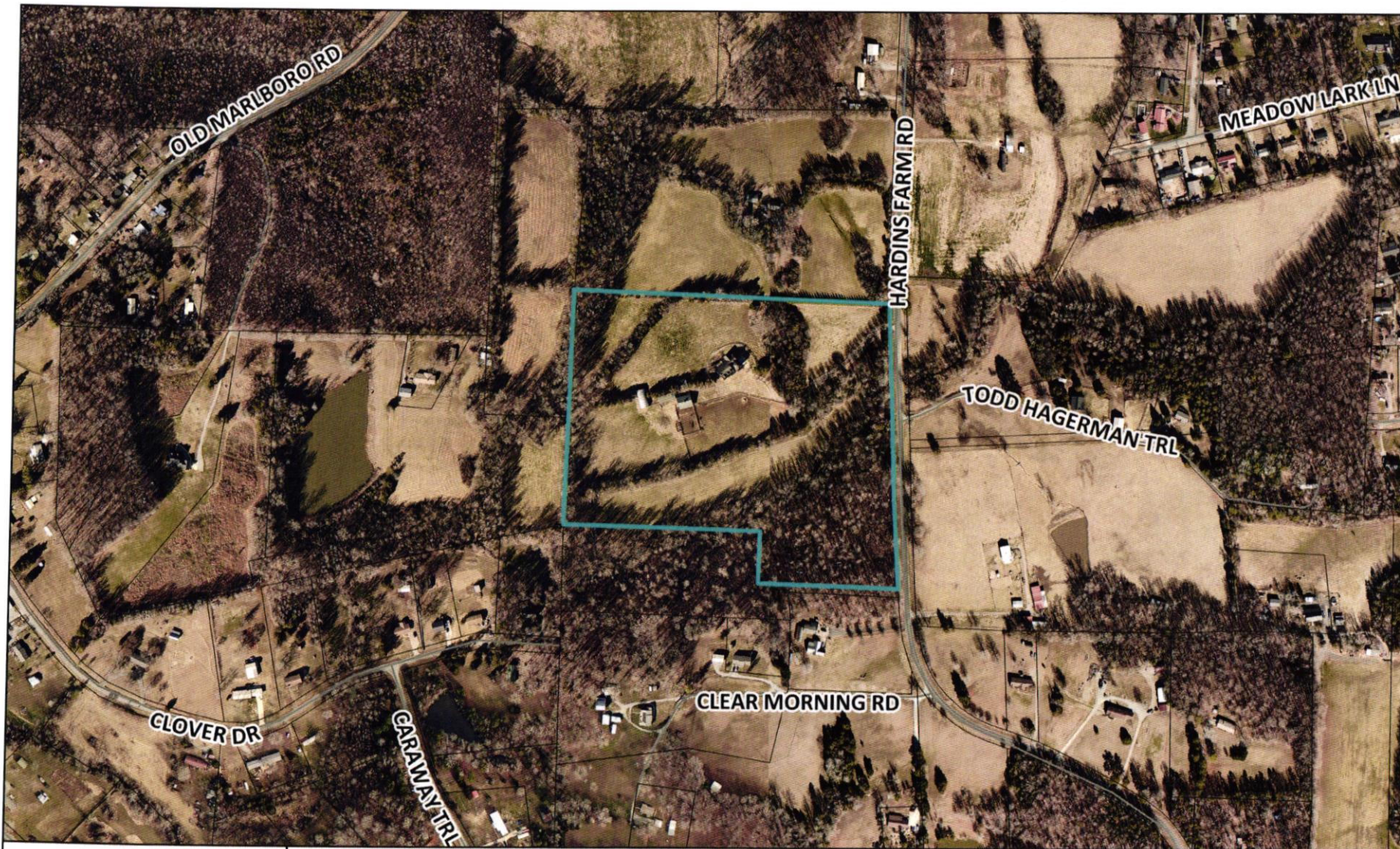
The Towers, LLC Special Use Request

This property is located in a Primary Growth Area.

The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 508 feet
Application #
2025-00022032



The Towers, LLC Special Use Request

This property is located in a Primary Growth Area.

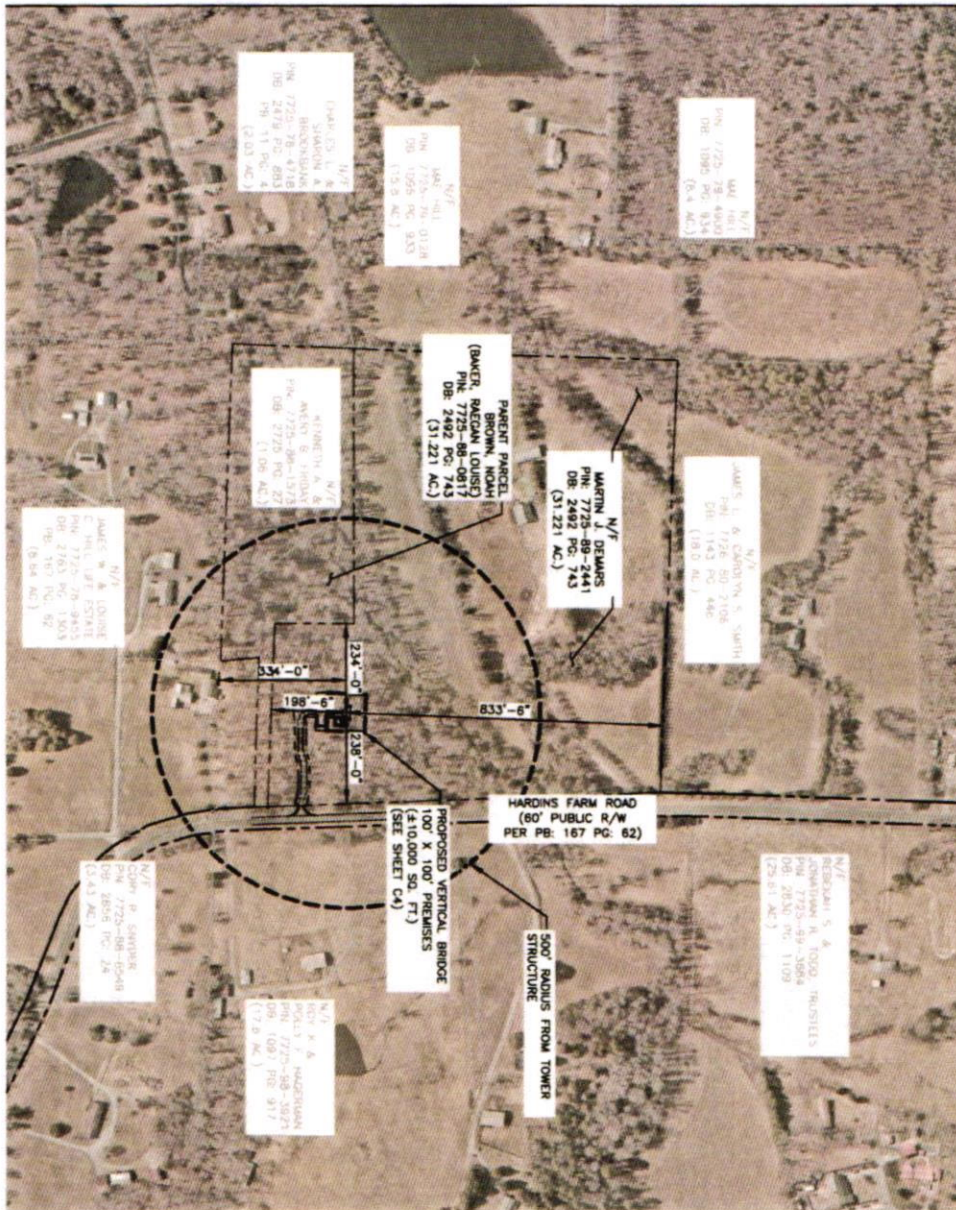
The information contained in this map comes from the best available public data sources. Users should consult the primary data source.



1 inch equals 508 feet
Application #
2025-00022032

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	833'-6"
SOUTH	198'-6"
EAST	238'-0"
WEST	234'-0"

TOWER SETBACKS TO NEAREST STRUCTURE (FROM TOWER CENTER)	
NORTH	334'-0"
SOUTH	
EAST	
WEST	



OVERALL PARCEL PLAN
SCALE: 1\"/>

INFORMATION SHOWN BASED ON A FIELD SURVEY
BY SURVEY DATED 06/20/20



STATE OF TEXAS
COUNTY OF HARRIS

USMC 5408
MARLBORO RD

vertical

verticalbridge

Overall Parcel Plan

C3

ZD



COUNTY OF RANDOLPH
ORDER Choose the decision. SPECIAL USE PERMIT

IN THE MATTER OF THE APPLICATION FOR SPECIAL USE PERMIT
BY The Towers, LLC
SPECIAL USE REQUEST #2025-00022032

NORTH CAROLINA

RANDOLPH COUNTY
PLANNING BOARD

Having heard all the evidence and argument presented at the hearing on April 7, 2026, the Randolph County Planning Board finds that the application is complete, that the application complies with all of the applicable requirements of the *Randolph County Unified Development Ordinance* for the development proposed, and that therefore the application to make use of the property located at 4055 Hardins Farm Rd for the purpose indicated, hereby **Choose the decision.**, subject to all applicable provisions of the *Randolph County Unified Development Ordinance*.

HAVING CONSIDERED ALL THE EVIDENCE PRESENTED, THE RANDOLPH COUNTY PLANNING BOARD **Choose the decision.** THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR [Click here to enter applicant name](#). BASED UPON THE FOLLOWING:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)
2. That the use meets all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the *Growth Management Plan* for Randolph County. This conclusion is based on the following FINDINGS OF FACT:

[Click here to enter findings of fact.](#)

IN WITNESS WHEREOF, the Randolph County Planning Board has caused this Special Use Permit to be issued in its name, and the property owners do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

Adopted on [Click to enter adoption date..](#)

Chair, Randolph County Planning Board

ATTEST

Kayla M Brown,
Clerk to the Randolph County Planning Board



COUNTY OF RANDOLPH
Department of Planning & Zoning
204 E Academy St • Asheboro NC 27204-0771

SPECIAL USE PERMIT APPLICATION

Date: 11/14/2025
Parcel number: 7725890375
Application number: _____

Job contact name: Rob Mears
Job contact phone number: (318) 286-1772
Job contact e-mail: rob.mears@faulkandfoster.c

Owner: Martin Joseph DeMers
Address: 4055 Hardins Farm Road
City, ST ZIP: Sophia NC 27350

Applicant: Rob Mears
Applicant Address: 208 Littleton Loop
City, ST ZIP: Downsville, LA 71234

LOCATION INFORMATION:

Township: New Market Subdivision name: -
Subdivision lot #: -
Address: 4055 Hardins Farm Road, Sophia NC 27350

DEED INFORMATION:

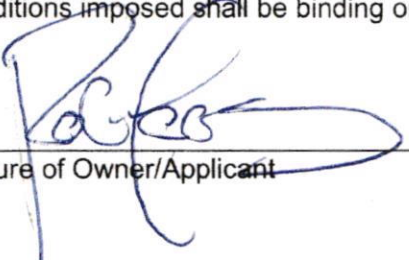
Date recorded: 5/4/2016 Deed acreage: 31.22

ZONING INFORMATION:

Zoning District(s): Residential Agricultural District ☐
Specialty District: None ☐
Watershed Name: None ☐
Flood Map #: 3710772500J
Class A Flood Plain On Prop? No ☐

SPECIAL USE REQUESTED: New Cellular Communications Tower Site

The undersigned owner/applicants do hereby make an application for a SPECIAL USE PERMIT as required by the Randolph County Zoning Ordinance. By making this application the owner/applicants acknowledge that no work may be done pursuant to a Special Use Permit issued by the County Planning Board except in accordance with all conditions that may be agreed to by the owner and the Board. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.



Signature of Owner/Applicant

11/14/2025

Date

Authorized County Zoning Official

Date

Please e-mail the signed and completed form to
planning@randolphcountync.gov.

Submit

LOCAL TELEPHONE NUMBER
Asheboro: (336) 318-6555
<http://www.randolphcountync.gov>



December 8, 2025

RE: New telecommunications tower for **The Towers, LLC** – Site Number US-NC-5408 Marlboro Rd – near 4055 Hardins Farm Road, Sophia, NC 27350, Randolph County, NC

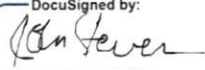
To Whom it may concern,

The Towers, LLC desires to construct a 245' Self Support tower with a 10' Lightning Rod (255' tip height). This tower is designed to accommodate multiple carriers, subject to review and approval by The Towers, LLC and on a commercially reasonable basis, which do not interfere with the primary purpose of the tower.

The telecommunications tower shall meet all applicable FAA standards, Randolph County Municipal Airport Overlay District standards, and shall not restrict or interfere with air traffic or air travel from or to any existing or proposed airport.

The Towers, LLC is requesting an exemption from landscaping requirements due to the site being surrounded by a heavily wooded area. The Towers, LLC is also requesting relief from the 100% tower setbacks to parcel lines due to the site being in a heavily wooded area with a 20% setback reduction being exercised, per Page 244 of the Randolph County Unified Development Ordinance under the Setback section.

Thank you for your cooperation and let me know if you have any questions or need additional information.

DocuSigned by:


5F230FE153FD402...

John Stevens

Vice President of Development

The Towers, LLC

John.Stevens@verticalbridge.com

MARLBORO ROAD - Zoning Plots

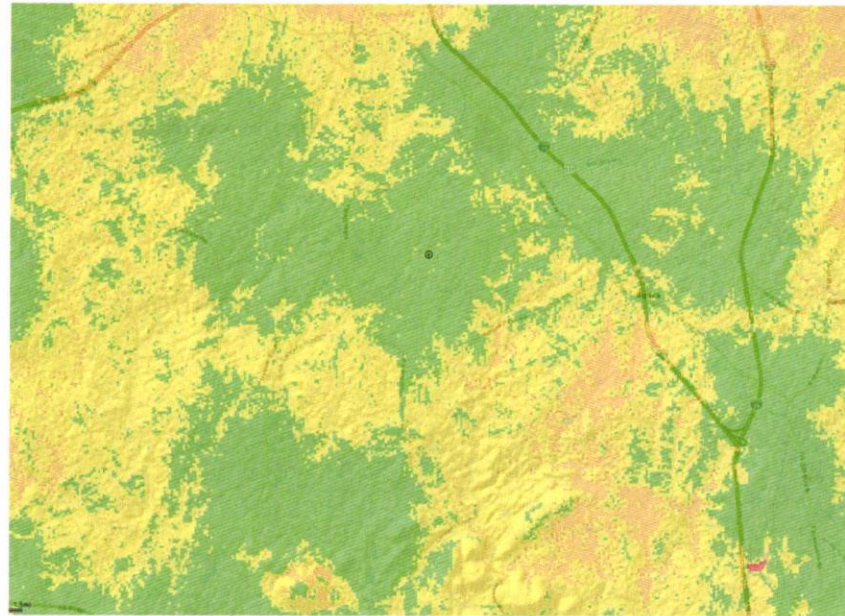
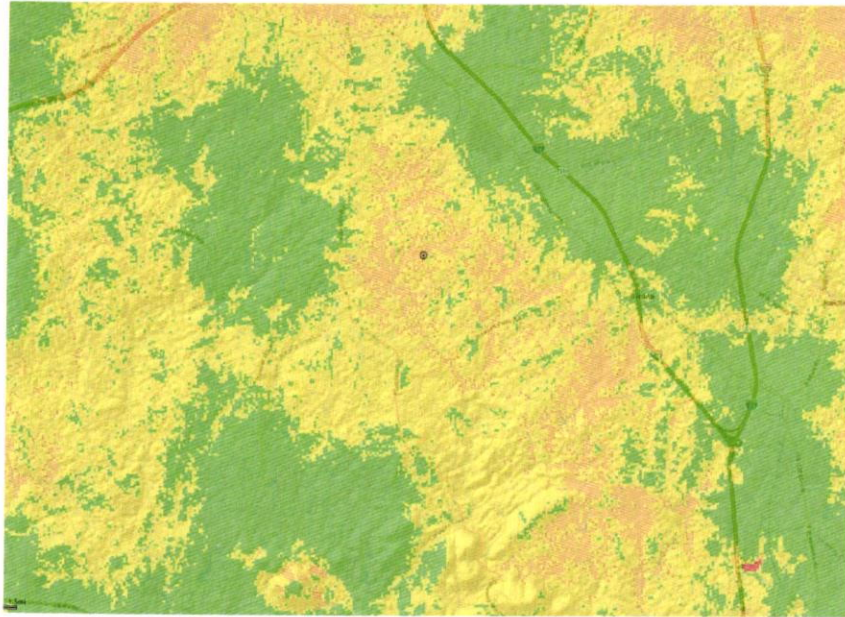


Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Plots - Pre and Post RSRP Coverage

Pre

Post



Coverage Level	Color
In-Building	Dark Green
In-Vehicle	Yellow
On-Street	Orange
low/No	Red



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Site Objective

- **Coverage and Capacity site to serve the suburban and rural mobility users in Sophia, NC due to high intersite distance between neighboring sites.**



Landlord:

Martin Joseph DeMers
4055 Hardins Farm Rd
Sophia, North Carolina 27350

Tenant:

The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

Site #: US-NC-5408

Site Name: Marlboro Road

OPTION AND LEASE AGREEMENT

THIS OPTION AND LEASE AGREEMENT (this "Agreement") is made this 27th day of August, 2025 (the "Effective Date") by and between **Martin Joseph DeMers**, a single man, ("Landlord"), whose address is 4055 Hardins Farm Rd, Sophia, North Carolina 27350, and **The Towers, LLC**, a Delaware limited liability company ("Tenant"), whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487.

WHEREAS, Landlord owns certain real property located in the County of Randolph, in the State of Commonwealth of North Carolina, that is more particularly described and/or depicted in **Exhibit 1** attached hereto (the "Property"); and,

WHEREAS, Tenant desires to lease from Landlord a certain portion of the Property measuring approximately 10,000 square feet and to obtain easements for landscape buffer, utilities and access (collectively, the "Premises"), which Premises is more particularly described and/or depicted in **Exhibit 2** attached hereto, for the placement of Communications Facilities (defined below).

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree:

1. OPTION TO LEASE.

(a) As of the Effective Date, Landlord grants to Tenant the exclusive option to lease the Premises (the "Option") during the Option Period (defined below). At any time during the Option Period and Term (defined below), Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Property (collectively, the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises including, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, construction permits and any other permits and approvals deemed necessary by Tenant (collectively, the "Government Approvals"), initiate the ordering and/or scheduling of necessary utilities, obtain a title report with respect to the Property, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, and the feasibility or suitability of the Property for Tenant's permitted use under this Agreement, all at Tenant's expense. Tenant shall be authorized to apply for the Government Approvals on

behalf of Landlord and Landlord agrees to reasonably cooperate with such applications. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's Tests. Tenant will restore the Property to its condition as it existed prior to conducting any Tests, reasonable wear and tear and casualty not caused by Tenant excepted. In addition, Tenant shall indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or claims arising directly out of Tenant's Tests.

(b) In consideration of Landlord granting Tenant the Option, Tenant agrees to pay Landlord the sum of [REDACTED] within thirty (30) days of the full execution of this Agreement. The Option Period will be for a term of two (2) years from the Effective Date (the "Option Period").

(c) Tenant may exercise the Option at any time during the Option Period by delivery of written notice to Landlord (the "Notice of Exercise of Option"). The Notice of Exercise of Option shall set forth the commencement date (the "Commencement Date") of the Initial Term (defined below). If Tenant does not provide a Notice of Exercise of Option during the Option Period, this Agreement will terminate and the parties will have no further liability to each other.

(d) During the Option Period or the Term, Landlord shall not take any action to change the zoning status or land use of the Property which would diminish, impair, or adversely affect the use of the Premises by Tenant for its permitted uses hereunder.

2. TERM.

(a) Effective as of the Commencement Date, Landlord leases the Premises to Tenant subject to the terms and conditions of this Agreement for an initial term of ten (10) years (the "Initial Term").

(b) Tenant shall have the option to extend the Initial Term for eight (8) successive terms of five (5) years each (each a "Renewal Term"). Each Renewal Term shall commence automatically, unless Tenant delivers notice to Landlord, not less than thirty (30) days prior to the end of the then-current Term, of Tenant's intent not to renew. For purposes of this Agreement, "Term" shall mean the Initial Term and any applicable Renewal Term(s).

3. RENT

(a) Beginning on the first (1st) day of the third (3rd) month after the Commencement Date ("Rent Commencement Date"), Tenant shall pay to Landlord a monthly rent payment of [REDACTED] Dollars ("Rent") at the address set forth in Section 29 below on or before the fifth (5th) day of each calendar month in advance. The initial payment of Rent will be forwarded by Tenant to Landlord within thirty (30) days after the Rent Commencement Date.

(b) Commencing on the first anniversary of the Rent Commencement Date and on each subsequent anniversary thereafter, the monthly Rent shall increase by [REDACTED]

4. **TAXES.** Tenant shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Communications Facilities located on the Premises. Landlord shall pay when due all real property taxes and all other fees and assessments attributable to the Property and the Premises. Tenant shall pay as additional rent any increase in real property taxes levied against the Premises, which are directly

attributable to Tenant's use of the Premises (but not, however, taxes attributable to periods prior to the Commencement Date such as roll-back or greenbelt assessments) if Landlord furnishes proof of such increase to Tenant (such increase, the "**Landlord Tax Reimbursement**"). In the event that Landlord fails to pay when due any taxes affecting the Premises or any easement relating to the Premises, Tenant shall have the right, but not the obligation, to pay such taxes and any applicable interest, penalties or similar charges, and deduct the full amount of the taxes and such charges paid by Tenant on Landlord's behalf from future installments of Rent. Notwithstanding the foregoing, Tenant shall not have the obligation to pay any tax, assessment, or charge that Tenant is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed, provided that no lien attaches to the Property. In addition, Tenant shall not have the obligation to pay or reimburse Landlord for the Landlord Tax Reimbursement if Landlord has not provided proof of such amount and demand therefor within one (1) year of the date such amount is due and payable by Landlord.

5. **USE.** The Premises are being leased for the purpose of erecting, installing, operating, maintaining, repairing and replacing radio or communications towers, transmitting and receiving equipment, antennas, dishes, satellite dishes, mounting structures, equipment shelters and buildings, solar energy conversion and electrical power generation system, fencing and other supporting structures and related equipment (collectively, the "**Communications Facilities**"), and to alter, supplement and/or modify same. Tenant may, subject to the foregoing, make any improvements, alterations or modifications to the Premises as are deemed appropriate by Tenant for the permitted use herein. Tenant shall have the right to clear the Premises of any trees, vegetation, or undergrowth which interferes with the use of the Premises for the intended purposes by Tenant and/or its subtenants and licensees, as applicable. Tenant shall have the exclusive right to install and operate the Communications Facilities upon the Premises.

6. **ACCESS AND UTILITIES.** During the Term, Tenant and its guests, agents, employees, customers, invitees, subtenants, licensees and assigns shall have the unrestricted, exclusive right to use, and shall have free and unfettered access to, the Premises seven (7) days a week, twenty-four (24) hours a day. Landlord for itself, its successors and assigns, hereby grants and conveys unto Tenant, its customers, employees, agents, invitees, subtenants, licensees, successors and assigns a non-exclusive easement throughout the Term to a public right of way (a) for ingress and egress, and (b) for the construction, installation, operation, maintenance, repair and replacement of overhead and underground electric and other utility facilities (including fiber, backhaul, wires, poles, guys, cables, conduits and appurtenant equipment), with the right to reconstruct, improve, add to, enlarge, change and remove such facilities, over, across and through any easement for the benefit of and access to the Premises, subject to the terms and conditions herein set forth. Landlord agrees to coordinate, cooperate and assist Tenant with obtaining the required access and utility easements to the Premises from a public right of way up to and including negotiating and obtaining such access and utility rights from any applicable neighbor parcel. If there are utilities already existing on the Premises which serve the Premises, Tenant may utilize such utilities and services. The rights granted to Tenant herein shall also include the right to partially assign its rights hereunder to any public or private utility company or authority to facilitate the uses contemplated herein, and all other rights and privileges reasonably necessary for Tenant's safe and efficient use and enjoyment of the easements for the purposes described above. Upon Tenant's request, Landlord shall execute and deliver to Tenant requisite recordable documents evidencing the easements contemplated hereunder within fifteen (15) days of Tenant's request, and Landlord shall obtain the consent and joinder of Landlord's mortgagee to any such grant, if applicable.

7. **EQUIPMENT, FIXTURES AND REMOVAL.** The Communications Facilities shall at all times be the personal property of Tenant and/or its subtenants and licensees, as applicable. Tenant or its customers, subtenants or licensees shall have the right to erect, install, maintain, repair, replace and operate on the Premises such equipment, structures, fixtures, signs, and personal property as Tenant, its customers,

subtenants or licensees may deem necessary or appropriate, and such property, including the equipment, structures, fixtures, signs, and personal property currently on the Premises, shall not be deemed to be part of the Premises, but shall remain the property of Tenant or its customers, subtenants or licensees. Within ninety (90) days after the expiration or earlier termination of this Agreement (the "**Removal Period**"), Tenant, customers, subtenants or licensees shall remove its improvements and personal property and restore the Premises to grade and perform all obligations under this Agreement during the Removal Period, including, without limitation, the payment of Rent at the rate in effect upon the expiration or termination of this Agreement.

8. ASSIGNMENT AND SUBLEASE. Tenant may transfer or assign this Agreement to Tenant's Lender (defined below), principal, affiliates, subsidiaries, subsidiaries of its principal or to any entity which acquires all of or substantially all of Tenant's assets or ownership interests by reasons of merger, acquisition or other business reorganization without Landlord's consent (a "**Permitted Assignment**"). As to transfers or assignments which do not constitute a Permitted Assignment, Tenant is required to obtain Landlord's written consent prior to effecting such transfer or assignment, which consent shall not be unreasonably withheld, conditioned or delayed. Upon such assignment, including a Permitted Assignment, Tenant will be relieved and released of all obligations and liabilities hereunder. Tenant shall have the exclusive right to sublease or grant licenses without Landlord's consent to use all or part of the Premises and/or the Communications Facilities, but no such sublease or license shall relieve or release Tenant from its obligations under this Agreement. Landlord may assign this Agreement only in its entirety and only to any person or entity who or which acquires fee title to the Property, subject to Section 15. Landlord may subdivide the Property without Tenant's prior written consent that any such subdivision does not unreasonably interfere with Tenant's access to the Premises or Tenant's intended use of the Premises for the operation, maintenance, and enjoyment of the Communications Facilities.

9. COVENANTS, WARRANTIES AND REPRESENTATIONS.

(a) Landlord warrants and represents that it is the owner in fee simple of the Property, free and clear of all liens and encumbrances except as to those which may have been disclosed to Tenant in writing prior to the execution hereof, and that it alone has full right to lease the Premises for the Term.

(b) Landlord shall pay promptly, when due, any other amounts or sums due and owing with respect to its ownership and operation of the Property, including, without limitation, judgments, taxes, liens, mortgage payments and other similar encumbrances. If Landlord fails to make any payments required under this Agreement, or breaches any other obligation or covenant under this Agreement, Tenant may (without obligation), after providing ten (10) days written notice to Landlord, make such payment or perform such obligation on behalf of Landlord and offset such payment (including any reasonable attorneys' fees incurred in connection with Tenant performing such obligation) against payments of Rent.

(c) Landlord shall not do or knowingly permit anything that will interfere with or negate any special use permit or approval pertaining to the Premises or cause Tenant's use of the Premises to be in nonconformance with applicable local, state, or federal laws. Landlord shall cooperate with Tenant in any effort by Tenant to obtain certificates, permits, licenses and other approvals that may be required by any governmental authorities. Landlord agrees to execute any necessary applications, consents or other documents as may be reasonably necessary for Tenant to apply for and obtain the Government Approvals required to use and maintain the Premises and the Communications Facilities.

(d) To the best of Landlord's knowledge, Landlord has complied and shall comply with all laws with respect to the Property. No asbestos-containing thermal insulation or products containing PCB, formaldehyde, chlordane, or heptachlor or other hazardous materials have been placed on or in the Property

by Landlord or, to the knowledge of Landlord, by any prior owner or user of the Property. There has been no release of or contamination by hazardous materials on the Property by Landlord, or to the knowledge of Landlord, any prior owner or user of the Property.

(e) Tenant shall have access to all utilities required for the operation of Tenant's improvements on the Premises that are existing on the Property.

(f) Landlord warrants and represents that there currently exist no licenses, sublicenses, or other agreements, written or oral, granting to any party or parties the right of use or occupancy of any portion of the Property; there are no outstanding options or rights of first refusal to purchase the Property or any portion thereof or interest therein, or any equity or interest in Landlord if Landlord is an entity; and there are no parties (other than Landlord) in possession of the Property except as to those that may have been disclosed to Tenant in writing prior to the execution hereof.

10. HOLD OVER TENANCY. Should Tenant or any assignee, sublessee or licensee of Tenant hold over the Premises or any part thereof after the expiration of this Agreement, such holdover shall constitute and be construed as a tenancy from month-to-month only, but otherwise upon the same terms and conditions.

11. INDEMNITIES. Each party agrees to indemnify, defend and hold harmless the other party, its parent company or other affiliates, heirs, estate, successors, assigns, officers, directors, shareholders, managers, members, agents and employees (collectively, "**Indemnified Persons**") from and against all claims, actions, judgments, damages, liabilities, losses, expenses and costs (including, without limitation, reasonable attorneys' fees and court costs) (collectively, "**Losses**") caused by or arising out of (a) such party's breach of any of its obligations, covenants, representations or warranties contained herein, or (b) such party's acts or omissions with regard to this Agreement; provided, however, in no event shall a party indemnify the other party for any such Losses to the extent arising from the gross negligence or willful misconduct of the party seeking indemnification. However, in the event of an Indemnified Person's contributory negligence or other fault, the Indemnified Person shall not be indemnified hereunder to the extent that the Indemnified Person's negligence or other fault caused such Losses. Tenant will indemnify Landlord from and against any mechanic's liens or liens of contractors and subcontractors engaged by or through Tenant.

12. WAIVERS.

(a) Landlord hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Communications Facilities or any portion thereof, regardless of whether or not such is deemed real or personal property under applicable laws. Landlord will not assert any claim whatsoever against Tenant for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Landlord as a result of the construction, maintenance, operation or use of the Premises by Tenant.

(b) EACH PARTY HERETO WAIVES ANY AND ALL CLAIMS AGAINST THE OTHER FOR ANY LOSS, COST, DAMAGE, EXPENSE, INJURY OR OTHER LIABILITY WHICH IS IN THE NATURE OF INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES WHICH ARE SUFFERED OR INCURRED AS THE RESULT OF, ARISE OUT OF, OR ARE IN ANY WAY CONNECTED TO THE PERFORMANCE OF THE OBLIGATIONS UNDER THIS AGREEMENT.

13. INSURANCE. Tenant shall insure against property damage and bodily injury arising by reason of occurrences on or about the Premises in the amount of not less than \$1,000,000. The insurance coverage

provided for herein may be maintained pursuant to master policies of insurance covering other communication facilities of Tenant and its corporate affiliates. All insurance policies required to be maintained by Tenant hereunder shall be with responsible insurance companies, authorized to do business in the State or Commonwealth where the Premises are located if required by law, and shall provide for cancellation only upon ten (10) days' prior written notice to Landlord. Tenant shall evidence such insurance coverage by delivering to Landlord, if requested, a copy of a certificate of insurance of such policies issued by the insurance companies underwriting such risks. All policies of insurance maintained by Tenant under this Agreement shall name Landlord as an additional insured and provide that the insurer waives any rights of subrogation against Landlord.

14. INTERFERENCE. During the Option Period and the Term, Landlord, its successors and assigns, will not grant any ground lease, license, or easement with respect to the Property (outside of the Premises) and any property adjacent or contiguous to the Property or in the immediate vicinity of the Property that is fee owned by Landlord: (a) for any of the uses contemplated in Section 5 herein; or (b) if such lease, license, or easement would detrimentally impact the Communications Facilities or Tenant's economic opportunities at the Premises, or the use thereof. Landlord shall not cause or permit the construction of communications or broadcast towers or structures, fiber optic backhaul facilities, or satellite facilities on the Property or on any other property of Landlord adjacent or contiguous to or in the immediate vicinity of the Property, except for the Communications Facilities constructed by Tenant. Landlord and Tenant intend by this Agreement for Tenant (and persons deriving rights by, through, or under Tenant) to be the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the Option Period and the Term. Landlord agrees that this restriction on the use of the Property is commercially reasonable, not an undue burden on Landlord, not injurious to the public interest, and shall be specifically enforceable by Tenant (and persons deriving rights by, through or under Tenant) in a court of competent jurisdiction. The foregoing restriction shall run with the land and be binding on the successors and assigns of Landlord.

15. RIGHT OF FIRST REFUSAL. In the event Landlord determines to sell, transfer, license or otherwise convey any interest, whether fee simple interest, easement interest, leasehold, or otherwise, and whether direct or indirect by way of transfer of ownership interests in Landlord if Landlord is an entity, which interest underlies or affects any or all of the Premises (the "**ROFR Property**") to any third party that is a Third Party Competitor (as defined below), Landlord shall offer Tenant a right of first refusal to purchase the Premises (or such larger portion of the Property that encompasses the Premises, if applicable). For purposes herein, a "**Third Party Competitor**" is any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing communications infrastructure or any person or entity directly or indirectly engaged in the business of owning, acquiring, or investing in real property leases or easements underlying communications infrastructure. In such event, Landlord shall send a written notice to Tenant in accordance with Section 29 below that shall contain an offer to Tenant of a right of first refusal to purchase the ROFR Property, together with a copy of any offer to purchase, or any executed purchase agreement or letter of intent (each, an "**Offer**"), which copy shall include, at a minimum, the purchase price or acquisition price, proposed closing date, and financing terms (collectively, the "**Minimum Terms**"). Within thirty (30) days of receipt of such Offer, Tenant shall provide written notice to Landlord of Tenant's election to purchase the ROFR Property on the same Minimum Terms, provided: (a) the closing date shall be no sooner than sixty (60) days after Tenant's purchase election notice; (b) given Landlord's direct relationship and access to Tenant, Tenant shall not be responsible for payment of any broker fees associated with an exercise of Tenant's rights to acquire the ROFR Property; and, (c) Tenant shall not be required to match any components of the purchase price which are speculative or incalculable at the time of the Offer. In such event, Landlord agrees to sell the ROFR Property to Tenant subject to Tenant's payment of the purchase price and compliance with a purchase and sale agreement to be negotiated in good faith between Landlord and Tenant. If Tenant provides written

notice that it does not elect to exercise its right of first refusal to purchase the ROFR Property, or if Tenant does not provide notice of its election within the thirty (30) day period, Tenant shall be deemed to have waived such right of first refusal only with respect to the specific Offer presented (and any subsequent Offers shall again be subject to Tenant's continuing right of first refusal hereunder), and Landlord shall be permitted to consummate the sale of the ROFR Property in accordance with the strict terms of the Offer ("Permitted Sale"). If Landlord does not consummate the Permitted Sale within ninety (90) days of the date of Tenant's waiver of its right of first refusal, including if the Minimum Terms are modified between Landlord and the Third Party Competitor, Landlord shall be required to reissue a New Offer to Tenant.

16. SECURITY. The parties recognize and agree that Tenant shall have the right to safeguard and protect its improvements located upon or within the Premises. Consequently, Tenant may elect, at its expense, to construct such enclosures and/or fences as Tenant reasonably determines to be necessary to secure the Communications Facilities. Tenant may also undertake any other appropriate means to restrict access to the Communications Facilities including, without limitation, if applicable, installing security systems, locks and posting signs for security purposes and as may otherwise be required by law.

17. FORCE MAJEURE. The time for performance by Landlord or Tenant of any term, provision, or covenant of this Agreement shall be deemed extended by time lost due to delays resulting from acts of God, strikes, civil riots, floods, pandemics, material or labor restrictions by governmental authority, government shutdowns, quarantines, and/or other disease control measures and any other cause not within the control of Landlord or Tenant, as the case may be.

18. CONDEMNATION; CASUALTY.

(a) In the event Landlord receives any notice of any condemnation proceedings, or other proceedings in the nature of eminent domain related to the Property or the Premises, it will forthwith send a copy of such notice to Tenant. If all or any part of the Premises is taken by eminent domain, Tenant may, upon written notice to Landlord, elect to terminate this Agreement, whereupon neither party shall have any further liability or obligation hereunder. Notwithstanding any provision of this Agreement to the contrary, in the event of condemnation of all or any part of the Premises, Landlord and Tenant shall be entitled to separate awards with respect to the Premises, in the amount determined by the court conducting such condemnation proceedings based upon Landlord's and Tenant's respective interests in the Premises. If a separate condemnation award is not determined by such court, Landlord shall permit Tenant to participate in the allocation and distribution of the award. In no event shall the condemnation award to Landlord exceed the unimproved value of the Premises, without taking into account the improvements located thereon.

(b) In case of damage to the Premises or the Communications Facilities by fire or other casualty, Landlord shall, at its expense, cause any damage to the Property (excluding the Communications Facilities) to be repaired to a condition as nearly as practicable to that existing prior to the damage, with reasonable speed and diligence, subject to delays which may arise by reason of adjustment of loss under insurance policies, governmental regulations, and for delays beyond the control of Landlord, including a force majeure. Landlord shall coordinate with Tenant as to the completion of Landlord's work to restore the Property so as not to adversely impact Tenant's use of the Premises and the Communications Facilities. Landlord shall not be liable for any inconvenience or annoyance to Tenant, or injury to Tenant's business or for any consequential damages resulting in any way from such damage or the repair thereof, except to the extent and for the time that the Communications Facilities or the Premises are thereby rendered unusable for Tenant's intended purpose the Rent shall proportionately abate. In the event the damage shall be so extensive that Tenant shall decide, in its sole discretion, not to repair or rebuild the Communications Facilities, or if the casualty shall not be of a type insured against under standard fire policies with extended

type coverage, or if the holder of any mortgage, deed of trust or similar security interest covering the Communications Facilities shall not permit the application of adequate insurance proceeds for repair or restoration, this Agreement shall, at the sole option of Tenant, exercisable by written notice to Landlord, be terminated as of the date of such casualty, and the obligation to pay Rent (taking into account any abatement as aforesaid) shall cease as of the termination date and Tenant shall thereupon promptly vacate the Premises.

19. DEFAULT. The failure of Tenant or Landlord to perform any of the covenants of this Agreement shall constitute a default. The non-defaulting party shall give the other written notice of such default, and the defaulting party shall cure such default within thirty (30) days after receipt of such notice. In the event any such default cannot reasonably be cured within such thirty (30) day period, if the defaulting party shall proceed promptly after the receipt of such notice to cure such default, and shall pursue curing such default with due diligence, the time for curing shall be extended for such period of time as may be necessary to complete such curing, however, in no event shall this extension of time be in excess of sixty (60) days, unless agreed upon by the non-defaulting party.

20. REMEDIES. Should the defaulting party fail to cure a default under this Agreement, the other party shall have all remedies available either at law or in equity, and the right to terminate this Agreement. In the event Landlord elects to terminate this Agreement due to a default by Tenant (which remains uncured by Lender), Landlord shall continue to honor all sublease and license commitments made by Tenant through the expiration of the term of any such commitment and shall be entitled to collect and retain the rents or license fees associated with such subleases or license commitments, it being intended hereby that each such commitment shall survive the early termination of this Agreement.

21. ATTORNEYS' FEES. If there is any legal proceeding between Landlord and Tenant arising from or based on this Agreement, the unsuccessful party to such action or proceeding shall pay to the prevailing party all costs and expenses, including, without limitation, reasonable attorneys' fees and disbursements, incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith. If such prevailing party recovers a judgment in any such action, proceeding or appeal, such costs, expenses and attorneys' fees and disbursements shall be included in and as a part of such judgment.

22. ADDITIONAL TERMINATION RIGHT. If at any time during the Term, Tenant determines, in Tenant's sole and absolute discretion, with or without cause, that the Premises is no longer suitable or desirable for Tenant's intended use and/or purposes, Tenant shall have the right to terminate this Agreement upon one hundred eighty (180) days prior written notice to Landlord and shall include a payment equal to six (6) months of the current Rent due at the time of the termination.

23. PRIOR AGREEMENTS. The parties hereby covenant, recognize and agree that the terms and provisions of this Agreement shall constitute the sole embodiment of the arrangement between the parties with regard to the Premises, and that all other written or unwritten agreements, contracts, or leases by and between the parties with regard to the Premises are hereby terminated, superseded and replaced by the terms hereof.

24. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT. In the event the Property is encumbered by a mortgage or deed of trust or other security instrument of any kind (a "**Landlord Mortgage**"), Landlord, within fifteen (15) days following Tenant's request or immediately prior to the creation of any encumbrance created after the date this Agreement is fully executed, will obtain from the holder of each such Landlord Mortgage a fully-executed subordination, non-disturbance and attornment agreement (an "**SNDA**") in recordable form, which shall be prepared or approved by Tenant. The holder of every such Landlord Mortgage shall, in the SNDA, agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Landlord's interest in the Premises, such Landlord Mortgage holder shall recognize

and confirm the validity and existence of this Agreement, not disturb the tenancy of Tenant (and its customers, subtenants, and licensees) and Tenant (and its customers, subtenants, and licensees) shall have the right to continue its use and occupancy of the Premises in accordance with the provisions of this Agreement, provided Tenant is not in default of this Agreement beyond applicable notice and cure periods.

25. LENDER'S RIGHTS.

(a) Landlord agrees to recognize the subleases and licenses of all subtenants and licensees and will permit each of them to remain in occupancy of its premises notwithstanding any default hereunder by Tenant so long as each such respective subtenant or licensee is not in default under the lease/license covering its premises. Landlord agrees to execute such documents as any such subtenant and/or licensee might reasonably require, including customary subordination, non-disturbance and attornment agreements and/or Landlord recognition agreements, to further memorialize the foregoing, and further agrees to use Landlord's best efforts to also cause its lenders to similarly acknowledge, in writing, subtenant's and licensee's right to continue to occupy its premises as provided above.

(b) Tenant shall have the right from time to time to mortgage or otherwise encumber Tenant's interest in this Agreement, the Communications Facilities and/or leasehold estate in the Premises (a "Tenant Mortgage") and Landlord consents to the granting by Tenant of a lien and security interest in Tenant's interest in this Agreement and/or leasehold estate of the Premises and all of Tenant's personal property and fixtures attached to the real property described herein, and furthermore consents to the exercise by any such lender of Tenant ("Lender") of its rights of foreclosure with respect to its lien and security interest. Landlord agrees to recognize Lender as Tenant hereunder upon any such exercise by Lender of its rights of foreclosure. The term "Lender" as used in this Agreement shall mean the lender identified in Section 29 hereof and its successors, assigns, designees or nominees.

(c) Landlord hereby agrees to give Lender written notice of any breach or default of Tenant of the terms of this Agreement within fifteen (15) days after the occurrence thereof at the address set forth in Section 29. Landlord further agrees that no default under this Agreement by Tenant shall be deemed to have occurred unless such notice to Lender is also given and that, in the event of any such breach or default under the terms of this Agreement, Lender shall have the right, to the same extent, for the same period and with the same effect, as Tenant, plus an additional ninety (90) days after any applicable grace period to cure or correct any such default.

(d) Landlord acknowledges that nothing contained herein shall be deemed or construed to obligate Lender to take any action hereunder, or to perform or discharge any obligation, duty or liability of Tenant under this Agreement. Lender shall not become liable under the provisions of this Agreement or any lease executed pursuant to Section 26 hereof unless and until such time as it becomes, and then only for as long as it remains, the owner of the leasehold estate created hereby or thereby.

(e) This Agreement shall not be amended or modified without the consent of Lender. In the event that Lender shall become the owner of such leasehold estate, Lender shall not be bound by any modification or amendment of this Agreement made subsequent to the date of a Tenant Mortgage unless Lender shall have consented to such modification or amendment at the time it was made.

26. RIGHT TO NEW LEASE.

(a) In the case of termination of this Agreement for any reason, or in the event this Agreement is rejected or disaffirmed pursuant to any bankruptcy, insolvency or other law affecting creditor's rights, Landlord shall give prompt notice thereof to Lender at the address set forth in Section 29 or as may be

provided to Landlord by Tenant following the Commencement Date. Thereafter, Landlord, upon written request of Lender, and within thirty (30) days after the receipt of such request, shall promptly execute and deliver a new lease of the Premises and assignment of all subleases and licenses to Lender or its designee or nominee, for the remainder of the Term upon all the covenants, conditions, limitations and agreements contained herein (including, without limitation, options to extend the Term) except for such provisions which must be modified to reflect such termination, rejection or disaffirmance and the passage of time, provided that Lender (i) shall pay to Landlord, simultaneously with the delivery of such new lease, all unpaid rent due under this Agreement up to and including the date of the commencement of the term of such new lease and all reasonable expenses, including, without limitation, reasonable attorneys' fees and disbursements and court costs, incurred by Landlord in connection with the default by Tenant, the termination of this Agreement and the preparation of the new lease, and (ii) shall cure all defaults existing under this Agreement which are susceptible to being cured by Lender promptly and with due diligence after the delivery of such new lease. Notwithstanding anything to the contrary contained herein, provided Lender shall have otherwise complied with the provisions of this Section, Lender shall have no obligation to cure any defaults which are not susceptible to being cured by Lender (for example, the bankruptcy of Tenant).

(b) For so long as Lender shall have the right to enter into a new lease with Landlord pursuant to this Section, Landlord shall not enter into a new lease of the Premises with any person or entity other than Lender, without the prior written consent of Lender.

27. ADDITIONAL PROVISIONS.

(a) The parties hereto agree that (i) Tenant is in possession of the Premises notwithstanding the fact that Tenant has subleased or licensed, or may in the future sublease or license, certain of the improvements thereon or portions of the Premises to third parties, and (ii) the requirements of Section 365(h) of Title 11 of the United States Code (the Bankruptcy Code) with respect to Tenant's possession of the leasehold under this Agreement are satisfied. Accordingly, the right of Tenant to remain in possession of the leasehold under this Agreement shall continue notwithstanding any rejection of this Agreement in any bankruptcy proceeding involving Landlord, or any other actions by any party in such a proceeding. This provision, while included in this Agreement, has been separately negotiated and shall constitute a separate contract between the parties as well as a part of this Agreement. The provisions of this Section are for the benefit of Tenant and its assigns, including, without limitation, Lender. The parties hereto also agree that Lender is a party in interest and shall have the right to appear as a party in any proceeding brought under any bankruptcy law or under any other law which may affect this Agreement.

(b) The provisions of Section 25 and Section 26 hereof shall survive the termination, rejection or disaffirmance of this Agreement and shall continue in full force and effect thereafter to the same extent as if such Sections were a separate and independent contract made by Landlord, Tenant and Lender and, from the effective date of such termination, rejection or disaffirmance of this Agreement to the date of execution and delivery of such new lease, Lender may use and enjoy the leasehold estate created by this Agreement without hindrance by Landlord. The aforesaid agreement of Landlord to enter into a new lease with Lender shall be deemed a separate agreement between Landlord and Lender, separate and apart from this Agreement as well as a part of this Agreement, and shall be unaffected by the rejection of this Agreement in any bankruptcy proceeding by any party.

(c) Landlord shall have no right, and expressly waives any right arising under applicable law, in and to the rentals or other fees payable to Tenant, if any, under any sublease or license of the Premises by Tenant, which rentals or fees may be assigned by Tenant to Lender.

(d) If a Tenant Mortgage is in effect, this Agreement shall not be modified or amended by the parties hereto, or terminated or surrendered by Tenant, nor shall Landlord accept any such termination or surrender of this Agreement by Tenant, without the prior written consent of Lender.

(e) The provisions of Section 25 and Section 26 hereof are for the benefit of Lender and may be relied upon and shall be enforceable by Lender as if Lender were a party to this Agreement.

(f) Landlord shall, within ten (10) days of the request of Tenant or any Lender or prospective Lender, provide an estoppel certificate as to any matters reasonably requested by Tenant or Lender.

(g) The right to extend or renew this Agreement and any right of first refusal to purchase the Premises may be exercisable by the holder of a Tenant Mortgage and, before the expiration of any periods to exercise such a right, Landlord must provide to Lender at least thirty (30) days prior written notice before the expiration of the right to so extend or renew in order to extinguish Lender's right to so extend, renew or purchase.

(h) Under no circumstances shall the fee estate of Landlord and the leasehold estate created hereby merge, even though owned by the same party, without the written consent of the holder of a Tenant Mortgage.

28. QUIET ENJOYMENT. So long as Tenant is not in default under this Agreement beyond the applicable notice and cure period, Landlord covenants and agrees that Tenant shall peaceably and quietly hold and enjoy the Premises throughout the Term, without any hindrance, molestation or ejection by Landlord, its successors or assigns or by those claiming by, through or under them.

29. NOTICES. All notices, requests, claims, demands, and other communications hereunder shall be in writing and may be hand delivered (provided the deliverer provides proof of delivery) or sent by nationally established overnight courier that provides proof of delivery, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of delivery as demonstrated by the receipt of delivery. Notices shall be delivered to a party at the party's respective address below, or to such other address that a party below may provide from time to time:

If to Landlord:

Martin Joseph DeMers
4055 Hardins Farm Rd
Sophia, North Carolina 27350

If to Tenant:

The Towers, LLC
750 Park of Commerce Drive,
Suite 200
Boca Raton, Florida 33487
Ref: US-NC-5408
Attn: VP Asset Management

If to Lender:

Toronto Dominion (Texas) LLC
31 West 52nd Street
New York, NY 10019
Attn: Admin Agent
Fax No. 416-982-5535

With a copy to: General Counsel

30. MISCELLANEOUS.

(a) Each party hereto warrants and represents that it has the necessary power and authority to enter into and perform its respective obligations under this Agreement.

(b) If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

- (c) All attached exhibits are hereby incorporated by this reference as if fully set forth herein.
- (d) Failure of a party to insist on strict performance of any of the conditions or provisions of this Agreement, or failure to exercise any of a party's rights hereunder, shall not waive such rights.
- (e) This Agreement shall be governed by and construed in accordance with the laws of the State or Commonwealth in which the Premises are located.
- (f) This Agreement constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations, other leases and/or agreements with regard to the Premises. There are no representations or understandings of any kind not set forth herein. Any amendment to this Agreement must be in writing and executed by both parties.
- (g) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
- (h) A short-form Memorandum of Option to Lease (and a short-form Memorandum of Lease in the event Tenant exercises its option to lease the Premises) may be recorded at Landlord's or Tenant's option in the form as depicted in **Exhibit 3** and **Exhibit 4** respectively, attached hereto. In addition, Tenant's subtenants and licensees shall have the right to record a memorandum of its sublease or license with Tenant.
- (i) Landlord shall keep the terms of this Agreement confidential and shall not disclose any terms contained within this Agreement to any third party other than such terms as are set forth in Memorandum of the Option to Lease or Memorandum of Lease.

SIGNATURES BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date (date last signed by a party hereto).

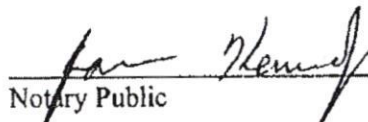
WITNESSES:	LANDLORD:
Name: _____	 Martin Joseph DeMers
Name: _____	Date: <u>8/14/25</u>

STATE OF North Carolina

COUNTY OF Randolph

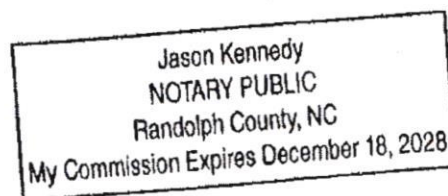
I, a Notary Public, hereby certify that Martin Joseph DeMers personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 14 day of August, 20 25.

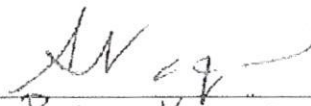
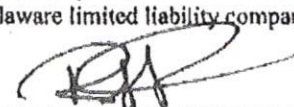

Notary Public

Print Name: Jason Kennedy

My Commission Expires: December 18, 2028



(Tenant signature page to Option and Lease Agreement)

WITNESSES:  Name: <u>Rosana Vargas</u>  Name: <u>Sandra Marquardt</u>	TENANT: The Towers, LLC a Delaware limited liability company By:  Name: <u>Randy Wilson</u> <u>Vice President Development</u> Title: _____ Date: <u>8/27/25</u>
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STATE OF FLORIDA

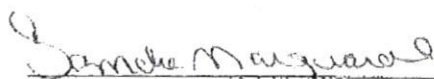
Leasing Ops

08
29

COUNTY OF PALM BEACH

I, Sandra Marquardt (name of officer taking acknowledgment),
Notary Public (official title of officer taking acknowledgment) certify that
Randy Wilson (name of attesting official) personally came before me this
day and acknowledged that he/she is VP Development (title of attesting official) of
The Towers, LLC, a Delaware limited liability company, and that by authority duly given and as
the act of the company, the foregoing instrument was signed in its name by its VP
Development (title of official), sealed with its company seal, if any, and attested by himself (or
herself) as its VP Development (title of attesting official).

Witness my hand and official seal, this the 27th day of August
2025.


Notary Public

Print Name: Sandra Marquardt

My Commission Expires: 10/17/2028

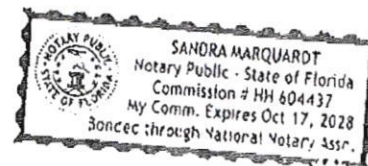


EXHIBIT 1

Legal Description of the Property (Parent Parcel)

(may be updated by Tenant upon receipt of final legal description from title)

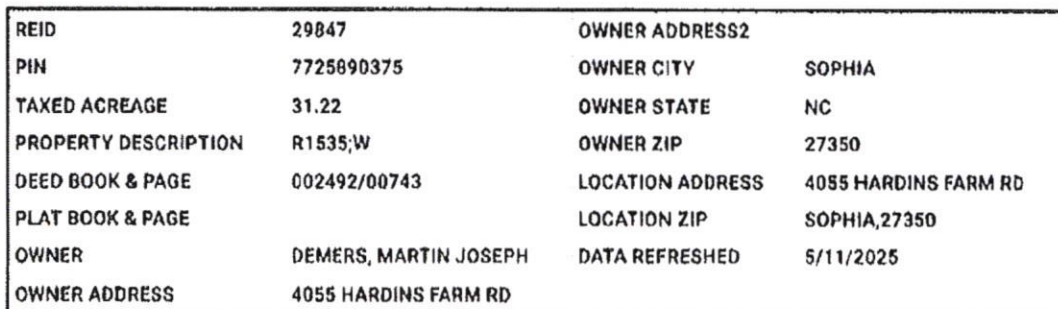
BEGINNING at an existing iron pipe, said pipe being located at the southwestern corner of the property now or formerly owned by James L. Smith and described in Deed Book 1143, Page 446, Randolph County Registry, and running from said pipe South 7 degrees 46 minutes 17 seconds West 831.93 feet to an existing iron pipe; thence from said pipe South 4 degrees 45 minutes 45 seconds West 319.41 feet to an existing iron pipe; thence from said pipe South 81 degrees 43 minutes 40 seconds East 555.83 feet to a fence post; thence from said post South 81 degrees 55 minutes 16 seconds East 259.26 feet to an existing iron pipe; thence from said pipe South 81 degrees 59 minutes 56 seconds East 428364 feet to a point, said point being located North 81 degrees 59 minutes 56 seconds West 21.33 feet from the existing iron pipe located on the western margin of State Road 1535 (Hardins Farm Road); thence from said point North 1 degree 23

North 3 degrees 19 minutes 59 seconds East 98.41 feet to a point; thence from said point North 3 degrees 38 minutes 54 seconds East 304.93 feet to a point; thence from said point North 4 degrees 4 minutes 28 seconds East 350.85 feet to a point; thence from said point North 4 degrees 40 minutes 58 seconds East 157.13 feet to a point; thence from said point North 4 degrees 50 minutes 7 seconds East 146.88 feet to a point; thence from said point North 82 degrees 3 minutes West 1181.24 feet to the point and place of BEGINNING, containing 32.151 acres, more or less, and being that property depicted in a survey dated January 26, 2001 and entitled "Survey for James H. Smith", prepared by Burrow Surveys, Inc., project number 1921, to which reference is made for a more complete description.

SAVE AND EXCEPT that certain 0.930 acre as shown on plat entitled "Survey for Grady L. Hardin and wife, Clata F. Hardin" recorded in Plat Book 73, Page 24, in the office of the Register of Deeds for Randolph County.

Premises

Randolph County, NC





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

Aeronautical Study No.
2025-ASO-21638-OE

Issued Date: 01/29/2026

THE TOWERS, LLC
RICHARD HICKEY
22 West Atlantic Avenue
Suite 310
Delray Beach, FL 33444

**** 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 US-NC-5408 Marlboro Road
County, State: Randolph, North Carolina

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
US-NC-5408 Marlboro Road	35-49-55.64N	79-54-56.58W	709 Ft	255 Ft	964 Ft

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:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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)

See attachment for additional condition(s) or information.

This determination expires on 07/29/2027 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, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, 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 includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-21638-OE.

Signature Control No: 679782310-691999182

(DNE)

Natalie Schmalbeck
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2025-ASO-21638-OE

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2025-ASO-21638-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

Verified Map for ASN 2025-ASO-21638-OE



January 28th 2026

Jeff Blume
The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487



MTS Engineering, P.L.L.C.
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject:	Fall Certification Letter	
Arcosa Designation:	Arcosa Project Number:	C116
	Arcosa Site Name:	Marlboro Road (US-NC-5408)
Engineering Firm Designation:	MTS Project Number:	25-009550
Site Data:	Marlboro Road (US-NC-5408)	
	245' Self Support Tower	

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, MTS Engineering, P.L.L.C. is pleased to submit this "Fall Certification Letter" for the 245' Self Support Tower to be constructed at the **Marlboro Road (US-NC-5408) site.**

This tower will be designed in accordance with the TIA 222-H standard for Randolph County, NC. The tower will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 112 mph 3-sec gust (no ice), 30mph 3-sec gust (1.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

240—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
229'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
219'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
209'—Wireless Carrier 4 (1) 6' MW Dishes w/ (1) 1 5/8" transmission lines

It is our understanding that this Self Support Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 130' from the base of the structure with the top portion of the tower buckling over on the tower. Although the tower would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this tower were to experience operational failure due to catastrophic wind loading, the design would enable the tower to fail through compression buckling. Failure in this manner would result in the upper portion of the tower buckling and folding over the lower portion, resulting in a fall radius of 130' from the base of the tower.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the self support tower.

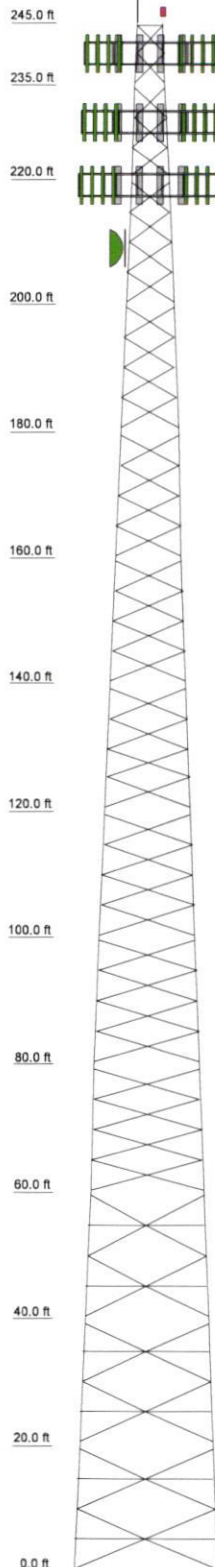
Letter prepared by: Tharun T. Cheriyan, E.I.T.

Respectfully submitted by: MTS Engineering, P.L.L.C.
COA: P-2387, Expires: 6/30/2026

Brad R. Milanowski, P.E.



Section	T13	T12	T11	T10	T9	T8	T7	T6	T5	T4	T3	T2	T1
Legs	SR 4 1/2	SR 4 1/4	SR 4	SR 3 3/4	SR 3 1/2	SR 3 1/4	SR 3	SR 2 3/4	SR 2 1/2	SR 2	SR 1 3/4		
Leg Grade													
Diagonals	2L2 1/2x2 1/2x3/16x3/8	L3x3x1/4	L3x3x1/6	L3x3x1/6	L2 1/2x2 1/2x3/16	L2x2x3/16	L1 3/4x1 3/4x3/16						
Diagonal Grade													
Top Girts													
Horizontals													
Inner Bracing													
Face Width (ft)	22.5	21	18	16.5	15	13.5	12	10.5	9	7.5	6	4.875	4.125
# Panels @ (ft)													
Weight (K)	40.5	5.9	5.3	5.1	4.7	3.7	3.6	44 @ 4.75				3 @ 4.6667	2 @ 4.5



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
10 Lightning Rod	245	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 2)	229
Top Beacon	245	Sector1(CaAa=14000 Sq.in)No Ice (Carrier 1)	219
Sector1(CaAa=14000 Sq.in)No Ice (Carrier 1)	240	Sector2(CaAa=10000 Sq.in)No Ice (Carrier 3)	219
Sector2(CaAa=14000 Sq.in)No Ice (Carrier 1)	240	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 3)	219
Sector3(CaAa=14000 Sq.in)No Ice (Carrier 1)	240	Sector3(CaAa=10000 Sq.in)No Ice (Carrier 3)	219
Sector1(CaAa=10000 Sq.in)No Ice (Carrier 2)	229	4 1/2" OD Dish Mount (1) (Carrier 4)	209
Sector2(CaAa=10000 Sq.in)No Ice (Carrier 2)	229	6" MW Dish (Carrier 4)	209

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	L1 3/4x1 3/4x3/16	B	2L2 1/2x2 1/2x3/16x3/8

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A529-50	50 ksi	65 ksi	A36M-50	50 ksi	65 ksi

TOWER DESIGN NOTES

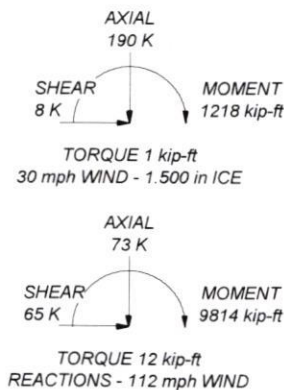
- Tower is located in Randolph County, North Carolina.
- Tower designed for Exposure C to the TIA-222-H Standard.
- Tower designed for a 112 mph basic wind in accordance with the TIA-222-H Standard.
- Tower is also designed for a 30 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
- Deflections are based upon a 60 mph wind.
- Tower Risk Category II.
- Topographic Category 1 with Crest Height of 0.000 ft
- Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity.

ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 528 K
SHEAR: 39 K

UPLIFT: -457 K
SHEAR: 35 K

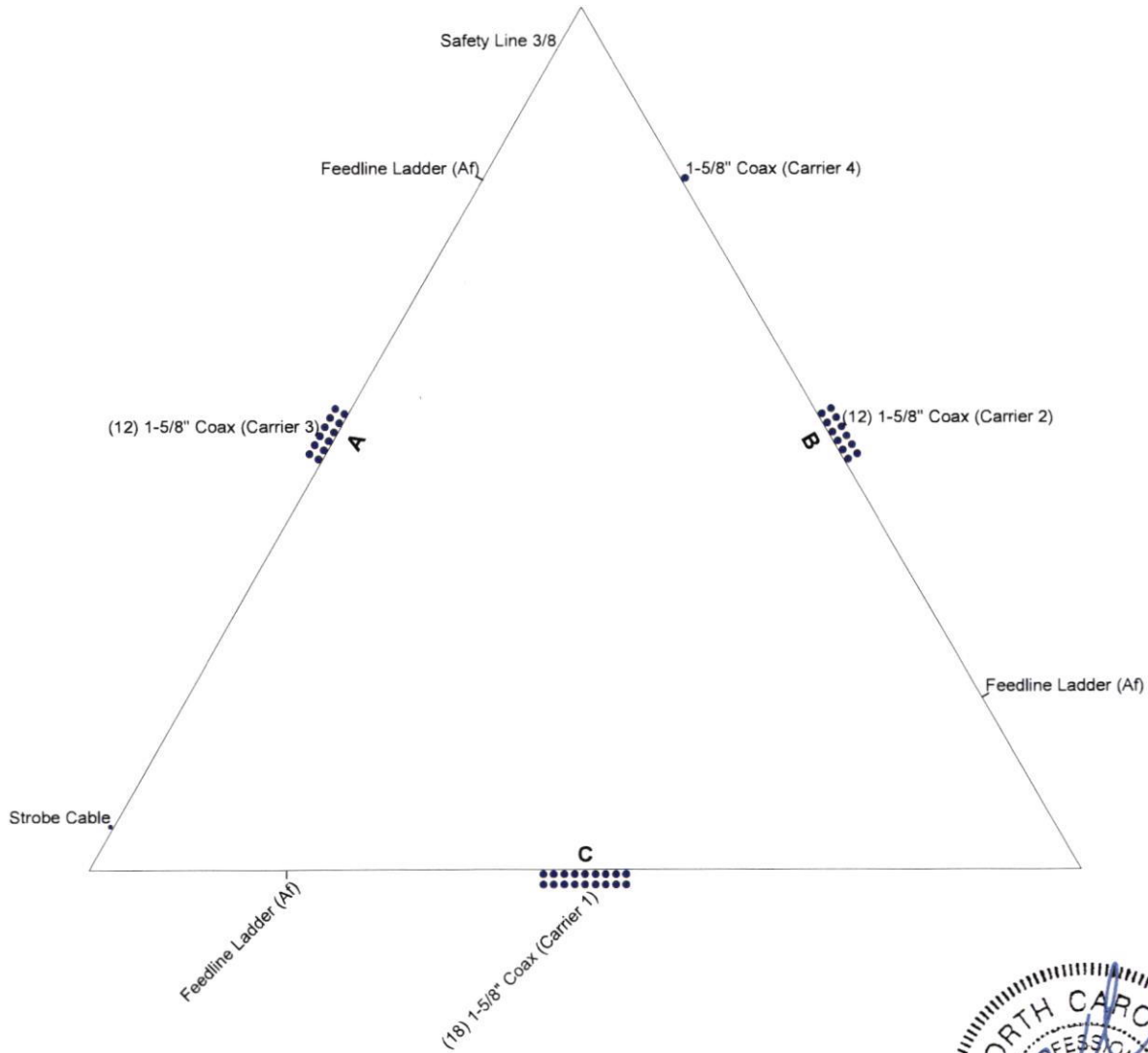


ARCOSA
TELECOM STRUCTURES

MTS Engineering, P.L.L.C
1717 S Boulder Ave, Suite 300
Tulsa, OK 74119
Phone: (918) 587-4630
FAX: (918) 295-0265

Job: **ATS#: C116 - Marlboro Road (Site# US-NC-5408)**
Project: **245' SST/35.832121, -79.915716**
Client: Vertical Bridge
Code: TIA-222-H
Path:
Drawn by: ccoody
Date: 12/15/25
App'd:
Scale: NTS
Dwg No. E-1

Feed Line Plan



ARCOSA
TELECOM STRUCTURES



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1717 S Boulder Ave, Suite 300
Tulsa, OK 74119
Phone: (918) 587-4630
FAX: (918) 295-0265

Job: ATS#: C116 - Marlboro Road (Site# US-NC-5408)		
Project: 245' SST/35.832121, -79.915716		
Client: Vertical Bridge	Drawn by: ccoody	App'd:
Code: TIA-222-H	Date: 12/15/25	Scale: NTS
Path:		Dwg No. E-7

<i>tnxTower</i> MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page 1 of 33
	Project 245' SST/35.832121, -79.915716	Date 16:49:47 12/15/25
	Client Vertical Bridge	Designed by ccoody

Tower Input Data

The main tower is a 3x free standing tower with an overall height of 245.000 ft above the ground line.

The base of the tower is set at an elevation of 0.000 ft above the ground line.

The face width of the tower is 4.125 ft at the top and 22.500 ft at the base.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower is located in Randolph County, North Carolina.

Tower base elevation above sea level: 707.000 ft.

Basic wind speed of 112 mph.

Risk Category II.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.000 ft.

Nominal ice thickness of 1.500 in.

Ice thickness is considered to increase with height.

Ice density of 56.000 pcf.

A wind speed of 30 mph is used in combination with ice.

Temperature drop of 50.000 °F.

Deflections calculated using a wind speed of 60 mph.

Please see feedline plan for proper feedline placement. Deviation from plan may reduce tower capacity..

Non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

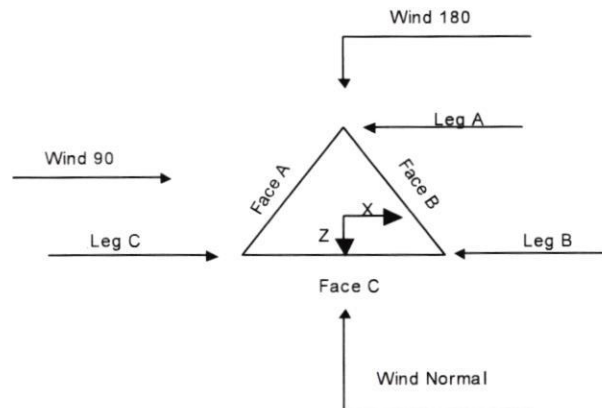
Stress ratio used in tower member design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs Consider Moments - Horizontals Consider Moments - Diagonals Use Moment Magnification ✓ Use Code Stress Ratios ✓ Use Code Safety Factors - Guys Escalate Ice Always Use Max Kz Kz In Exposure D Hurricane Region ✓ Include Bolts In Member Capacity ✓ Leg Bolts Are At Top Of Section ✓ Secondary Horizontal Braces Leg Use Diamond Inner Bracing (4 Sided) SR Members Have Cut Ends SR Members Are Concentric Distribute Leg Loads As Uniform Use Special Wind Profile	Assume Legs Pinned ✓ Assume Rigid Index Plate ✓ Use Clear Spans For Wind Area ✓ Use Clear Spans For KL/r Retension Guys To Initial Tension ✓ Bypass Mast Stability Checks ✓ Use Azimuth Dish Coefficients ✓ Project Wind Area of Appurtenances Alternative Appurt. EPA Calculation Autocalc Torque Arm Areas Add IBC .6D+W Combination ✓ Sort Capacity Reports By Component Triangulate Diamond Inner Bracing Treat Feed Line Bundles As Cylinder Ignore KL/ry For 60 Deg. Angle Legs Use ASCE 10 X-Brace Ly Rules	✓ Calculate Redundant Bracing Forces Ignore Redundant Members in FEA ✓ SR Leg Bolts Resist Compression All Leg Panels Have Same Allowable Offset Girt At Foundation ✓ Consider Feed Line Torque ✓ Include Angle Block Shear Check Use TIA-222-H Bracing Resist. Exemption Use TIA-222-H Tension Splice Exemption Poles Include Shear-Torsion Interaction Always Use Sub-Critical Flow Use Top Mounted Sockets Pole Without Linear Attachments Pole With Shroud Or No Appurtenances Outside and Inside Corner Radii Are Known
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tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page 2 of 33
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	Client Vertical Bridge	Designed by ccoody



Triangular Tower

Tower Section Geometry

Tower Section	Tower Elevation	Assembly Database	Description	Section Width	Number of Sections	Section Length
	ft			ft		ft
T1	245.000-235.000			4.125	1	10.000
T2	235.000-220.000			4.875	1	15.000
T3	220.000-200.000			6.000	1	20.000
T4	200.000-180.000			7.500	1	20.000
T5	180.000-160.000			9.000	1	20.000
T6	160.000-140.000			10.500	1	20.000
T7	140.000-120.000			12.000	1	20.000
T8	120.000-100.000			13.500	1	20.000
T9	100.000-80.000			15.000	1	20.000
T10	80.000-60.000			16.500	1	20.000
T11	60.000-40.000			18.000	1	20.000
T12	40.000-20.000			19.500	1	20.000
T13	20.000-0.000			21.000	1	20.000

Tower Section Geometry (cont'd)

Tower Section	Tower Elevation	Diagonal Spacing	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset	Bottom Girt Offset
	ft	ft				in	in
T1	245.000-235.000	4.500	X Brace	No	No	6.000	6.000
T2	235.000-220.000	4.667	X Brace	No	No	6.000	6.000

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	Client	Designed by
	Vertical Bridge	ccoody

Tower Section	Tower Elevation	Diagonal Spacing	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset	Bottom Girt Offset
	ft	ft				in	in
T3	220.000-200.000	4.750	X Brace	No	No	6.000	6.000
T4	200.000-180.000	4.750	X Brace	No	No	6.000	6.000
T5	180.000-160.000	4.750	X Brace	No	No	6.000	6.000
T6	160.000-140.000	4.750	X Brace	No	No	6.000	6.000
T7	140.000-120.000	4.750	X Brace	No	No	6.000	6.000
T8	120.000-100.000	4.750	X Brace	No	No	6.000	6.000
T9	100.000-80.000	4.750	X Brace	No	No	6.000	6.000
T10	80.000-60.000	4.750	X Brace	No	No	6.000	6.000
T11	60.000-40.000	4.750	Double K	No	Yes	6.000	6.000
T12	40.000-20.000	4.750	Double K	No	Yes	6.000	6.000
T13	20.000-0.000	4.750	Double K	No	Yes	6.000	6.000

Tower Section Geometry (cont'd)

Tower Elevation	Leg Type	Leg Size	Leg Grade	Diagonal Type	Diagonal Size	Diagonal Grade
ft						
T1	Solid Round	1 3/4	A529-50	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50
245.000-235.000			(50 ksi)			(50 ksi)
T2	Solid Round	2	A529-50	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50
235.000-220.000			(50 ksi)			(50 ksi)
T3	Solid Round	2 1/2	A529-50	Equal Angle	L2x2x3/16	A36M-50
220.000-200.000			(50 ksi)			(50 ksi)
T4	Solid Round	2 3/4	A529-50	Equal Angle	L2x2x3/16	A36M-50
200.000-180.000			(50 ksi)			(50 ksi)
T5	Solid Round	3	A529-50	Equal Angle	L2 1/2x2 1/2x3/16	A36M-50
180.000-160.000			(50 ksi)			(50 ksi)
T6	Solid Round	3 1/4	A529-50	Equal Angle	L2 1/2x2 1/2x3/16	A36M-50
160.000-140.000			(50 ksi)			(50 ksi)
T7	Solid Round	3 1/2	A529-50	Equal Angle	L2 1/2x2 1/2x3/16	A36M-50
140.000-120.000			(50 ksi)			(50 ksi)
T8	Solid Round	3 3/4	A529-50	Equal Angle	L3x3x3/16	A36M-50
120.000-100.000			(50 ksi)			(50 ksi)
T9	Solid Round	3 3/4	A529-50	Equal Angle	L3x3x3/16	A36M-50
100.000-80.000			(50 ksi)			(50 ksi)
T10	Solid Round	4	A529-50	Equal Angle	L3x3x1/4	A36M-50
80.000-60.000			(50 ksi)			(50 ksi)
T11	Solid Round	4 1/4	A529-50	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50
60.000-40.000			(50 ksi)			(50 ksi)
T12	Solid Round	4 1/4	A529-50	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50
40.000-20.000			(50 ksi)			(50 ksi)
T13	Solid Round	4 1/2	A529-50	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50
20.000-0.000			(50 ksi)			(50 ksi)

Tower Section Geometry (cont'd)

Tower Elevation	Top Girt Type	Top Girt Size	Top Girt Grade	Bottom Girt Type	Bottom Girt Size	Bottom Girt Grade
ft						
T1	Equal Angle	L1 3/4x1 3/4x3/16	A36M-50	Solid Round		A36M-50
245.000-235.000			(50 ksi)			(50 ksi)

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	Client	Designed by
	Vertical Bridge	ccoody

Tower Section Geometry (cont'd)

Tower Elevation	No. of Mid Girts	Mid Girt Type	Mid Girt Size	Mid Girt Grade	Horizontal Type	Horizontal Size	Horizontal Grade
ft							
T11 60.000-40.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2x2x3/16x3/8	A36M-50 (50 ksi)
T12 40.000-20.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2x2x3/16x3/8	A36M-50 (50 ksi)
T13 20.000-0.000	None	Flat Bar		A36 (36 ksi)	Double Equal Angle	2L2 1/2x2 1/2x3/16x3/8	A36M-50 (50 ksi)

Tower Section Geometry (cont'd)

Tower Elevation	Secondary Horizontal Type	Secondary Horizontal Size	Secondary Horizontal Grade	Inner Bracing Type	Inner Bracing Size	Inner Bracing Grade
ft						
T11 60.000-40.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T12 40.000-20.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)
T13 20.000-0.000	Solid Round		A36M-50 (50 ksi)	Single Angle	L1 3/4x1 3/4x3/16	A36M-50 (50 ksi)

Tower Section Geometry (cont'd)

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals	Double Angle Stitch Bolt Spacing Redundants
ft	ft ²	in					in	in	in
T1 245.000-235.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T2 235.000-220.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T3 220.000-200.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T4 200.000-180.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T5 180.000-160.000	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
T6	0.000	0.375	A36M-50	1	1	1	36.000	36.000	36.000

inxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	Page
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	Client	Designed by
	Vertical Bridge	ccoody

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
ft	ft ²	in							
160.000-140.000			(50 ksi)						
T7	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
140.000-120.000			(50 ksi)						
T8	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
120.000-100.000			(50 ksi)						
T9	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
100.000-80.000			(50 ksi)						
T10	0.000	0.375	A36M-50 (50 ksi)	1	1	1	36.000	36.000	36.000
80.000-60.000			(50 ksi)						
T11	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
60.000-40.000			(50 ksi)						
T12	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
40.000-20.000			(50 ksi)						
T13	0.000	0.375	A36M-50 (50 ksi)	1	1	1	Mid-Pt	Mid-Pt	36.000
20.000-0.000			(50 ksi)						

Tower Section Geometry (cont'd)

Tower Elevation	Calc K Single Angles	Calc K Solid Rounds	Legs	K Factors ¹						
				X Brace Diags	K Brace Diags	Single Diags	Girts	Horiz.	Sec. Horiz.	Inner Brace
				X Y	X Y	X Y	X Y	X Y	X Y	X Y
T1	No	No	1	1	1	1	1	1	1	1
245.000-235.000				1	1	1	1	1	1	1
T2	No	No	1	1	1	1	1	1	1	1
235.000-220.000				1	1	1	1	1	1	1
T3	No	No	1	1	1	1	1	1	1	1
220.000-200.000				1	1	1	1	1	1	1
T4	No	No	1	1	1	1	1	1	1	1
200.000-180.000				1	1	1	1	1	1	1
T5	No	No	1	1	1	1	1	1	1	1
180.000-160.000				1	1	1	1	1	1	1
T6	No	No	1	1	1	1	1	1	1	1
160.000-140.000				1	1	1	1	1	1	1
T7	No	No	1	1	1	1	1	1	1	1
140.000-120.000				1	1	1	1	1	1	1
T8	No	No	1	1	1	1	1	1	1	1
120.000-100.000				1	1	1	1	1	1	1
T9	No	No	1	1	1	1	1	1	1	1
100.000-80.000				1	1	1	1	1	1	1

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Designed by	ccoody

¹Note: K factors are applied to member segment lengths. K-braces without inner supporting members will have the K factor in the out-of-plane direction applied to the overall length.

Tower Section Geometry (cont'd)

[illegible]

tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page	7 of 33
	Project	245' SST/35.832121, -79.915716	Date	16:49:47 12/15/25
	Client	Vertical Bridge	Designed by	ccoody

Tower Elevation ft	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T13 20.000-0.000	0.000	1	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75

Tower Elevation ft	Redundant Horizontal		Redundant Diagonal		Redundant Sub-Diagonal		Redundant Sub-Horizontal		Redundant Vertical		Redundant Hip		Redundant Hip Diagonal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T1 245.000-235.0 00	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T2 235.000-220.0 00	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T3 220.000-200.0 00	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T4 200.000-180.0 00	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T5 180.000-160.0 00	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)

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	Project	Date
	245' SST/35.832121, -79.915716	16:49:47 12/15/25
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	Vertical Bridge	ccoody

Tower Elevation ft	Redundant Horizontal		Redundant Diagonal		Redundant Sub-Diagonal		Redundant Sub-Horizontal		Redundant Vertical		Redundant Hip		Redundant Hip Diagonal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T6 160.000-140.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T7 140.000-120.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T8 120.000-100.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T9 100.000-80.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T10 80.000-60.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T11 60.000-40.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
T12 40.000-20.000	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)

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	Client	Vertical Bridge	Designed by	ccoody

Tower Elevation ft	Redundant Horizontal		Redundant Diagonal		Redundant Sub-Diagonal		Redundant Sub-Horizontal		Redundant Vertical		Redundant Hip		Redundant Hip Diagonal	
	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U	Net Width Deduct in	U
T13 20.000-0.000	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)
	0.000	0.75 (1)	0.000	0.75 (1)	0.000	0.75	0.000	0.75	0.000	0.75	0.000	0.75 (1)	0.000	0.75 (1)
	0.000	0.75 (2)	0.000	0.75 (2)							0.000	0.75 (2)	0.000	0.75 (2)
	0.000	0.75 (3)	0.000	0.75 (3)							0.000	0.75 (3)	0.000	0.75 (3)
	0.000	0.75 (4)	0.000	0.75 (4)							0.000	0.75 (4)	0.000	0.75 (4)

Tower Section Geometry (cont'd)

Tower Elevation ft	Leg Connection Type	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
		Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.
T1 245.000-235.000	Flange	0.000 A325N	0	0.625 A325X	1	0.625 A325X	1	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T2 235.000-220.000	Flange	0.750 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T3 220.000-200.000	Flange	0.750 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T4 200.000-180.000	Flange	0.750 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T5 180.000-160.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T6 160.000-140.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T7 140.000-120.000	Flange	1.000 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T8 120.000-100.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0

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Tower Elevation ft	Leg Connection Type	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
		Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.
T9 0.000-80.00 0	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T10 0.000-60.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.000 A325X	0	0.625 A325N	0
T11 0.000-40.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T12 0.000-20.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0
T13 0.000-0.000	Flange	1.250 A325N	6	0.625 A325X	1	0.000 A325X	0	0.000 A325X	0	0.625 A325N	0	0.625 A325X	1	0.625 A325N	0

Feed Line/Linear Appurtenances - Entered As Round Or Flat

<i>Description</i>	<i>Face or Leg</i>	<i>Allow Shield</i>	<i>Exclude From Torque Calculation</i>	<i>Component Type</i>	<i>Placement ft</i>	<i>Face Offset in</i>	<i>Lateral Offset (Frac FW)</i>	<i>#</i>	<i># Per Row</i>	<i>Clear Spacing in</i>	<i>Width or Diameter in</i>	<i>Perimeter in</i>	<i>Weight klf</i>
1-5/8" Coax (Carrier 1) **	C	No	No	Ar (CaAa)	240.000 - 10.000	0.000	0	18	9	0.750	1.980		0.001
1-5/8" Coax (Carrier 2) **	B	No	No	Ar (CaAa)	229.000 - 10.000	0.000	0	12	6	0.750	1.980		0.001
1-5/8" Coax (Carrier 3) **	A	No	No	Ar (CaAa)	219.000 - 10.000	0.000	0	12	6	0.750	1.980		0.001
1-5/8" Coax (Carrier 4) **	B	No	No	Ar (CaAa)	209.000 - 10.000	0.000	-0.3	1	1	0.750	1.980		0.001
Safety Line 3/8	A	No	No	Ar (CaAa)	245.000 - 10.000	0.000	0.45	1	1	0.375	0.375		0.000
Strobe Cable **	A	No	No	Ar (CaAa)	245.000 - 10.000	0.000	-0.45	1	1	1.250	1.250		0.001
Feedline Ladder (Af)	C	No	No	Af (CaAa)	240.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008
Feedline Ladder (Af)	B	No	No	Af (CaAa)	229.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008
Feedline Ladder (Af) **	A	No	No	Af (CaAa)	219.000 - 10.000	0.000	0.3	1	1	3.000	0.250		0.008

Feed Line/Linear Appurtenances - Entered As Area

<i>Description</i>	<i>Face or Leg</i>	<i>Allow Shield</i>	<i>Exclude From Torque Calculation</i>	<i>Component Type</i>	<i>Placement ft</i>	<i>Total Number</i>	<i>C_AA_A ft²/ft</i>	<i>Weight klf</i>
**								

tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page	11 of 33
	Project	245' SST/35.832121, -79.915716	Date	16:49:47 12/15/25
	Client	Vertical Bridge	Designed by	ccoody

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
T1	245.000-235.000	A	0.000	0.000	1.625	0.000	0.009
		B	0.000	0.000	0.000	0.000	0.000
		C	0.000	0.000	18.028	0.000	0.116
T2	235.000-220.000	A	0.000	0.000	2.438	0.000	0.014
		B	0.000	0.000	21.759	0.000	0.164
		C	0.000	0.000	54.085	0.000	0.347
T3	220.000-200.000	A	0.000	0.000	49.186	0.000	0.365
		B	0.000	0.000	50.135	0.000	0.372
		C	0.000	0.000	72.113	0.000	0.463
T4	200.000-180.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T5	180.000-160.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T6	160.000-140.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T7	140.000-120.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T8	120.000-100.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T9	100.000-80.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T10	80.000-60.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T11	60.000-40.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T12	40.000-20.000	A	0.000	0.000	51.603	0.000	0.383
		B	0.000	0.000	52.313	0.000	0.381
		C	0.000	0.000	72.113	0.000	0.463
T13	20.000-0.000	A	0.000	0.000	25.802	0.000	0.192
		B	0.000	0.000	26.157	0.000	0.191
		C	0.000	0.000	36.057	0.000	0.232

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
T1	245.000-235.000	A	1.829	0.000	0.000	8.942	0.000	0.127
		B		0.000	0.000	0.000	0.000	0.000
		C		0.000	0.000	19.990	0.000	0.483
T2	235.000-220.000	A	1.819	0.000	0.000	13.354	0.000	0.189
		B		0.000	0.000	27.275	0.000	0.647

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	Vertical Bridge	cchoody

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
T3	220.000-200.000	C	1.805	0.000	0.000	59.896	0.000	1.443
		A		0.000	0.000	75.124	0.000	1.607
		B		0.000	0.000	65.488	0.000	1.512
T4	200.000-180.000	C	1.787	0.000	0.000	79.713	0.000	1.914
		A		0.000	0.000	77.813	0.000	1.665
		B		0.000	0.000	71.375	0.000	1.601
T5	180.000-160.000	C	1.767	0.000	0.000	79.529	0.000	1.902
		A		0.000	0.000	77.446	0.000	1.651
		B		0.000	0.000	71.087	0.000	1.588
T6	160.000-140.000	C	1.745	0.000	0.000	79.327	0.000	1.889
		A		0.000	0.000	77.038	0.000	1.634
		B		0.000	0.000	70.767	0.000	1.573
T7	140.000-120.000	C	1.720	0.000	0.000	79.102	0.000	1.875
		A		0.000	0.000	76.577	0.000	1.616
		B		0.000	0.000	70.406	0.000	1.557
T8	120.000-100.000	C	1.692	0.000	0.000	78.848	0.000	1.859
		A		0.000	0.000	76.048	0.000	1.595
		B		0.000	0.000	69.991	0.000	1.538
T9	100.000-80.000	C	1.658	0.000	0.000	78.557	0.000	1.840
		A		0.000	0.000	75.425	0.000	1.571
		B		0.000	0.000	69.502	0.000	1.516
T10	80.000-60.000	C	1.617	0.000	0.000	78.214	0.000	1.818
		A		0.000	0.000	74.661	0.000	1.542
		B		0.000	0.000	68.903	0.000	1.490
T11	60.000-40.000	C	1.564	0.000	0.000	77.793	0.000	1.792
		A		0.000	0.000	73.669	0.000	1.504
		B		0.000	0.000	68.124	0.000	1.456
T12	40.000-20.000	C	1.486	0.000	0.000	77.247	0.000	1.758
		A		0.000	0.000	72.226	0.000	1.450
		B		0.000	0.000	66.992	0.000	1.407
T13	20.000-0.000	C	1.331	0.000	0.000	76.454	0.000	1.709
		A		0.000	0.000	34.681	0.000	0.673
		B		0.000	0.000	32.374	0.000	0.657
		C		0.000	0.000	37.441	0.000	0.807

Feed Line Center of Pressure

Section	Elevation ft	CP_X in	CP_Z in	CP_X Ice in	CP_Z Ice in
T1	245.000-235.000	-0.826	2.214	-1.999	1.125
T2	235.000-220.000	1.020	0.815	-0.129	1.332
T3	220.000-200.000	-0.332	-3.764	-1.074	-3.059
T4	200.000-180.000	-0.380	-4.814	-1.124	-4.335
T5	180.000-160.000	-0.397	-4.949	-1.214	-4.673
T6	160.000-140.000	-0.432	-5.322	-1.320	-5.072
T7	140.000-120.000	-0.463	-5.648	-1.411	-5.426
T8	120.000-100.000	-0.456	-5.521	-1.434	-5.546
T9	100.000-80.000	-0.480	-5.776	-1.498	-5.826
T10	80.000-60.000	-0.499	-5.977	-1.546	-6.058
T11	60.000-40.000	-0.638	-7.586	-1.830	-7.223
T12	40.000-20.000	-0.666	-7.889	-1.870	-7.530
T13	20.000-0.000	-0.403	-4.706	-1.102	-4.608

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Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
T1	1	1-5/8" Coax	235.00 - 240.00	0.6000	0.5569
T1	9	Safety Line 3/8	235.00 - 245.00	0.6000	0.5569
T1	10	Strobe Cable	235.00 - 245.00	0.6000	0.5569
T1	12	Feedline Ladder (Af)	235.00 - 240.00	0.6000	0.5569
T2	1	1-5/8" Coax	220.00 - 235.00	0.6000	0.6000
T2	3	1-5/8" Coax	220.00 - 229.00	0.6000	0.6000
T2	9	Safety Line 3/8	220.00 - 235.00	0.6000	0.6000
T2	10	Strobe Cable	220.00 - 235.00	0.6000	0.6000
T2	12	Feedline Ladder (Af)	220.00 - 235.00	0.6000	0.6000
T2	13	Feedline Ladder (Af)	220.00 - 229.00	0.6000	0.6000
T3	1	1-5/8" Coax	200.00 - 220.00	0.6000	0.6000
T3	3	1-5/8" Coax	200.00 - 220.00	0.6000	0.6000
T3	5	1-5/8" Coax	200.00 - 219.00	0.6000	0.6000
T3	7	1-5/8" Coax	200.00 - 209.00	0.6000	0.6000
T3	9	Safety Line 3/8	200.00 - 220.00	0.6000	0.6000
T3	10	Strobe Cable	200.00 - 220.00	0.6000	0.6000
T3	12	Feedline Ladder (Af)	200.00 - 220.00	0.6000	0.6000
T3	13	Feedline Ladder (Af)	200.00 - 220.00	0.6000	0.6000
T3	14	Feedline Ladder (Af)	200.00 - 219.00	0.6000	0.6000
T4	1	1-5/8" Coax	180.00 - 200.00	0.6000	0.6000
T4	3	1-5/8" Coax	180.00 - 200.00	0.6000	0.6000
T4	5	1-5/8" Coax	180.00 - 200.00	0.6000	0.6000
T4	7	1-5/8" Coax	180.00 - 200.00	0.6000	0.6000
T4	9	Safety Line 3/8	180.00 - 200.00	0.6000	0.6000
T4	10	Strobe Cable	180.00 - 200.00	0.6000	0.6000
T4	12	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000
T4	13	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000
T4	14	Feedline Ladder (Af)	180.00 - 200.00	0.6000	0.6000

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	Vertical Bridge	ccoody

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
T5	1	1-5/8" Coax	160.00 - 180.00	0.6000	0.6000
T5	3	1-5/8" Coax	160.00 - 180.00	0.6000	0.6000
T5	5	1-5/8" Coax	160.00 - 180.00	0.6000	0.6000
T5	7	1-5/8" Coax	160.00 - 180.00	0.6000	0.6000
T5	9	Safety Line 3/8	160.00 - 180.00	0.6000	0.6000
T5	10	Strobe Cable	160.00 - 180.00	0.6000	0.6000
T5	12	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T5	13	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T5	14	Feedline Ladder (Af)	160.00 - 180.00	0.6000	0.6000
T6	1	1-5/8" Coax	140.00 - 160.00	0.6000	0.6000
T6	3	1-5/8" Coax	140.00 - 160.00	0.6000	0.6000
T6	5	1-5/8" Coax	140.00 - 160.00	0.6000	0.6000
T6	7	1-5/8" Coax	140.00 - 160.00	0.6000	0.6000
T6	9	Safety Line 3/8	140.00 - 160.00	0.6000	0.6000
T6	10	Strobe Cable	140.00 - 160.00	0.6000	0.6000
T6	12	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T6	13	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T6	14	Feedline Ladder (Af)	140.00 - 160.00	0.6000	0.6000
T7	1	1-5/8" Coax	120.00 - 140.00	0.6000	0.6000
T7	3	1-5/8" Coax	120.00 - 140.00	0.6000	0.6000
T7	5	1-5/8" Coax	120.00 - 140.00	0.6000	0.6000
T7	7	1-5/8" Coax	120.00 - 140.00	0.6000	0.6000
T7	9	Safety Line 3/8	120.00 - 140.00	0.6000	0.6000
T7	10	Strobe Cable	120.00 - 140.00	0.6000	0.6000
T7	12	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T7	13	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T7	14	Feedline Ladder (Af)	120.00 - 140.00	0.6000	0.6000
T8	1	1-5/8" Coax	100.00 - 120.00	0.6000	0.6000
T8	3	1-5/8" Coax	100.00 - 120.00	0.6000	0.6000
T8	5	1-5/8" Coax	100.00 - 120.00	0.6000	0.6000
T8	7	1-5/8" Coax	100.00 - 120.00	0.6000	0.6000

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<i>Tower Section</i>	<i>Feed Line Record No.</i>	<i>Description</i>	<i>Feed Line Segment Elev.</i>	<i>K_a No Ice</i>	<i>K_a Ice</i>
T8	9	Safety Line 3/8	100.00 - 120.00	0.6000	0.6000
T8	10	Strobe Cable	100.00 - 120.00	0.6000	0.6000
T8	12	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000
T8	13	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000
T8	14	Feedline Ladder (Af)	100.00 - 120.00	0.6000	0.6000
T9	1	1-5/8" Coax	80.00 - 100.00	0.6000	0.6000
T9	3	1-5/8" Coax	80.00 - 100.00	0.6000	0.6000
T9	5	1-5/8" Coax	80.00 - 100.00	0.6000	0.6000
T9	7	1-5/8" Coax	80.00 - 100.00	0.6000	0.6000
T9	9	Safety Line 3/8	80.00 - 100.00	0.6000	0.6000
T9	10	Strobe Cable	80.00 - 100.00	0.6000	0.6000
T9	12	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T9	13	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T9	14	Feedline Ladder (Af)	80.00 - 100.00	0.6000	0.6000
T10	1	1-5/8" Coax	60.00 - 80.00	0.6000	0.6000
T10	3	1-5/8" Coax	60.00 - 80.00	0.6000	0.6000
T10	5	1-5/8" Coax	60.00 - 80.00	0.6000	0.6000
T10	7	1-5/8" Coax	60.00 - 80.00	0.6000	0.6000
T10	9	Safety Line 3/8	60.00 - 80.00	0.6000	0.6000
T10	10	Strobe Cable	60.00 - 80.00	0.6000	0.6000
T10	12	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T10	13	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T10	14	Feedline Ladder (Af)	60.00 - 80.00	0.6000	0.6000
T11	1	1-5/8" Coax	40.00 - 60.00	0.6000	0.6000
T11	3	1-5/8" Coax	40.00 - 60.00	0.6000	0.6000
T11	5	1-5/8" Coax	40.00 - 60.00	0.6000	0.6000
T11	7	1-5/8" Coax	40.00 - 60.00	0.6000	0.6000
T11	9	Safety Line 3/8	40.00 - 60.00	0.6000	0.6000
T11	10	Strobe Cable	40.00 - 60.00	0.6000	0.6000
T11	12	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T11	13	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T11	14	Feedline Ladder (Af)	40.00 - 60.00	0.6000	0.6000
T12	1	1-5/8" Coax	20.00 - 40.00	0.6000	0.6000
T12	3	1-5/8" Coax	20.00 - 40.00	0.6000	0.6000
T12	5	1-5/8" Coax	20.00 - 40.00	0.6000	0.6000
T12	7	1-5/8" Coax	20.00 - 40.00	0.6000	0.6000
T12	9	Safety Line 3/8	20.00 - 40.00	0.6000	0.6000
T12	10	Strobe Cable	20.00 - 40.00	0.6000	0.6000
T12	12	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T12	13	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T12	14	Feedline Ladder (Af)	20.00 - 40.00	0.6000	0.6000
T13	1	1-5/8" Coax	10.00 - 20.00	0.6000	0.6000
T13	3	1-5/8" Coax	10.00 - 20.00	0.6000	0.6000
T13	5	1-5/8" Coax	10.00 - 20.00	0.6000	0.6000
T13	7	1-5/8" Coax	10.00 - 20.00	0.6000	0.6000
T13	9	Safety Line 3/8	10.00 - 20.00	0.6000	0.6000
T13	10	Strobe Cable	10.00 - 20.00	0.6000	0.6000
T13	12	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000
T13	13	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000
T13	14	Feedline Ladder (Af)	10.00 - 20.00	0.6000	0.6000

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Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets: Horz Lateral Vert ft	Azimuth Adjustment °	3 dB Beam Width °	Elevation ft	Outside Diameter ft	Aperture Area ft ²	Weight K
6' MW Dish (Carrier 4)	C	Paraboloid w/o Radome	From Leg	1.000 0.000 0.000	0.000		209.000	6.000	No Ice 28.270 1/2" Ice 29.050 1" Ice 29.831 2" Ice 31.392	0.143 0.292 0.441 0.740
**										

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp

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Comb. No.	Description
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T1	245 - 235	Leg	Max Tension	15	8.921	1.294	-0.004
			Max. Compression	2	-10.545	0.350	0.001
			Max. Mx	2	-10.543	-1.421	0.002
			Max. My	14	-5.804	-0.692	-0.574
			Max. Vy	2	-3.540	0.350	0.001
		Diagonal	Max. Vx	22	2.167	0.180	0.087
			Max Tension	20	4.665	0.000	0.000
			Max. Compression	8	-4.566	0.000	0.000
			Max. Mx	2	-0.603	0.039	-0.002
			Max. My	8	-4.552	0.001	-0.036
		Top Girt	Max. Vy	31	0.018	0.012	0.002
			Max. Vx	8	0.011	0.000	0.000
			Max Tension	6	1.868	0.000	0.000
			Max. Compression	2	-1.893	0.000	0.000
			Max. Mx	26	0.065	-0.026	0.000
			Max. My	34	-0.165	0.000	0.001
			Max. Vy	26	0.025	0.000	0.000
			Max. Vx	34	-0.001	0.000	0.000
T2	235 - 220	Leg	Max Tension	15	40.134	1.657	-0.010
			Max. Compression	2	-44.217	1.117	-0.017
			Max. Mx	2	-10.549	2.118	-0.000
			Max. My	6	-5.728	1.000	-0.838
			Max. Vy	2	-6.244	1.117	-0.017
		Diagonal	Max. Vx	14	-2.107	0.516	0.482
			Max Tension	4	6.868	0.000	0.000
			Max. Compression	16	-6.442	0.000	0.000
			Max. Mx	2	-0.480	0.032	-0.001
			Max. My	24	-6.422	-0.011	-0.032
			Max. Vy	32	0.023	0.021	0.002
			Max. Vx	24	0.009	0.000	0.000
T3	220 - 200	Leg	Max Tension	15	96.381	2.917	0.107
			Max. Compression	2	-105.184	0.774	-0.004
			Max. Mx	2	-44.235	4.210	-0.039
			Max. My	2	18.689	-1.964	-1.534
			Max. Vy	2	-9.232	0.774	-0.004
		Diagonal	Max. Vx	14	3.523	0.347	-0.313
			Max Tension	16	9.324	0.000	0.000
			Max. Compression	4	-9.256	0.000	0.000
			Max. Mx	16	1.706	0.033	-0.003
			Max. My	8	-9.093	-0.001	-0.034

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	Project	Date
	245' SST/35.832121, -79.915716	16:49:47 12/15/25
	Client	Designed by
	Vertical Bridge	ccoody

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft			
T4	200 - 180	Leg	Max. Vy	32	0.031	0.030	0.003			
			Max. Vx	8	0.009	0.000	0.000			
			Max Tension	15	144.045	2.991	0.078			
			Max. Compression	2	-157.208	0.846	0.022			
			Max. Mx	2	-105.201	5.368	0.171			
			Max. My	14	-54.555	2.437	-2.071			
		Diagonal	Max. Vy	2	-9.703	0.846	0.022			
			Max. Vx	14	3.516	2.437	-2.071			
			Max Tension	16	8.608	0.000	0.000			
			Max. Compression	16	-9.423	0.000	0.000			
			Max. Mx	32	0.237	0.038	0.004			
			Max. My	20	-9.156	-0.006	0.027			
			Max. Vy	32	0.037	0.038	0.004			
			Max. Vx	20	-0.006	0.000	0.000			
T5	180 - 160	Leg	Max Tension	15	185.831	3.289	0.073			
			Max. Compression	2	-203.671	0.853	0.017			
			Max. Mx	2	-157.226	5.670	0.165			
			Max. My	14	-80.450	2.545	-2.103			
			Max. Vy	2	-10.462	0.853	0.017			
			Max. Vx	14	3.529	0.384	-0.330			
		Diagonal	Max Tension	16	8.516	0.000	0.000			
			Max. Compression	16	-8.960	0.000	0.000			
			Max. Mx	34	1.225	0.058	0.004			
			Max. My	20	-8.582	-0.012	0.023			
			Max. Vy	34	0.050	0.057	-0.006			
			Max. Vx	20	-0.005	0.000	0.000			
			T6	160 - 140	Leg	Max Tension	15	224.303	3.638	0.068
						Max. Compression	2	-247.157	0.885	0.016
Max. Mx	2	-203.691				6.059	0.139			
Max. My	14	-103.555				2.712	-2.091			
Max. Vy	2	-11.391				0.885	0.016			
Max. Vx	24	-3.651				-0.003	0.371			
Diagonal	Max Tension	16			8.651	0.000	0.000			
	Max. Compression	16			-8.879	0.000	0.000			
	Max. Mx	34			0.244	0.072	-0.007			
	Max. My	16			-8.803	-0.006	-0.017			
	Max. Vy	34			0.056	0.072	-0.007			
	Max. Vx	16			0.003	0.000	0.000			
	T7	140 - 120			Leg	Max Tension	15	260.668	3.953	0.061
						Max. Compression	2	-288.917	0.997	0.021
Max. Mx			2	-247.179		6.558	0.122			
Max. My			24	-8.837		-0.009	2.200			
Max. Vy			2	-12.338		0.997	0.021			
Max. Vx			24	-3.971		-0.003	0.498			
Diagonal			Max Tension	16	8.927	0.000	0.000			
			Max. Compression	16	-9.058	0.000	0.000			
			Max. Mx	34	0.252	0.088	-0.009			
			Max. My	16	-8.964	0.002	-0.013			
			Max. Vy	34	0.062	0.088	-0.009			
			Max. Vx	27	0.002	0.000	0.000			
			T8	120 - 100	Leg	Max Tension	15	295.932	5.011	0.069
						Max. Compression	2	-330.185	0.213	0.007
Max. Mx	2	-288.941				7.143	0.116			
Max. My	24	-10.560				0.004	2.487			
Max. Vy	2	-13.612				0.213	0.007			
Max. Vx	24	-4.405				-0.001	0.200			
Diagonal	Max Tension	16			9.679	0.000	0.000			
	Max. Compression	16			-9.485	0.000	0.000			
	Max. Mx	34			0.257	0.121	-0.012			
	Max. My	16			-9.352	0.005	-0.013			
	Max. Vy	34			0.078	0.121	-0.012			

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	Vertical Bridge	ccoody

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T9	100 - 80	Leg	Max. Vx	33	-0.003	0.000	0.000
			Max Tension	15	330.354	4.691	0.054
			Max. Compression	2	-370.897	1.233	0.023
			Max. Mx	2	-330.207	7.018	0.095
			Max. My	24	-12.512	0.016	2.407
			Max. Vy	2	-14.930	1.233	0.023
		Diagonal	Max. Vx	24	-4.837	0.006	0.654
			Max Tension	16	10.110	0.000	0.000
			Max. Compression	16	-9.955	0.000	0.000
			Max. Mx	34	0.278	0.141	-0.013
			Max. My	33	-0.710	0.135	-0.014
			Max. Vy	34	0.084	0.141	-0.013
			Max. Vx	35	-0.003	0.000	0.000
			Max Tension	15	364.163	5.230	0.049
T10	80 - 60	Leg	Max. Compression	2	-411.877	0.926	0.034
			Max. Mx	2	-370.925	8.668	0.105
			Max. My	24	-14.515	0.034	3.076
			Max. Vy	2	-15.687	0.926	0.034
		Diagonal	Max. Vx	24	-5.610	-0.012	1.094
			Max Tension	16	10.772	0.000	0.000
			Max. Compression	16	-10.847	0.000	0.000
			Max. Mx	34	0.463	0.180	0.016
			Max. My	34	0.606	0.175	-0.017
			Max. Vy	34	0.097	0.180	0.016
			Max. Vx	34	-0.004	0.000	0.000
			Max Tension	15	397.170	6.855	0.061
T11	60 - 40	Leg	Max. Compression	2	-452.412	-0.627	0.014
			Max. Mx	2	-452.384	-8.889	-0.063
			Max. My	24	-16.900	0.054	3.902
			Max. Vy	2	-16.512	-0.627	0.014
		Diagonal	Max. Vx	24	-5.677	-0.012	0.471
			Max Tension	17	12.168	0.000	0.000
			Max. Compression	3	-12.392	0.000	0.000
			Max. Mx	34	1.605	0.271	0.000
			Max. My	27	0.081	0.000	0.007
			Max. Vy	34	-0.100	0.000	0.000
		Horizontal	Max. Vx	27	0.002	0.000	0.000
			Max Tension	2	1.875	-0.068	0.001
			Max. Compression	15	-1.814	-0.049	0.002
			Max. Mx	33	0.165	-0.190	0.003
			Max. My	14	0.752	-0.055	0.006
			Max. Vy	33	0.102	-0.190	0.003
			Max. Vx	27	-0.002	-0.190	0.004
			Max Tension	1	0.000	0.000	0.000
T12	40 - 20	Leg	Max. Compression	33	-0.010	0.000	0.000
			Max. Mx	26	-0.009	-0.117	0.000
			Max. My	2	-0.005	0.000	-0.000
			Max. Vy	26	0.049	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
		Diagonal	Max Tension	15	428.588	6.521	0.053
			Max. Compression	2	-491.371	0.220	0.017
			Max. Mx	2	-491.342	-8.520	-0.054
			Max. My	24	-19.458	0.042	3.313
			Max. Vy	2	-17.466	0.220	0.017
			Max. Vx	24	-5.685	-0.003	0.683
			Max Tension	17	12.186	0.000	0.000
			Max. Compression	16	-12.250	0.000	0.000
			Max. Mx	34	1.755	0.299	0.000
			Max. My	27	0.293	0.000	0.007
			Max. Vy	34	0.104	0.000	0.000
			Max. Vx	27	0.002	0.000	0.000

tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page	21 of 33
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	Client	Vertical Bridge	Designed by	ccoody

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
T13	20 - 0	Horizontal	Max Tension	2	1.789	-0.079	0.001
			Max. Compression	15	-1.757	-0.057	0.002
			Max. Mx	27	-0.036	-0.211	0.004
			Max. My	14	0.700	-0.066	0.005
			Max. Vy	33	-0.105	-0.208	0.004
		Inner Bracing	Max. Vx	27	-0.002	-0.208	0.004
			Max Tension	1	0.000	0.000	0.000
			Max. Compression	33	-0.010	0.000	0.000
			Max. Mx	26	-0.009	-0.129	0.000
			Max. My	2	-0.005	0.000	-0.000
		Leg	Max. Vy	26	0.050	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000
			Max Tension	15	458.481	6.980	0.057
			Max. Compression	2	-528.850	0.000	-0.000
			Max. Mx	2	-528.817	-9.055	-0.065
		Diagonal	Max. My	24	-22.071	0.040	3.528
			Max. Vy	2	-18.095	0.000	-0.000
			Max. Vx	24	-5.689	0.040	3.528
			Max Tension	17	12.228	0.000	0.000
			Max. Compression	16	-12.522	0.000	0.000
		Horizontal	Max. Mx	27	2.119	0.313	0.000
			Max. My	27	0.889	0.000	0.007
			Max. Vy	27	-0.103	0.000	0.000
			Max. Vx	27	-0.002	0.000	0.000
			Max Tension	2	1.948	-0.116	0.001
		Inner Bracing	Max. Compression	15	-1.850	-0.080	0.003
			Max. Mx	27	-0.107	-0.287	0.006
			Max. My	14	0.760	-0.092	0.008
			Max. Vy	27	0.124	-0.287	0.006
			Max. Vx	33	0.003	-0.285	0.008
			Max Tension	1	0.000	0.000	0.000
			Max. Compression	29	-0.010	0.000	0.000
			Max. Mx	35	-0.010	-0.133	0.000
			Max. My	2	-0.007	0.000	-0.000
			Max. Vy	35	0.048	0.000	0.000
			Max. Vx	2	0.000	0.000	0.000

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Leg C	Max. Vert	18	504.419	32.085	-18.514
	Max. H _x	18	504.419	32.085	-18.514
	Max. H _z	5	-402.650	-25.618	17.607
	Min. Vert	7	-442.334	-29.290	16.906
	Min. H _x	7	-442.334	-29.290	16.906
Leg B	Min. H _z	18	504.419	32.085	-18.514
	Max. Vert	10	501.630	-32.021	-18.343
	Max. H _x	23	-430.604	28.760	16.431
	Max. H _z	25	-387.910	24.927	17.047
	Min. Vert	23	-430.604	28.760	16.431
Leg A	Min. H _x	10	501.630	-32.021	-18.343
	Min. H _z	10	501.630	-32.021	-18.343
	Max. Vert	2	527.730	-0.105	38.863
	Max. H _x	21	17.485	4.782	0.741
	Max. H _z	2	527.730	-0.105	38.863

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	Client	Vertical Bridge	Designed by	ccoody

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
	Min. Vert	15	-457.314	0.134	-35.234
	Min. H _x	9	26.179	-4.873	1.235
	Min. H _z	15	-457.314	0.134	-35.234

Tower Mast Reaction Summary

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturning Moment, M _x kip-ft	Overturning Moment, M _z kip-ft	Torque kip-ft
Dead Only	60.646	-0.000	0.000	4.909	1.527	0.000
1.2 Dead+1.0 Wind 0 deg - No Ice	72.776	1.235	-65.480	-9810.431	-258.282	-2.399
0.9 Dead+1.0 Wind 0 deg - No Ice	54.582	1.235	-65.478	-9793.565	-258.207	-2.392
1.2 Dead+1.0 Wind 30 deg - No Ice	72.776	31.472	-52.990	-8052.934	-4836.151	7.071
0.9 Dead+1.0 Wind 30 deg - No Ice	54.582	31.471	-52.989	-8039.257	-4827.516	7.068
1.2 Dead+1.0 Wind 60 deg - No Ice	72.776	50.636	-29.235	-4490.783	-7786.735	0.249
0.9 Dead+1.0 Wind 60 deg - No Ice	54.582	50.637	-29.235	-4484.075	-7772.991	0.236
1.2 Dead+1.0 Wind 90 deg - No Ice	72.776	58.109	-0.760	-154.394	-8879.412	-6.385
0.9 Dead+1.0 Wind 90 deg - No Ice	54.582	58.107	-0.760	-155.589	-8863.117	-6.405
1.2 Dead+1.0 Wind 120 deg - No Ice	72.776	54.282	29.914	4430.914	-8182.658	3.106
0.9 Dead+1.0 Wind 120 deg - No Ice	54.582	54.280	29.913	4421.174	-8167.762	3.086
1.2 Dead+1.0 Wind 150 deg - No Ice	72.776	30.233	52.387	7934.989	-4573.071	12.347
0.9 Dead+1.0 Wind 150 deg - No Ice	54.582	30.232	52.386	7918.632	-4564.922	12.332
1.2 Dead+1.0 Wind 180 deg - No Ice	72.776	-0.158	60.901	9283.865	35.087	4.698
0.9 Dead+1.0 Wind 180 deg - No Ice	54.582	-0.158	60.902	9265.535	34.556	4.691
1.2 Dead+1.0 Wind 210 deg - No Ice	72.776	-30.633	52.966	8060.086	4662.684	-4.252
0.9 Dead+1.0 Wind 210 deg - No Ice	54.582	-30.632	52.965	8043.460	4653.424	-4.250
1.2 Dead+1.0 Wind 240 deg - No Ice	72.776	-53.860	31.096	4681.768	8100.594	-0.250
0.9 Dead+1.0 Wind 240 deg - No Ice	54.582	-53.859	31.095	4671.502	8084.936	-0.236
1.2 Dead+1.0 Wind 270 deg - No Ice	72.776	-57.669	0.046	15.350	8790.431	3.568
0.9 Dead+1.0 Wind 270 deg - No Ice	54.582	-57.667	0.046	13.805	8773.394	3.587
1.2 Dead+1.0 Wind 300 deg - No Ice	72.776	-49.778	-28.557	-4346.274	7606.641	-5.402
0.9 Dead+1.0 Wind 300 deg - No Ice	54.582	-49.779	-28.558	-4339.857	7592.337	-5.382
1.2 Dead+1.0 Wind 330 deg - No Ice	72.776	-30.252	-52.376	-7920.583	4581.141	-12.347
0.9 Dead+1.0 Wind 330 deg - No Ice	54.582	-30.252	-52.375	-7907.187	4572.114	-12.332

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	Project	245' SST/35.832121, -79.915716	Date	16:49:47 12/15/25
	Client	Vertical Bridge	Designed by	ccoody

Load Combination	Vertical K	Shear _x K	Shear _y K	Overturning Moment, M _x kip-ft	Overturning Moment, M _y kip-ft	Torque kip-ft
No Ice						
1.2 Dead+1.0 Ice+1.0 Temp	190.462	0.001	-0.001	15.271	10.399	0.000
1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp	190.462	0.097	-7.761	-1216.466	-10.161	-0.709
1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp	190.462	3.813	-6.485	-1022.829	-603.734	-1.042
1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp	190.462	6.334	-3.657	-574.091	-1010.894	-0.848
1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp	190.462	7.271	-0.060	2.886	-1158.504	-0.427
1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp	190.462	6.553	3.671	595.040	-1034.423	-0.139
1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp	190.462	3.716	6.438	1044.160	-582.805	0.253
1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp	190.462	-0.012	7.481	1214.563	13.408	0.890
1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp	190.462	-3.747	6.483	1053.917	611.011	1.265
1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp	190.462	-6.518	3.763	615.040	1048.740	0.848
1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp	190.462	-7.236	0.004	16.522	1172.524	0.204
1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp	190.462	-6.268	-3.604	-562.627	1017.858	-0.042
1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp	190.462	-3.718	-6.438	-1012.481	604.593	-0.252
Dead+Wind 0 deg - Service	60.646	0.354	-18.795	-2809.130	-73.007	-0.685
Dead+Wind 30 deg - Service	60.646	9.034	-15.210	-2305.323	-1385.291	2.042
Dead+Wind 60 deg - Service	60.646	14.536	-8.392	-1284.200	-2231.327	0.069
Dead+Wind 90 deg - Service	60.646	16.680	-0.218	-40.952	-2544.428	-1.849
Dead+Wind 120 deg - Service	60.646	15.581	8.587	1273.472	-2344.704	0.886
Dead+Wind 150 deg - Service	60.646	8.678	15.038	2277.932	-1309.994	3.554
Dead+Wind 180 deg - Service	60.646	-0.045	17.482	2664.800	11.087	1.347
Dead+Wind 210 deg - Service	60.646	-8.793	15.204	2313.772	1337.732	-1.233
Dead+Wind 240 deg - Service	60.646	-15.460	8.926	1345.361	2323.208	-0.069
Dead+Wind 270 deg - Service	60.646	-16.554	0.013	7.711	2520.939	1.039
Dead+Wind 300 deg - Service	60.646	-14.289	-8.198	-1242.760	2181.727	-1.546
Dead+Wind 330 deg - Service	60.646	-8.684	-15.034	-2267.371	1314.236	-3.554

Solution Summary

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
1	0.000	-60.646	0.000	0.000	60.646	-0.000	0.000%
2	1.235	-72.776	-65.482	-1.235	72.776	65.480	0.003%
3	1.235	-54.582	-65.482	-1.235	54.582	65.478	0.006%
4	31.473	-72.776	-52.992	-31.472	72.776	52.990	0.002%
5	31.473	-54.582	-52.992	-31.471	54.582	52.989	0.005%
6	50.640	-72.776	-29.237	-50.636	72.776	29.235	0.005%
7	50.640	-54.582	-29.237	-50.637	54.582	29.235	0.005%
8	58.111	-72.776	-0.760	-58.109	72.776	0.760	0.002%
9	58.111	-54.582	-0.760	-58.107	54.582	0.760	0.005%
10	54.284	-72.776	29.915	-54.282	72.776	-29.914	0.003%
11	54.284	-54.582	29.915	-54.280	54.582	-29.913	0.005%
12	30.234	-72.776	52.389	-30.233	72.776	-52.387	0.002%
13	30.234	-54.582	52.389	-30.232	54.582	-52.386	0.005%
14	-0.158	-72.776	60.906	0.158	72.776	-60.901	0.005%

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	Client	Vertical Bridge	Designed by	cchoody

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
15	-0.158	-54.582	60.906	0.158	54.582	-60.902	0.005%
16	-30.634	-72.776	52.968	30.633	72.776	-52.966	0.002%
17	-30.634	-54.582	52.968	30.632	54.582	-52.965	0.005%
18	-53.862	-72.776	31.098	53.860	72.776	-31.096	0.003%
19	-53.862	-54.582	31.098	53.859	54.582	-31.095	0.005%
20	-57.671	-72.776	0.046	57.669	72.776	-0.046	0.002%
21	-57.671	-54.582	0.046	57.667	54.582	-0.046	0.005%
22	-49.782	-72.776	-28.559	49.778	72.776	28.557	0.005%
23	-49.782	-54.582	-28.559	49.779	54.582	28.558	0.005%
24	-30.253	-72.776	-52.378	30.252	72.776	52.376	0.002%
25	-30.253	-54.582	-52.378	30.252	54.582	52.375	0.005%
26	0.000	-190.462	0.000	-0.001	190.462	0.001	0.001%
27	0.097	-190.462	-7.762	-0.097	190.462	7.761	0.000%
28	3.813	-190.462	-6.485	-3.813	190.462	6.485	0.000%
29	6.334	-190.462	-3.657	-6.334	190.462	3.657	0.000%
30	7.272	-190.462	-0.060	-7.271	190.462	0.060	0.000%
31	6.553	-190.462	3.671	-6.553	190.462	-3.671	0.000%
32	3.716	-190.462	6.439	-3.716	190.462	-6.438	0.000%
33	-0.012	-190.462	7.482	0.012	190.462	-7.481	0.000%
34	-3.747	-190.462	6.483	3.747	190.462	-6.483	0.000%
35	-6.519	-190.462	3.764	6.518	190.462	-3.763	0.000%
36	-7.237	-190.462	0.004	7.236	190.462	-0.004	0.000%
37	-6.268	-190.462	-3.604	6.268	190.462	3.604	0.000%
38	-3.718	-190.462	-6.438	3.718	190.462	6.438	0.000%
39	0.354	-60.646	-18.797	-0.354	60.646	18.795	0.002%
40	9.034	-60.646	-15.212	-9.034	60.646	15.210	0.002%
41	14.537	-60.646	-8.393	-14.536	60.646	8.392	0.002%
42	16.681	-60.646	-0.218	-16.680	60.646	0.218	0.002%
43	15.582	-60.646	8.587	-15.581	60.646	-8.587	0.002%
44	8.679	-60.646	15.039	-8.678	60.646	-15.038	0.002%
45	-0.045	-60.646	17.483	0.045	60.646	-17.482	0.002%
46	-8.794	-60.646	15.205	8.793	60.646	-15.204	0.002%
47	-15.461	-60.646	8.927	15.460	60.646	-8.926	0.002%
48	-16.555	-60.646	0.013	16.554	60.646	-0.013	0.002%
49	-14.290	-60.646	-8.198	14.289	60.646	8.198	0.002%
50	-8.684	-60.646	-15.035	8.684	60.646	15.034	0.002%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	6	0.00000001	0.00000001
2	Yes	13	0.00003276	0.00007536
3	Yes	12	0.00005768	0.00012678
4	Yes	13	0.00003073	0.00007095
5	Yes	12	0.00005318	0.00011733
6	Yes	12	0.00006746	0.00014868
7	Yes	12	0.00004918	0.00010884
8	Yes	13	0.00003071	0.00007095
9	Yes	12	0.00005313	0.00011729
10	Yes	13	0.00003262	0.00007508
11	Yes	12	0.00005736	0.00012617
12	Yes	13	0.00003079	0.00007106
13	Yes	12	0.00005332	0.00011760
14	Yes	12	0.00006733	0.00014828
15	Yes	12	0.00004906	0.00010850

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16	Yes	13	0.00003083	0.00007117
17	Yes	12	0.00005340	0.00011780
18	Yes	13	0.00003265	0.00007517
19	Yes	12	0.00005743	0.00012634
20	Yes	13	0.00000001	0.00007117
21	Yes	12	0.00005335	0.00011776
22	Yes	12	0.00006751	0.00014874
23	Yes	12	0.00004923	0.00010893
24	Yes	13	0.00003078	0.00007106
25	Yes	12	0.00005332	0.00011759
26	Yes	6	0.00000001	0.00004118
27	Yes	14	0.00000001	0.00007052
28	Yes	14	0.00000001	0.00006954
29	Yes	14	0.00000001	0.00006868
30	Yes	14	0.00000001	0.00006883
31	Yes	14	0.00000001	0.00007018
32	Yes	14	0.00000001	0.00007044
33	Yes	14	0.00000001	0.00007121
34	Yes	14	0.00000001	0.00007160
35	Yes	14	0.00000001	0.00007147
36	Yes	14	0.00000001	0.00006984
37	Yes	14	0.00000001	0.00006904
38	Yes	14	0.00000001	0.00006934
39	Yes	12	0.00000001	0.00012939
40	Yes	12	0.00000001	0.00012694
41	Yes	12	0.00000001	0.00012472
42	Yes	12	0.00000001	0.00012693
43	Yes	12	0.00000001	0.00012920
44	Yes	12	0.00000001	0.00012689
45	Yes	12	0.00000001	0.00012458
46	Yes	12	0.00000001	0.00012709
47	Yes	12	0.00000001	0.00012933
48	Yes	12	0.00000001	0.00012704
49	Yes	12	0.00000001	0.00012460
50	Yes	12	0.00000001	0.00012685

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	245 - 235	11.587	39	0.415	0.134
T2	235 - 220	10.673	39	0.417	0.114
T3	220 - 200	9.297	39	0.402	0.081
T4	200 - 180	7.589	39	0.365	0.050
T5	180 - 160	6.062	39	0.319	0.028
T6	160 - 140	4.748	39	0.272	0.017
T7	140 - 120	3.621	39	0.229	0.009
T8	120 - 100	2.662	39	0.190	0.007
T9	100 - 80	1.861	39	0.154	0.006
T10	80 - 60	1.199	39	0.118	0.004
T11	60 - 40	0.689	39	0.086	0.003
T12	40 - 20	0.338	39	0.057	0.002
T13	20 - 0	0.110	39	0.027	0.001

Critical Deflections and Radius of Curvature - Service Wind

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	Vertical Bridge	ccoody

Elevation	Appurtenance	Gov. Load	Deflection	Tilt	Twist	Radius of Curvature
ft		Comb.	in	°	°	ft
245.000	10 Lightning Rod	39	11.587	0.415	0.134	146458
240.000	Sector1(CaAa=14000 Sq.in)No Ice	39	11.131	0.417	0.124	146458
229.000	Sector1(CaAa=10000 Sq.in)No Ice	39	10.119	0.413	0.101	125357
219.000	Sector1(CaAa=10000 Sq.in)No Ice	39	9.208	0.400	0.079	27314
209.000	6' MW Dish	39	8.336	0.383	0.062	27209

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load	Tilt	Twist
	ft	in	Comb.	°	°
T1	245 - 235	40.542	2	1.455	0.468
T2	235 - 220	37.337	2	1.460	0.401
T3	220 - 200	32.519	2	1.407	0.285
T4	200 - 180	26.539	2	1.277	0.175
T5	180 - 160	21.194	2	1.114	0.099
T6	160 - 140	16.597	2	0.950	0.059
T7	140 - 120	12.657	2	0.799	0.034
T8	120 - 100	9.302	2	0.663	0.023
T9	100 - 80	6.503	2	0.540	0.019
T10	80 - 60	4.188	2	0.414	0.015
T11	60 - 40	2.407	2	0.301	0.011
T12	40 - 20	1.180	2	0.198	0.007
T13	20 - 0	0.384	2	0.093	0.004

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load	Deflection	Tilt	Twist	Radius of Curvature
ft		Comb.	in	°	°	ft
245.000	10 Lightning Rod	2	40.542	1.455	0.468	42604
240.000	Sector1(CaAa=14000 Sq.in)No Ice	2	38.943	1.460	0.436	42604
229.000	Sector1(CaAa=10000 Sq.in)No Ice	2	35.398	1.447	0.354	36750
219.000	Sector1(CaAa=10000 Sq.in)No Ice	2	32.205	1.401	0.278	7834
209.000	6' MW Dish	2	29.154	1.341	0.218	7853

Bolt Design Data

Section No.	Elevation	Component Type	Bolt Grade	Bolt Size	Number Of Bolts	Maximum Load per Bolt	Allowable Load per Bolt	Ratio Load Allowable	Allowable Ratio	Criteria
	ft			in		K	K			
T1	245	Diagonal	A325X	0.625	1	4.665	9.598	0.486	✓	1 Member Block Shear
		Top Girt	A325X	0.625	1	1.868	9.598	0.195	✓	1 Member Block Shear
T2	235	Leg	A325N	0.750	6	1.486	30.101	0.049	✓	1 Bolt Tension

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	Vertical Bridge	ccoody

Section No.	Elevation ft	Component Type	Bolt Grade	Bolt Size in	Number Of Bolts	Maximum Load per Bolt K	Allowable Load per Bolt K	Ratio Load Allowable	Allowable Ratio	Criteria
T3	220	Diagonal	A325X	0.625	1	6.868	9.598	0.716 ✓	1	Member Block Shear
		Leg	A325N	0.750	6	6.688	30.101	0.222 ✓	1	Bolt Tension
T4	200	Diagonal	A325X	0.625	1	9.324	10.740	0.868 ✓	1	Member Block Shear
		Leg	A325N	0.750	6	16.062	30.101	0.534 ✓	1	Bolt Tension
T5	180	Diagonal	A325X	0.625	1	8.608	10.740	0.801 ✓	1	Member Block Shear
		Leg	A325N	1.000	6	24.006	54.517	0.440 ✓	1	Bolt Tension
T6	160	Diagonal	A325X	0.625	1	8.516	13.025	0.654 ✓	1	Member Block Shear
		Leg	A325N	1.000	6	30.970	54.517	0.568 ✓	1	Bolt Tension
T7	140	Diagonal	A325X	0.625	1	8.651	13.025	0.664 ✓	1	Member Block Shear
		Leg	A325N	1.000	6	37.382	54.517	0.686 ✓	1	Bolt Tension
T8	120	Diagonal	A325X	0.625	1	8.927	13.025	0.685 ✓	1	Member Block Shear
		Leg	A325N	1.250	6	43.442	87.220	0.498 ✓	1	Bolt Tension
T9	100	Diagonal	A325X	0.625	1	9.679	14.168	0.683 ✓	1	Member Block Shear
		Leg	A325N	1.250	6	49.319	87.220	0.565 ✓	1	Bolt Tension
T10	80	Diagonal	A325X	0.625	1	10.110	14.168	0.714 ✓	1	Member Block Shear
		Leg	A325N	1.250	6	55.056	87.220	0.631 ✓	1	Bolt Tension
T11	60	Diagonal	A325X	0.625	1	10.847	17.257	0.629 ✓	1	Bolt Shear
		Leg	A325N	1.250	6	60.691	87.220	0.696 ✓	1	Bolt Tension
T12	40	Diagonal	A325X	0.625	1	12.168	26.051	0.467 ✓	1	Member Block Shear
		Horizontal	A325X	0.625	1	7.842	21.480	0.365 ✓	1	Member Block Shear
T13	20	Leg	A325N	1.250	6	66.192	87.220	0.759 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	12.186	26.051	0.468 ✓	1	Member Block Shear
		Horizontal	A325X	0.625	1	8.517	21.480	0.396 ✓	1	Member Block Shear
		Leg	A325N	1.250	6	71.428	87.220	0.819 ✓	1	Bolt Tension
		Diagonal	A325X	0.625	1	12.228	26.051	0.469 ✓	1	Member Block Shear
		Horizontal	A325X	0.625	1	9.166	26.051	0.352 ✓	1	Member Block Shear

Compression Checks

Leg Design Data (Compression)

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	Vertical Bridge	ccoody

Section No.	Elevation ft	Size	L ft	L _u ft	KI/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	245 - 235	1 3/4	10.009	4.504	123.5 K=1.00	2.405	-6.241	35.601	0.175 ¹ ✓
T2	235 - 220	2	15.014	4.671	112.1 K=1.00	3.142	-38.182	56.401	0.677 ¹ ✓
T3	220 - 200	2 1/2	20.019	4.754	91.3 K=1.00	4.909	-98.225	120.108	0.818 ¹ ✓
T4	200 - 180	2 3/4	20.019	4.754	83.0 K=1.00	5.940	-151.117	161.540	0.935 ¹ ✓
T5	180 - 160	3	20.019	4.754	76.1 K=1.00	7.069	-197.904	208.347	0.950 ¹ ✓
T6	160 - 140	3 1/4	20.019	4.754	70.2 K=1.00	8.296	-241.504	260.312	0.928 ¹ ✓
T7	140 - 120	3 1/2	20.019	4.754	65.2 K=1.00	9.621	-283.314	317.273	0.893 ¹ ✓
T8	120 - 100	3 3/4	20.019	4.754	60.9 K=1.00	11.045	-324.479	379.106	0.856 ¹ ✓
T9	100 - 80	3 3/4	20.019	4.754	60.9 K=1.00	11.045	-365.236	379.106	0.963 ¹ ✓
T10	80 - 60	4	20.019	4.754	57.1 K=1.00	12.566	-406.247	445.717	0.911 ¹ ✓
T11	60 - 40	4 1/4	20.019	4.754	53.7 K=1.00	14.186	-441.712	517.034	0.854 ¹ ✓
T12	40 - 20	4 1/4	20.019	4.754	53.7 K=1.00	14.186	-480.908	517.034	0.930 ¹ ✓
T13	20 - 0	4 1/2	20.019	4.754	50.7 K=1.00	15.904	-518.530	593.004	0.874 ¹ ✓

¹ P_u / φP_n controls

Diagonal Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	KI/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	245 - 235	L1 3/4x1 3/4x3/16	6.485	3.258	113.9 K=1.00	0.621	-4.566	13.715	0.333 ¹ ✓
T2	235 - 220	L1 3/4x1 3/4x3/16	7.435	3.723	130.1 K=1.00	0.621	-6.442	10.506	0.613 ¹ ✓
T3	220 - 200	L2x2x3/16	8.697	4.330	131.9 K=1.00	0.715	-8.575	11.765	0.729 ¹ ✓
T4	200 - 180	L2x2x3/16	9.987	4.964	151.2 K=1.00	0.715	-7.981	8.951	0.892 ¹ ✓
T5	180 - 160	L2 1/2x2 1/2x3/16	11.329	5.625	136.4 K=1.00	0.902	-7.986	13.885	0.575 ¹ ✓
T6	160 - 140	L2 1/2x2 1/2x3/16	12.706	6.303	152.8 K=1.00	0.902	-8.267	11.057	0.748 ¹ ✓
T7	140 - 120	L2 1/2x2 1/2x3/16	14.108	6.994	169.6 K=1.00	0.902	-8.680	8.981	0.967 ¹ ✓
T8	120 - 100	L3x3x3/16	15.529	7.694	154.9 K=1.00	1.090	-9.384	13.000	0.722 ¹ ✓

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Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T9	100 - 80	L3x3x3/16	16.963	8.412	169.4 K=1.00	1.090	-9.889	10.877	0.909 ¹ ✓
T10	80 - 60	L3x3x1/4	18.408	9.124	184.9 K=1.00	1.440	-10.577	12.050	0.878 ¹ ✓
T11	60 - 40	2L2 1/2x2 1/2x3/16x3/8	10.829	10.632	163.7 K=1.00	1.800	-12.084	18.580	0.650 ¹ ✓
T12	40 - 20	ai/ri > 0.75(KL/r) _o - 267 2L2 1/2x2 1/2x3/16x3/8	11.508	11.313	174.2 K=1.00	1.800	-12.250	16.484	0.743 ¹ ✓
T13	20 - 0	ai/ri > 0.75(KL/r) _o - 306 2L2 1/2x2 1/2x3/16x3/8 ai/ri > 0.75(KL/r) _o - 345	12.195	11.991	184.7 K=1.00	1.800	-12.522	14.726	0.850 ¹ ✓

¹ P_u / φP_n controls

Horizontal Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T11	60 - 40	2L2x2x3/16x3/8	19.106	9.376	182.3 K=1.00	1.430	-7.842	12.121	0.647 ¹ ✓
T12	40 - 20	ai/ri > 0.75(KL/r) _o - 262 2L2x2x3/16x3/8	20.606	10.126	196.9 K=1.00	1.430	-8.517	10.418	0.818 ¹ ✓
T13	20 - 0	ai/ri > 0.75(KL/r) _o - 301 2L2 1/2x2 1/2x3/16x3/8 ai/ri > 0.75(KL/r) _o - 340	22.106	10.866	167.3 K=1.00	1.800	-9.166	17.820	0.514 ¹ ✓

¹ P_u / φP_n controls

Top Girt Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	245 - 235	L1 3/4x1 3/4x3/16	4.163	4.017	140.3 K=1.00	0.621	-1.893	9.026	0.210 ¹ ✓

¹ P_u / φP_n controls

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Inner Bracing Design Data (Compression)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T11	60 - 40	L1 3/4x1 3/4x3/16	9.553	9.553	333.8 K=1.00	0.621	-0.010	1.596	0.006 ¹ ✓
T12	40 - 20	KL/R > 250 (C) - 269 L1 3/4x1 3/4x3/16	10.303	10.303	360.0 K=1.00	0.621	-0.010	1.372	0.007 ¹ ✓
T13	20 - 0	KL/R > 250 (C) - 308 L1 3/4x1 3/4x3/16	11.053	11.053	386.2 K=1.00	0.621	-0.010	1.192	0.008 ¹ ✓
		KL/R > 250 (C) - 348							

¹ P_u / φP_n controls

Tension Checks

Leg Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
T1	245 - 235	1 3/4	10.009	0.500	13.7	2.405	8.921	108.238	0.082 ¹ ✓
T2	235 - 220	2	15.014	0.500	12.0	3.142	40.134	141.372	0.284 ¹ ✓
T3	220 - 200	2 1/2	20.019	0.500	9.6	4.909	96.381	220.893	0.436 ¹ ✓
T4	200 - 180	2 3/4	20.019	0.500	8.7	5.940	144.045	267.281	0.539 ¹ ✓
T5	180 - 160	3	20.019	0.500	8.0	7.069	185.831	318.086	0.584 ¹ ✓
T6	160 - 140	3 1/4	20.019	0.500	7.4	8.296	224.303	373.310	0.601 ¹ ✓
T7	140 - 120	3 1/2	20.019	0.500	6.9	9.621	260.668	432.951	0.602 ¹ ✓
T8	120 - 100	3 3/4	20.019	0.500	6.4	11.045	295.932	497.010	0.595 ¹ ✓
T9	100 - 80	3 3/4	20.019	0.500	6.4	11.045	330.354	497.010	0.665 ¹ ✓
T10	80 - 60	4	20.019	0.500	6.0	12.566	364.163	565.487	0.644 ¹ ✓
T11	60 - 40	4 1/4	20.019	0.500	5.7	14.186	397.170	638.381	0.622 ¹ ✓
T12	40 - 20	4 1/4	20.019	0.500	5.7	14.186	428.588	638.381	0.671 ¹ ✓
T13	20 - 0	4 1/2	20.019	0.500	5.3	15.904	458.481	715.694	0.641 ¹ ✓

tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	Page	31 of 33
	Project	245' SST/35.832121, -79.915716	Date	16:49:47 12/15/25
	Client	Vertical Bridge	Designed by	ccoody

¹ $P_u / \phi P_n$ controls

Diagonal Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	ϕP_n K	Ratio $\frac{P_u}{\phi P_n}$
T1	245 - 235	L1 3/4x1 3/4x3/16	6.485	3.258	72.8	0.360	4.665	17.567	0.266 ¹
T2	235 - 220	L1 3/4x1 3/4x3/16	7.435	3.723	83.2	0.360	6.868	17.567	0.391 ¹
T3	220 - 200	L2x2x3/16	8.697	4.330	84.2	0.431	9.324	21.001	0.444 ¹
T4	200 - 180	L2x2x3/16	9.987	4.964	96.6	0.431	8.608	21.001	0.410 ¹
T5	180 - 160	L2 1/2x2 1/2x3/16	11.329	5.625	86.8	0.571	8.516	27.838	0.306 ¹
T6	160 - 140	L2 1/2x2 1/2x3/16	12.706	6.303	97.2	0.571	8.651	27.838	0.311 ¹
T7	140 - 120	L2 1/2x2 1/2x3/16	14.108	6.994	107.9	0.571	8.927	27.838	0.321 ¹
T8	120 - 100	L3x3x3/16	15.529	7.694	98.3	0.712	9.679	34.712	0.279 ¹
T9	100 - 80	L3x3x3/16	16.963	8.412	107.5	0.712	10.110	34.712	0.291 ¹
T10	80 - 60	L3x3x1/4	18.408	9.124	117.7	0.939	10.772	45.794	0.235 ¹
T11	60 - 40	2L2 1/2x2 1/2x3/16x3/8	10.829	10.632	164.0	1.139	12.168	55.529	0.219 ¹
T12	40 - 20	ai/ri > 0.75(KL/r) _o - 266 2L2 1/2x2 1/2x3/16x3/8	11.508	11.313	174.5	1.139	12.186	55.529	0.219 ¹
T13	20 - 0	ai/ri > 0.75(KL/r) _o - 305 2L2 1/2x2 1/2x3/16x3/8 ai/ri > 0.75(KL/r) _o - 344	12.195	11.991	185.0	1.139	12.228	55.529	0.220 ¹

¹ $P_u / \phi P_n$ controls

Horizontal Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	ϕP_n K	Ratio $\frac{P_u}{\phi P_n}$
T11	60 - 40	2L2x2x3/16x3/8	19.106	9.376	182.4	0.862	7.842	42.001	0.187 ¹
T12	40 - 20	ai/ri > 0.75(KL/r) _o - 262 2L2x2x3/16x3/8 ai/ri > 0.75(KL/r) _o - 301	20.606	10.126	196.9	0.862	8.517	42.001	0.203 ¹

inxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	Page
	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	32 of 33
	Project	Date
	245' SST/35.832121, -79.915716	16:49:47 12/15/25
	Client	Designed by
	Vertical Bridge	ccoody

Section No.	Elevation	Size	L	L _u	KI/r	A	P _u	φP _n	Ratio $\frac{P_u}{\phi P_n}$
	ft		ft	ft		in ²	K	K	$\frac{\phi P_n}{\phi P_n}$
T13	20 - 0	2L2 1/2x2 1/2x3/16x3/8	22.106	10.866	167.6	1.139	9.166	55.529	0.165 ¹
ai/ri > 0.75(KI/r) - 340									

¹ P_u / φP_n controls

Top Girt Design Data (Tension)

Section No.	Elevation	Size	L	L _u	KI/r	A	P _u	φP _n	Ratio $\frac{P_u}{\phi P_n}$
	ft		ft	ft		in ²	K	K	$\frac{\phi P_n}{\phi P_n}$
T1	245 - 235	L1 3/4x1 3/4x3/16	4.163	4.017	89.8	0.360	1.868	17.567	0.106 ¹

¹ P_u / φP_n controls

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	φP _{allow} K	% Capacity	Pass Fail
T1	245 - 235	Leg	1 3/4	1	-6.241	35.601	17.5	Pass
T2	235 - 220	Leg	2	21	-38.182	56.401	67.7	Pass
T3	220 - 200	Leg	2 1/2	42	-98.225	120.108	81.8	Pass
T4	200 - 180	Leg	2 3/4	69	-151.117	161.540	93.5	Pass
T5	180 - 160	Leg	3	96	-197.904	208.347	95.0	Pass
T6	160 - 140	Leg	3 1/4	123	-241.504	260.312	92.8	Pass
T7	140 - 120	Leg	3 1/2	150	-283.314	317.273	89.3	Pass
T8	120 - 100	Leg	3 3/4	177	-324.479	379.106	85.6	Pass
T9	100 - 80	Leg	3 3/4	204	-365.236	379.106	96.3	Pass
T10	80 - 60	Leg	4	231	-406.247	445.717	91.1	Pass
T11	60 - 40	Leg	4 1/4	258	-441.712	517.034	85.4	Pass
T12	40 - 20	Leg	4 1/4	297	-480.908	517.034	93.0	Pass
T13	20 - 0	Leg	4 1/2	336	-518.530	593.004	87.4	Pass
T1	245 - 235	Diagonal	L1 3/4x1 3/4x3/16	8	-4.566	13.715	33.3	Pass
T2	235 - 220	Diagonal	L1 3/4x1 3/4x3/16	27	-6.442	10.506	48.6 (b)	Pass
T3	220 - 200	Diagonal	L2x2x3/16	48	-8.575	11.765	61.3	Pass
T4	200 - 180	Diagonal	L2x2x3/16	75	-7.981	8.951	71.6 (b)	Pass
T5	180 - 160	Diagonal	L2 1/2x2 1/2x3/16	102	-7.986	13.885	72.9	Pass
T6	160 - 140	Diagonal	L2 1/2x2 1/2x3/16	129	-8.267	11.057	86.8 (b)	Pass
T7	140 - 120	Diagonal	L2 1/2x2 1/2x3/16	156	-8.680	8.981	89.2	Pass
T8	120 - 100	Diagonal	L3x3x3/16	183	-9.384	13.000	57.5	Pass
T9	100 - 80	Diagonal	L3x3x3/16	210	-9.889	10.877	65.4 (b)	Pass
T10	80 - 60	Diagonal	L3x3x1/4	237	-10.577	12.050	74.8	Pass
T11	60 - 40	Diagonal	2L2 1/2x2 1/2x3/16x3/8	267	-12.084	18.580	96.7	Pass
T12	40 - 20	Diagonal	2L2 1/2x2 1/2x3/16x3/8	306	-12.250	16.484	72.2	Pass
T13	20 - 0	Diagonal	2L2 1/2x2 1/2x3/16x3/8	345	-12.522	14.726	90.9	Pass
T11	60 - 40	Horizontal	2L2x2x3/16x3/8	262	-7.842	12.121	87.8	Pass

tnxTower MTS Engineering, P.L.L.C 1717 S Boulder Ave, Suite 300 Tulsa, OK 74119 Phone: (918) 587-4630 FAX: (918) 295-0265	Job	Page
	ATS#: C116 - Marlboro Road (Site# US-NC-5408)	33 of 33
	Project	Date
	245' SST/35.832121, -79.915716	16:49:47 12/15/25
	Client	Designed by
	Vertical Bridge	ccoody

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
T12	40 - 20	Horizontal	2L2x2x3/16x3/8	304	-8.517	10.418	81.8	Pass
T13	20 - 0	Horizontal	2L2 1/2x2 1/2x3/16x3/8	340	-9.166	17.820	51.4	Pass
T1	245 - 235	Top Girt	L1 3/4x1 3/4x3/16	4	-1.893	9.026	21.0	Pass
T11	60 - 40	Inner Bracing	L1 3/4x1 3/4x3/16	269	-0.010	1.596	0.6	Pass
T12	40 - 20	Inner Bracing	L1 3/4x1 3/4x3/16	308	-0.010	1.372	0.7	Pass
T13	20 - 0	Inner Bracing	L1 3/4x1 3/4x3/16	348	-0.010	1.192	0.8	Pass
Summary								
Leg (T9)							96.3	Pass
Diagonal (T7)							96.7	Pass
Horizontal (T12)							81.8	Pass
Top Girt (T1)							21.0	Pass
Inner Bracing (T13)							0.8	Pass
Bolt Checks							86.8	Pass
RATING =							96.7	Pass

PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
www.dBmEng.com



December 5, 2025
Brandon Whinery
Vertical Bridge Development, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

Subject: Electromagnetic Exposure Analysis
"MARLBORO ROAD" US-NC-5408
4055 HARDINS FARM ROAD
SOPHIA, NC 27350
Latitude: N 35° 49' 55.636" (NAD83)
Longitude: W 79° 54' 56.578" (NAD 83)

Mr. Whinery:

I have received and executed your request that I perform an independent evaluation and certification of the anticipated radio-frequency exposure levels for the Verizon Wireless telecommunications facility on the structure proposed at the above referenced coordinates. The intention of this study is to verify compliance with Federal Communications Commission (hereafter "FCC") guidelines for human exposure limits to radio-frequency electromagnetic fields as per FCC Code of Federal Regulation 47 CFR 1.1307 and 1.1310. As a registered Professional Engineer, I am bound by a code of ethics to hold paramount the safety, health, and welfare of the public. All statements and calculations offered herein are made in an objective and truthful manner pursuant to that code.

Summary of Findings

The maximum exposure to radio-frequency emissions from the proposed Verizon Wireless facility will be far below FCC exposure limits. **Using upper limit assumptions for the Verizon Wireless equipment configuration, the cumulative radio-frequency exposure levels would be less than 2.2% of the applicable FCC standard at all locations of public access.** The following charts specifically illustrate the anticipated exposure levels in areas surrounding the facility. All exposure levels have been calculated using the methods prescribed in FCC Office of Engineering and Technology (OET) Bulletin 65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields". These upper-limit conditions include maximum traffic loading, significant antenna down-tilt, maximum pattern gain, and constructive interference from ground reflection. Additionally, signal attenuation due to environmental clutter such as buildings, trees, and roadways has been ignored which will overestimate actual power densities.

Applicability of the National Telecommunications Act of 1996

This Act states that “no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio-frequency emissions to the extent that such facilities comply with the (Federal Communications) Commission’s regulations concerning such emissions”. As indicated above, this proposed facility will be in full compliance with the FCC’s emissions standards and as such is beyond regulation in that regard.

Technical Parameters of Consideration

The calculation results presented are based on the equipment configuration information furnished by representatives of Verizon Wireless. Specifically, for this installation, Verizon Wireless plans to install twelve (12) new panel-style antennas at an antenna centerline height of 240’ above grade. The antennas will be arranged with sector azimuths of 0°, 90°, 180°, and 270° in the horizontal plane with respect to true north. Transmitting through these antennas will be four (4) LTE transmit paths in the 700 MHz band (per sector) at a cumulative maximum of 240 watts, up to four (4) LTE transmit paths in the 1900 MHz band (per sector) at a cumulative maximum of 240 watts, up to four (4) LTE and / or 5GNR transmit paths in the 850 MHz band (per sector) at a cumulative maximum of 240 watts, up to eight (8) LTE transmit paths in the 2100 MHz band (per sector) at a cumulative maximum of 240 watts, and up to sixty-four (64) 5GNR transmit paths in the 3700 MHz ‘C’ band (per sector) at a cumulative maximum of 320 watts.

Co-location of Other Wireless Providers

In an attempt to halt the proliferation of telecommunications structures and preserve as much of their natural landscape as possible many municipalities have adopted telecommunications ordinances that specifically require new structures to accommodate additional wireless providers from a structural standpoint. **From the standpoint of radio-frequency exposure**, the installation of the proposed Verizon Wireless equipment would in no way preclude the use of this facility by other providers.

Background Information

In 1985, the FCC first adopted guidelines to be used for evaluating human exposure to RF emissions. The FCC revised and updated these guidelines on August 1, 1996, as a result of a rule-making proceeding initiated in 1993. The new guidelines incorporate limits for Maximum Permissible Exposure (MPE) in terms of electric and magnetic field strength and power density for transmitters operating at frequencies between 300 kHz and 100 GHz.

The FCC's MPE limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits were developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC's limits, and the NCRP and ANSI/IEEE limits on which they are based, are derived from exposure criteria quantified in terms of specific absorption rate (SAR). The basis for these limits is a whole-body averaged SAR threshold level of 4 watts per kilogram (4 W/kg), as averaged over the entire mass of the body, above which expert organizations have determined that potentially hazardous exposures may occur. The MPE limits are derived by incorporating safety factors that lead, in some cases, to limits that are more conservative than the limits originally adopted by the FCC in 1985. Where more conservative limits exist, they do not arise from a fundamental change in the RF safety criteria for whole-body averaged SAR, but from a precautionary desire to protect subgroups of the general population who, potentially, may be more at risk.

The FCC exposure limits are also based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300 MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies, whole-body absorption is less efficient, and consequently, the MPE limits are less restrictive.

MPE limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). The far-field of a transmitting antenna is where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions).

Occupational / controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has

been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population / uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. **In the case of this study, the general population exposure limits have been applied as they are the more conservative set of standards.**

Additional Remarks

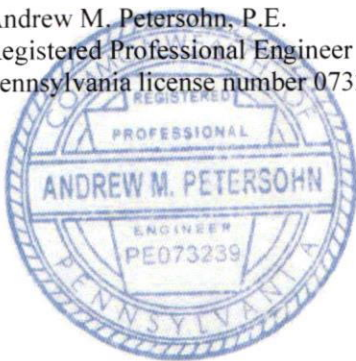
The radio-frequency emission levels from Verizon Wireless and other communications base stations are similar to that of other two-way communications systems like those used by police, fire and ambulance personnel. In contrast, commercial broadcast systems like television and radio often transmit at power levels ten times greater or more than the systems discussed above. The FCC exposure limits already include a significant margin of safety. Continuous exposure at 100% of FCC limit is considered by the scientific community to be just as safe as continuous exposure at 1% of FCC limit.

The biological effects on humans of non-ionizing radio-frequency exposure have been studied extensively now for decades. There have been thousands of reports produced by government agencies, universities, and private research groups that support the standards adopted by the FCC. **To date, there have been no credible studies conducted whose results showed evidence of any adverse health effects at the applicable FCC exposure limits.**

Sincerely,



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



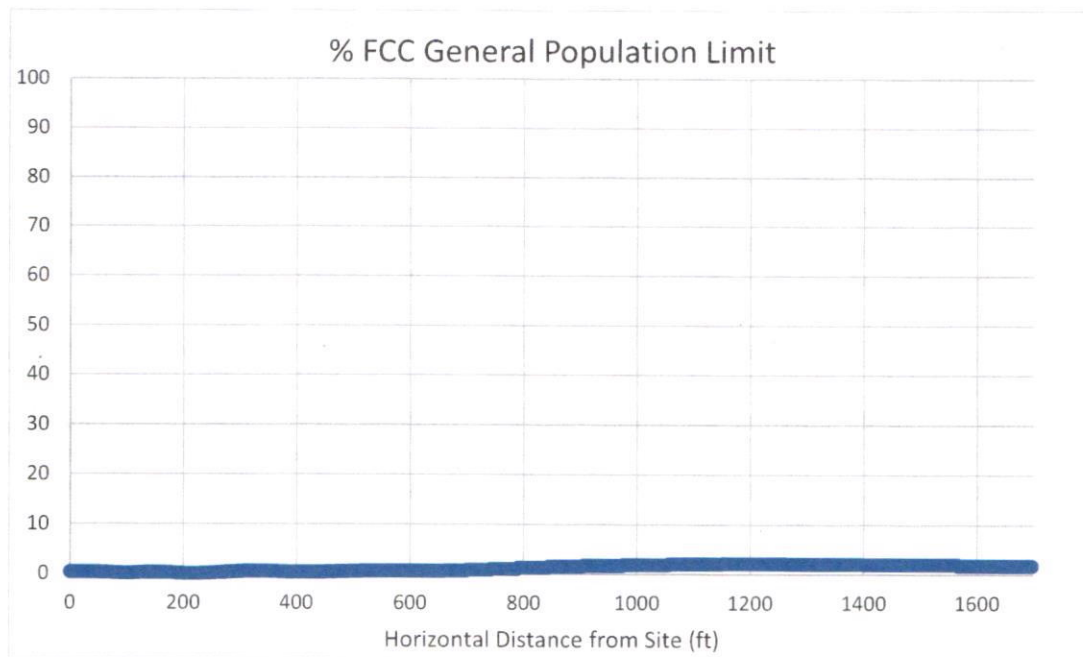


Figure-1 – calculated cumulative exposure level surrounding the proposed telecommunications facility expressed in percentage of the applicable FCC standard

Horizontal Distance from Facility (Ft.)	Relative Height Above Ground (Ft.)	Maximum Power Density $\mu\text{W}/\text{cm}^2$ (micro-watts per square centimeter)							% of FCC Limit							Cumulative % of FCC limit across all bands
		700 MHz	850 MHz	1900 MHz	2100 MHz	3500 MHz	3700 MHz	28 GHz	700 MHz	850 MHz	1900 MHz	2100 MHz	3500 MHz	3700 MHz	28 GHz	
0	6	0.09	0	0.02	0	NA	3.51	NA	0.02	0	0.002	0	NA	0.351	NA	0.373
300	6	0.56	0.06	0.01	0.01	NA	3.81	NA	0.12	0.01	0.001	0.001	NA	0.381	NA	0.513
600	6	1.4	0.79	0.02	0.13	NA	1.55	NA	0.3	0.14	0.002	0.013	NA	0.155	NA	0.61
1320 (1/4 mi.)	6	1.07	1.42	1.47	1.19	NA	13.64	NA	0.23	0.25	0.147	0.119	NA	1.364	NA	2.11
FCC Exposure Limits for General Population ($\mu\text{W}/\text{cm}^2$)		467	567	1000	1000	1000	1000	1000								

Figure-2 – sample calculated exposure levels near the proposed telecommunications facility

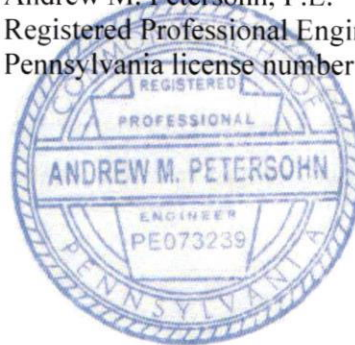
DECLARATION OF ENGINEER

Andrew M. Petersohn, P.E., hereby states that he is a graduate telecommunications consulting engineer possessing Master and Bachelor Degrees in Electrical Engineering from Lehigh University (2005 and 1999, respectively). His corporation, dBm Engineering, P.C., has been retained by representatives of Vertical Bridge to perform an electromagnetic emissions analysis for a proposed telecommunications facility.

Mr. Petersohn also asserts that the calculations and/or measurements described in this report were made personally and in a truthful and objective manner. Mr. Petersohn is a Registered Professional Engineer licensed in Pennsylvania, Delaware, Maryland, Virginia, New York, Florida and New Jersey. He has over two decades of engineering experience in the field of wireless communications. Mr. Petersohn is an active member of the National Society of Professional Engineers (NSPE) and the Pennsylvania Society of Professional Engineers (PSPE). Mr. Petersohn further states that all facts and statements contained in the foregoing document are true and accurate to the best of his knowledge. He believes, under penalty of perjury, the foregoing to be correct.



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



Executed this the 5th day of December, 2025

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A SELF-SUPPORT TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2024 NC BUILDING CODE

2. 2023 NC ELECTRIC CODE

3. 2012 NFPA 101 LIFE SAFETY CODE

4. 2018 NC IFC CODE

5. 2018 NC RESIDENTIAL COD 2015

6. 2018 IEBC 2015

7. 2009 A117.1 2009

8. 2018 IPC 2015

9. 2018 IMC 2015

10. 2014 ICC 500 2014

11. 2013 NFPA 13, 2013
12. 2013 NFPA 72, 2013

13. NFPA 211, 2013

14. NFPA 221, 2015

15. NFPA 99, 2012

16. ASHRAE 90.1, 2013

17. ASME A17.1, 2019

18. ACI 318 2014

19. 2010 ADA STANDARD

20. NC ADMINISTRATIVE CODE 2018

21. OSHA 1926 CONSTRUCTION

22. OSHA 1910 OCCUPATIONAL SAFETY AND HEALTH STANDARDS

23. OSHA 1904 RECORD KEEPING



US-NC-5408

MARLBORO ROAD

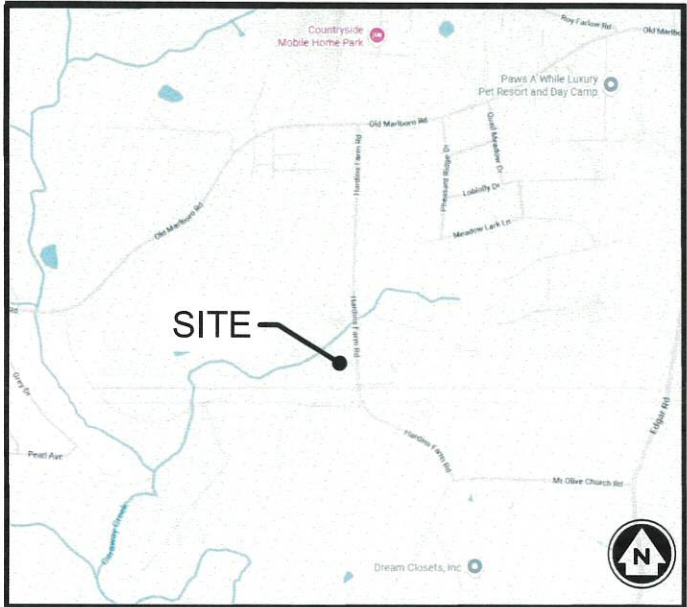
4055 HARDINS FARM ROAD

SOPHIA, NC 27350

245' SELF-SUPPORT TOWER

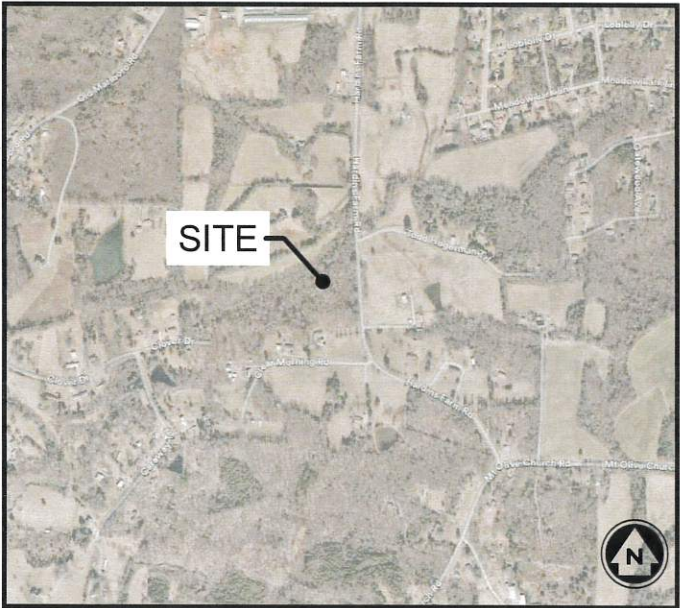
APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S

DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	-	-
T2	APPENDIX B - BUILDING CODE SUMMARY	-	-
S1	SURVEY (BY OTHERS)	-	-
C1	GENERAL NOTES & LEGEND	-	-
C2	GENERAL NOTES	-	-
C3	OVERALL PARCEL PLAN	-	-
C3A	OVERALL SITE PLAN	-	-
C4	COMPOUND PLAN & TOWER ELEVATION	-	-
C5	FENCE DETAILS	-	-
C6	FENCE DETAILS	-	-
C7	DETAILS	-	-
C8	SITE SIGNAGE DETAILS	-	-



LOCATION MAP
N.T.S

PROJECT INFORMATION

SITE NAME:	MARLBORO ROAD
SITE NUMBER:	US-NC-5408
SITE ADDRESS:	4055 HARDINS FARM ROAD SOPHIA, NC 27350
PARCEL #:	7725-89-0375
DEED REFERENCE:	2492 PG: 743
ZONING CLASSIFICATION:	RA
ZONING JURISDICTION:	RANDOLPH COUNTY
GROUND ELEVATION:	±709.44'
STRUCTURE TYPE:	SELF-SUPPORT TOWER
STRUCTURE HEIGHT:	245'
CONSTRUCTION AREA:	±10,000 SQ. FT.
LATITUDE (NAD 83):	35° 49' 55.636" N
LONGITUDE:	-79° 54' 56.578" W

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811
EMERGENCY:
CALL 911

PROJECT DIRECTORY

PROPERTY OWNER:	MARTIN J. DEMERS 4055 HARDINS FARM RD SOPHIA, NC 27350
APPLICANT:	VERTICAL BRIDGE 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444
CONTACT:	PHONE: 303-505-5750 EMAIL: BRANDON.WHINERY@VERTICALBRIDGE.COM
ENGINEER:	DAVID FRANKLIN LICENSE #: 042027 KIMLEY-HORN & ASSOC.
CONTACT:	770-545-6105 DAVID.FRANKLIN@KIMLEY-HORN.COM
POWER COMPANY:	DUKE ENERGY



3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25
No.	Submission / Revision	App'd	Date
Drawn:	XDD	Date:	10/15/25
Designed:	XDD	Date:	10/15/25
Checked:	KEW	Date:	10/15/25

Project Number
013291035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp



Drawing Title

TITLE SHEET

Drawing Scale:
AS NOTED

ZD

Date:
10/15/25

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

T1

2024 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: US-NC-5408 MARLBORO ROAD
Address: 4055 HARDINS FARM ROAD SOPHIA, NC
Owner/Authorized Agent: DREW PITTS Phone: (770) 545 - 6105 E-Mail: drew.pitts@kimley-horn.com
Owned By: ☐ City/County ☒ Private ☐ State ☐ County
Code Enforcement Jurisdiction: ☐ City ☒ County RANDOLPH ☐ State

CONTACT: DREW L. PITTS, P.E. (4057734)
DESIGNER FIRM NAME LICENSE # TELEPHONE # E-MAIL
Architectural KIMLEY-HORN & ASSOC. DREW L. PITTS 057734 (470) 571-1306 drew.pitts@kimley-horn.com
Electrical KIMLEY-HORN & ASSOC. DREW L. PITTS 057734 (470) 571-1306 drew.pitts@kimley-horn.com
Fire Alarm
Plumbing
Mechanical
Sprinkler-Standpipe
Structural
Retaining Walls >5' High
Other

2018 NC BUILDING CODE: ☒ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell Core - Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

CONSTRUCTED: (date) CURRENT OCCUPANCY(S) (Ch. 3): TELECOMMUNICATIONS SITE
RENOVATED: (date) PROPOSED OCCUPANCY(S) (Ch. 3): TELECOMMUNICATIONS SITE

RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☐ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ☐ V-B
Sprinklers: ☐ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ☐ Yes Flood Hazard Area: ☐ No ☐ Yes
Special Inspections Required: ☐ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

Gross Building Area Table

FLOOR	EXISTING (SQ.FT.)	NEW (SQ.FT.)	SUB-TOTAL
3 rd Floor			
2 nd Floor			
Mezzanine			
1 st Floor			
Basement			
Total			

ALLOWABLE AREA

Primary Occupancy Classification(s): Select one Select one Select one Select one Select one Select one
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ I ☐ 2
☐ I-2 Condition ☐ I ☐ 2
☐ I-3 Condition ☐ I ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
Special Uses (Chapter 4 - List Code Sections):
Special Provisions (Chapter 5 - List Code Sections):
Mixed Occupancy: ☐ No ☐ Yes Separation Hr. Exception:
☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction so determined, shall apply to the entire building.
☐ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area of Occupancy A + Actual Area of Occupancy B ≤ 1
Allowable Area of Occupancy A Allowable Area of Occupancy B

+ + + + + ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ⁴ AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,5}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ³

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase $I_f = 100(F/P - 0.25) \times W/30 = (\%)$
² Unlimited area applicable under conditions of Section 507.
³ Maximum Building Area = total number of stories in the building x D (maximum stories) (506.2).
⁴ The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.2.1.
⁵ Frontage increase is based on the un sprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.2)			
Building Height in Stories (Table 504.4)			

¹ Provide code reference if "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Beating Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction, including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Temple/Dwelling Unit Sleeping Unit Separation							
Incidental Use Separation							

² Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☐ Yes
Exit Signs: ☐ No ☐ Yes
Fire Alarm: ☐ No ☐ Yes
Smoke Detection Systems: ☐ No ☐ Yes ☐ Partial
Carbon Monoxide Detection: ☐ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #:

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ Occupant loads for each area
☐ Exit access travel distances (1017)
☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☐ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
			REGULAR WITH 5' ACCESS AISLE	132" ACCESS AISLE	8' ACCESS AISLE	
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	SPACE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS		DRINKING FOUNTAINS	
		MALE	FEMALE	UNSEX	MALE	FEMALE	UNSEX	TUB	REGULAR	ACCESSIBLE	REGULAR	ACCESSIBLE		
EXIST'G														
NEW														
REQ'D														

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DIIHS, etc., describe below)

ENERGY REQUIREMENTS:

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ No ☐ Yes (The remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide code or statutory reference):

Climate Zone: ☐ 3A ☐ 4A ☐ 5A

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/Ceiling Assembly (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Skylights in each assembly:
U-Value of skylight:
total square footage of skylights in each assembly:

Exterior Walls (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Openings (windows or doors with glazing)
U-Value of assembly:
Solar heat gain coefficient:
projection factor:
Door R-Values:

Walls below grade (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors over unconditioned space (each assembly)
Description of assembly:
U-Value of total assembly:
R-Value of insulation:

Floors slab on grade
Description of assembly:
U-Value of total assembly:
R-Value of insulation:
Horizontal vertical requirement:
slab heated:

NOTE: SCOPE OF WORK INCLUDES INSTALLATION OF CAST IN PLACE CONCRETE PAD, PREFABRICATED EQUIPMENT CABINETS AND GENERATOR. NO NEW BUILDING BEING CONSTRUCTED.

2024 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (Is) _____
Seismic (Is) _____

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____ psf

Ground Snow Load: _____ psf

Wind Load: Basic Wind Speed _____ mph (ASCE-7)
Exposure Category _____

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
Spectral Response Acceleration S_s _____ %g S_1 _____ %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☐

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: _____
summer dry bulb: _____

Interior design conditions
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler
Size category. If oversized, state reason: _____
Chiller
Size category. If oversized, state reason: _____
List equipment efficiencies: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

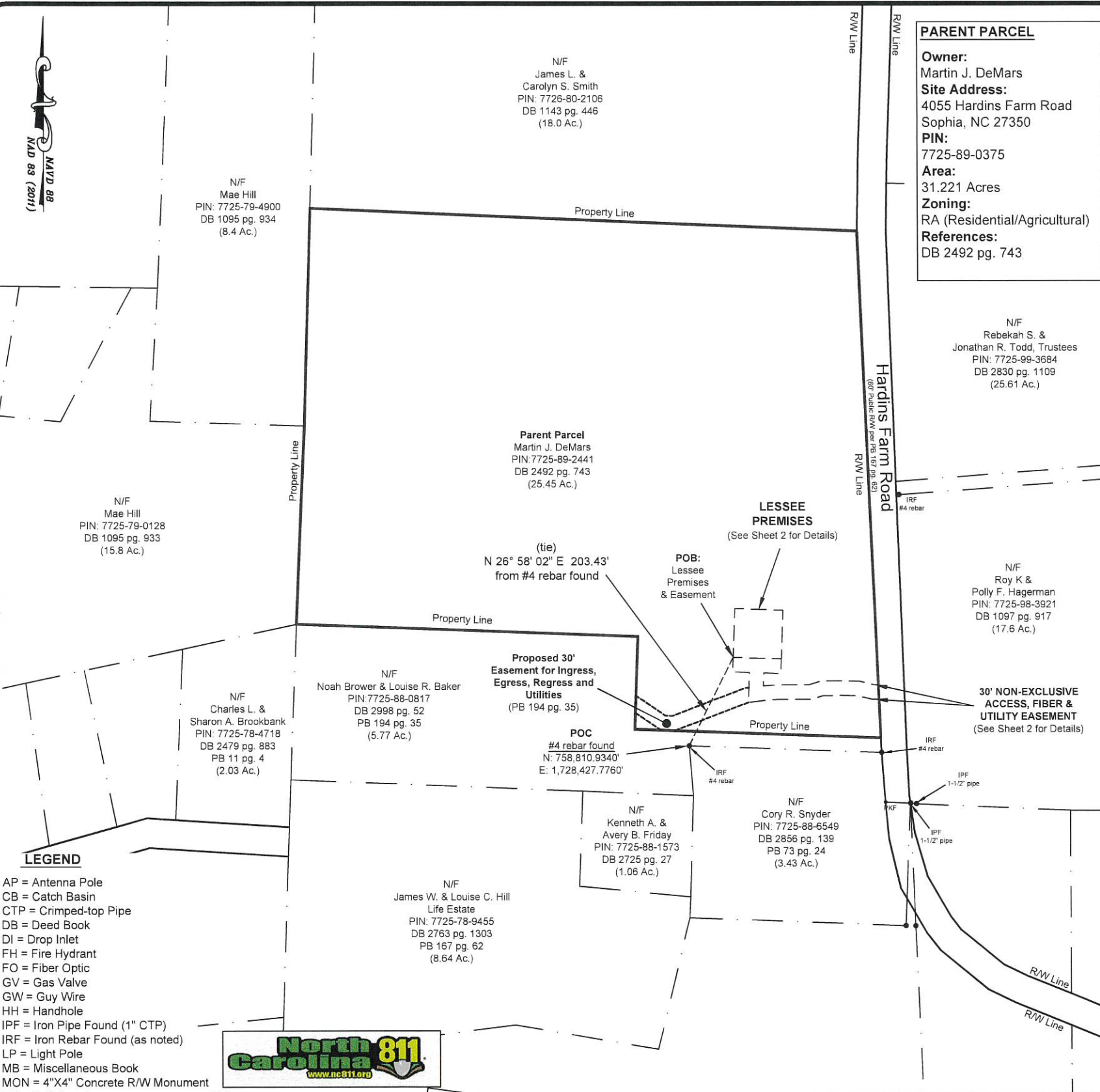
Additional Efficiency Package Options
(When using the 2018 ASCEC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

verticalbridge

verizon

3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25
No.	Submission / Revision	App'd	Date
Drawn:	XDD	Date:	10/14/25
Designed:	XDD	Date:	10/15/25
Checked:	KW	Date:	10/15/25
Project Number	013291035		
Project Title	US-NC-5408 MARLBORO RD		
Engineer Stamp	NORTH CAROLINA PROFESSIONAL ENGINEER ANDREW LAMAR PITTS 01/1/20		
Drawing Title	APPENDIX B-BUILDING CODE SUMMARY		
Drawing Scale:	AS NOTED	ZD	
Date:	10/15/25		
Drawing Number	T2		

NAVD 88
NAD 83 (2011)



PARENT PARCEL

Owner:
Martin J. DeMars
Site Address:
4055 Hardins Farm Road
Sophia, NC 27350
PIN:
7725-89-0375
Area:
31.221 Acres
Zoning:
RA (Residential/Agricultural)
References:
DB 2492 pg. 743

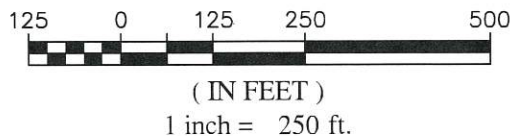
GENERAL NOTES

1. This Specific Purpose Survey is for the Lessee Premises and Easements Only. This Specific Purpose Survey was prepared for the exclusive use of The Towers, LLC and exclusively for the transfer of the Lessee Premises and the Rights of Easement shown hereon. Boundary information shown hereon has been compiled from tax maps and deed descriptions only. No boundary survey of the Parent Parcel was performed.
2. This drawing does not represent a boundary survey.
3. The Specific Purpose Survey was prepared with the benefit of a title report which may reveal additional conveyances, easements, or rights-of-way not shown hereon.
4. Survey equipment used for angular & linear measurements: Trimble S5 Robotic Total Station.
5. The 1' contours and spot elevations shown on the Specific Purpose Survey are adjusted to NAVD 88 Datum (computed using GEOID 18) and have a vertical accuracy of +/- 0.5'. Contours outside the immediate site area are approximate.
6. Bearings shown on this Specific Purpose Survey are based on Grid North (NAD83).
7. Per FEMA Floodplain Maps, this site is located in an area designated as Zone X (Areas of Minimal Flood Hazard). FIRM Map #: 3720463500K Dated April 16, 2013.
8. No wetland areas have been investigated by this Specific Purpose Survey.
9. All zoning information should be verified with Randolph County Zoning Officials.
10. Any underground utilities shown have been located from above ground field survey information. The Surveyor makes no guarantees that any underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that any underground utilities shown are in the exact location indicated although they are located as accurately as possible from information available. The Surveyor has not physically located any underground utilities.
11. Access and Utility Easements terminate at a confirmed public ROW, as shown hereon.
12. All Lessee Premises and Easement Area's shown hereon, lie entirely within the Parent Parcel.
13. At the time of this survey (September 9th, 2025), there were no visible encroachments located on the Lessee Premises or Easement Area's shown hereon.

POSITIONAL ACCURACY:

Class of Survey: Class "A"
Positional Accuracy: <0.10'
GPS Procedure: NCGS Network RTK using a Trimble SPS985 GPS Rover with TSC3 Controller
Datum/Epoch: NAD83 (NSRS2011) / NAVD 88
Public/Fixed Control: NC VRS Network
Geoid Model: Geoid18 (CONUS)
Combined Grid Factor: 0.99988984
Units: US Survey Feet
Date of Survey: September 9th, 2025

GRAPHIC SCALE



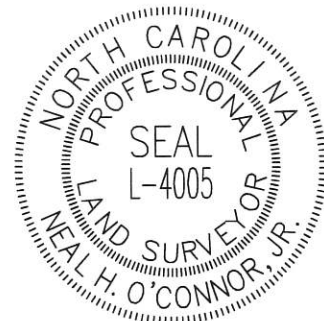
VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I, Neal H. O'Connor, Jr., hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, its lenders, and administrative agents and each of their respective successors and/or assigns, and Tower Agency, LLC.

Neal H. O'Connor, Jr.
NCPLS # L-4005

Date



LINETYPE LEGEND

- = Lessee Premises & 30' Easement Line
- - - - - = Parcel Line
- - - - - = Fence Line
- - - - - = Curb & Gutter
- - - - - = Fiber Optic Line
- - - - - = Right of Way Line
- - - - - = Overhead Electric Power Line
- - - - - = Branch Line (Property)

HATCH LEGEND

- [Hatch] = Concrete
- [Hatch] = Rip Rap
- [Hatch] = Grass
- [Hatch] = Wall

LEGEND

- AP = Antenna Pole
- CB = Catch Basin
- CTP = Crimped-top Pipe
- DB = Deed Book
- DI = Drop Inlet
- FH = Fire Hydrant
- FO = Fiber Optic
- GV = Gas Valve
- GW = Guy Wire
- HH = Handhole
- IPF = Iron Pipe Found (1" CTP)
- IRF = Iron Rebar Found (as noted)
- LP = Light Pole
- MB = Miscellaneous Book
- MON = 4"x4" Concrete R/W Monument
- NF = Nail Found
- PC = Plat Cabinet
- PG = Page
- PKF = PK Nail Found
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-Way
- SPK = Railroad Spike found
- TP = Telephone Pedestal
- UP = Utility Pole
- WM = Water Meter
- WV = Water Valve



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DESIGN AND ENGINEERING

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PREPARED FOR

The Towers,
LLC

Kimley»Horn

REVISIONS

No.	DATE	DESCRIPTION	BY	CHK	APP
1.	10-08-25	Revised Plan set per client comments	NHO	NHO	NHO
2.	10-21-25	Revised Plan set per client comments	NHO	NHO	NHO
3.	2-03-26	Revised Plan set per as requested	NHO	NHO	NHO

SPECIFIC PURPOSE SURVEY:

US-NC-5408 MARLBORO RD

4055 HARDINS FARM ROAD
SOPHIA, NC 27350
RANDOLPH COUNTY

DATE OF SURVEY: SEPTEMBER 9th, 2025



License: # P-0339
320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.com

SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 1 OF 4

(Not Valid without all Sheets)

NAD 83 (2011)
NAVD 88

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

LESSEE
PREMISES
(Rights to be Acquired)

POB:
Lessee
Premises
& Easement

(tie)
N 26°58'02" E 203.43'
from #4 rebar found

TBM
Nail Set in Oak
Elevation: 721.42'

Proposed 30'
Easement for Ingress,
Egress, Regress and
Utilities
(PB 194 pg. 35)

POC
#4 rebar found
N: 758,810.9340'
E: 1,728,427.7760'

IRF
#4 rebar

N/F
Noah Brower & Louise R. Baker
PIN: 7725-88-0817
DB 2998 pg. 52
PB 194 pg. 35
(5.77 Ac.)

N/F
Cory R. Snyder
PIN: 7725-88-6549
DB 2856 pg. 139
PB 73 pg. 24
(3.43 Ac.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S02°02'40"W	30.00'
L2	N87°57'20"W	35.00'
L3	S02°02'40"W	26.52'
L4	N85°28'17"E	25.65'
L5	S89°55'15"E	67.94'
L6	N72°23'16"E	25.20'
L7	N88°57'11"E	46.24'
L8	S87°47'31"E	36.30'
L9	S76°26'23"E	29.45'
L10	N88°03'19"E	8.88'
L11	S02°29'41"E	30.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S88°03'19"W	13.16'
L13	N76°26'23"W	30.65'
L14	N87°47'31"W	32.47'
L15	S88°57'11"W	41.02'
L16	S72°23'16"W	25.50'
L17	N89°55'15"W	71.40'
L18	S85°28'17"W	26.54'
L19	S83°36'04"W	31.70'
L20	N02°02'40"E	61.21'
L21	N87°57'20"W	35.00'
L22	N02°02'40"E	30.00'

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

30' NON-EXCLUSIVE
ACCESS, FIBER &
UTILITY EASEMENT
(Rights to be Acquired)

Old gravel drive

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

LINETYPE LEGEND

- = Right of Way Line
- - - = Lessee Premises & Easement Line
- · - · = Parcel Line
- o - o = Fence Line
- - - = Curb & Gutter
- - - = Watershed & Riparian Buffers
- W = Water Line
- OE = Overhead Electric Power Line
- UE = Underground Electric Line
- o = Calculated Point
- ~ = Edge of Wood Line

HATCH LEGEND

- [Hatch] = Concrete
- [Hatch] = Gravel
- [Hatch] = Grass
- [Hatch] = Wall

Hardins Farm Road
(60' Public R/W per PB 167 pg. 62)

N/F
Roy K &
Polly F. Hagerman
PIN: 7725-98-3921
DB 1097 pg. 917
(17.6 Ac.)

SITE INFORMATION:

Lessee Premises:
10,000.00 Square Feet (0.230 Acres)
Latitude at center of Premises:
N 35° 49' 55.636"(NAD83)(35.832121 N)
Longitude at center of Premises:
W 79° 54' 56.578"(NAD83)(-79.915716 W)
Elevation at center of Premises:
709.44' A.M.S.L.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

AP = Antenna Pole
CB = Catch Basin
CO = Clean-out
DB = Deed Book
DI = Drop Inlet
FH = Fire Hydrant
FO = Fiber Optic
G = Underground Gas
GI = Grate Inlet
GW = Guy Wire
HH = Handhole (Telecommunications)
IPF = Iron Pipe Found (as noted)
IRF = Iron Rebar Found (as noted)
LP = Light Pole
MB = Mailbox
MRK = UG Line Marker
OE = Overhead Electric
PB = Plat Book
PC = Plat Cabinet
PKF = PK Nail Found
POB = Point of Beginning
POC = Point of Commencement
R/W = Right-of-Way
SPK = Railroad Spike found
TP = Telephone Pedestal
UE = Underground Electric
UG = Underground
UP = Utility Pole
UT = Underground Telephone
W = Underground Water
WM = Water Meter
WV = Water Valve

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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF
LICENSED ARCHITECT, PROFESSIONAL
ENGINEER, LANDSCAPE ARCHITECT, OR
LAND SURVEYOR TO ALTER ANY ITEM ON
THIS DOCUMENT IN ANY WAY. ANY LICENSEE
WHO ALTERS THIS DOCUMENT IS REQUIRED
BY LAW TO AFFIX HIS OR HER SEAL AND THE
NOTATION "ALTERED BY" FOLLOWED BY HIS
OR HER SIGNATURE AND SPECIFIC
DESCRIPTION OF THE ALTERATIONS.

PREPARED FOR

The Towers,
LLC

Kimley»Horn

REVISIONS

No.	DATE	DESCRIPTION	BY	CHK	APP
1.	10-08-25	Revised Plan set per client comments	NHO	NHO	NHO
2.	10-21-25	Revised Plan set per client comments	NHO	NHO	NHO
3.	2-03-26	Revised Plan set per as requested	NHO	NHO	NHO

SPECIFIC PURPOSE SURVEY:

US-NC-5408 MARLBORO RD

4055 HARDINS FARM ROAD
SOPHIA, NC 27350
RANDOLPH COUNTY

DATE OF SURVEY: SEPTEMBER 9th, 2025



License: # P-0339
320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.com

SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 2 OF 4

(Not Valid without all Sheets)

PARENT PARCEL

Property located 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina.

All that certain piece, parcel or tract of land lying and being 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, containing twenty-five and 45/100 Acres (25.45 Acres) and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds.

TAX PARCEL ID NUMBER: 7725-89-2441

LESSEE PREMISES

All that tract or parcel of land lying and being 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar at the southern property line of said Martin J. DeMars property with the northwestern corner of the Cory R. Synder property as described in Deed Book 2856 page 139, having a North Carolina Grid North (NAD83) value of N: 758,810.9340' and E: 1,728,427.7760' and being labeled POINT OF COMMENCEMENT; thence with a tie-line N 26° 58' 02" E 203.43' feet to a point being the Point of Beginning of the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement and the TRUE POINT OF BEGINNING for the Lessee Premises; thence N 02° 02' 40" E 100.00 feet to a point; thence S 87° 57' 20" E 100.00 feet to a point; thence S 02° 02' 40" W 100.00 feet to a point; thence N 87° 57' 20" W 100.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.230 Acres (10,000.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for The Towers, LLC.

30' LESSEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT

Together with a 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement lying and 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar at the southern property line of said Martin J. DeMars property with the northwestern corner of the Cory R. Synder property as described in Deed Book 2856 page 139, having a North Carolina Grid North (NAD83) value of N: 758,810.9340' and E: 1,728,427.7760' and being labeled POINT OF COMMENCEMENT; thence with a tie-line N 26° 58' 02" E 203.43' feet to a point being the Point of Beginning of the Lessee Premises and the TRUE POINT OF BEGINNING for the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement; thence with said Lessee Premises S 87° 57' 20" E 100.00 feet to a point; thence leaving said Lessee Premises S 02° 02' 40" W 30.00 feet to a point; thence N 87° 57' 20" W 35.00 feet to a point; thence S 02° 02' 40" W 26.52 feet to a point; thence N 85° 28' 17" E 25.65 feet to a point; thence S 89° 55' 15" E 67.94 feet to a point; thence N 72° 23' 16" E 25.20 feet to a point; thence N 88° 57' 11" E 46.24 feet to a point; thence S 87° 47' 31" E 36.30 feet to a point; thence S 76° 26' 23" E 29.45 feet to a point; thence N 88° 03' 19" E 8.88 feet to a point on the western Right of Way for Hardins Farm Road (having a 60' Public Right of Way); thence with said Right of Way S 02° 29' 41" E 30.03 feet to a point; thence leaving said Right of Way S 88° 03' 19" W 13.16 feet to a point; thence N 76° 26' 23" W 30.65 feet to a point; thence N 87° 47' 31" W 32.47 feet to a point; thence S 88° 57' 11" W 41.02 feet to a point; thence S 72° 23' 16" W 25.50 feet to a point; thence N 89° 55' 15" W 71.40 feet to a point; thence S 85° 28' 17" W 26.54 feet to a point; thence S 83° 36' 04" W 31.70 feet to a point; thence N 02° 02' 40" E 61.21 feet to a point; thence N 87° 57' 20" W 35.00 feet to a point; thence N 02° 02' 40" E 30.00 feet to the POINT OF BEGINNING.

Said described parcel containing 0.275 Acres (11,996.46 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for The Towers, LLC.

SITE INFORMATION:

Lessee Premises:
10,000.00 Square Feet (0.230 Acres)
Latitude at center of Premises:
N 35° 49' 55.636"(NAD83)(35.832121 N)
Longitude at center of Premises:
W 79° 54' 56.578"(NAD83)(-79.915716 W)

Elevation at center of Premises:
709.44' A.M.S.L.

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SPECIFIC PURPOSE
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TOWER LESSEE
PREMISES SITE
SHEET 3 OF 4

(Not Valid without all Sheets)

TITLE EXCEPTIONS (Schedule B – Part II):
This survey was made with the aid of Title work prepared by Tower Agency, LLC and issued by Westcor Land Title Insurance Company, Commitment date of June 25, 2025, being Loan ID Number/The Towers, LLC File Number: US–NC–5408, Commitment Number/Title Tower File Number: VTB–212685–C for the Parent Parcel to determine the impacts of existing title exceptions listed below:

Items 1–7:
General Reference Items with no records listed and none noted during survey.

[None noted.]

Item 8:
All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.

[This Item are not a matter of surveying.]

SPECIAL EXCEPTIONS:

9. Rights of fee simple owners in and to the subject property.

[None noted.]

10. Easement between Martin DeMers and Mary Demers; and Duke Power Company, its successors and assigns, dated June 4, 2001 and recorded June 4, 2001 in (book) 1715 (page) 042 (instrument) 2001–014499, in Randolph County, North Carolina.

[Deed describes a 15' Easement, centered on existing power lines located on the Parent Parcel, located 0.1 miles north of Lessee Premises & 30' Access, Fiber & Utility Easement.]

LEGAL DESCRIPTION:
Exhibit "A"

A tract or parcel of land located in New Market Township, Randolph County, North Carolina, described as follows: Beginning at an existing iron pipe, said pipe being located at the Southwestern corner of the property now or formerly owned by James L. Smith and described in Deed Book 1143, Page 446, Randolph County Registry, and running from said pipe South 7 degrees 46 minutes 17 seconds West 831.93 feet to an existing iron pipe; thence from said pipe South 4 degrees 45 minutes 45 seconds West 319.41 feet to an existing iron pipe; thence from said pipe South 81 degrees 43 minutes 40 seconds East 555.83 feet to a fence post; thence from said post South 81 degrees 55 minutes 16 seconds East 259.26 feet to an existing iron pipe; thence from said pipe South 81 degrees 59 minutes 56 seconds East 428.64 feet to a point, said point being located North 81 degrees 59 minutes 56 seconds West 21.33 feet from the existing iron pipe located on the western margin of State Road 1535 (Hardins Farm Road); thence from said point North 1 degree 23 North 3 degrees 19 minutes 59 seconds East 98.41 feet to a point; thence from said point North 3 degrees 38 minutes 54 seconds East 304.93 feet to a point; thence from said Point North 4 degrees 4 minutes 28 seconds East 350.85 feet to a point; thence from said point North 4 degrees 40 minutes 58 seconds East 157.13 feet to a point; thence from said point North 4 degrees 50 minutes 7 seconds East 146.88 feet to a point; thence from said point North 82 degrees 3 minutes West 1181.24 feet to the point and place of BEGINNING, containing 32.151 acres, more or less, and being that property depicted in a survey dated January 26, 2001 and entitled "Survey for James H. Smith" prepared by Burrow Surveys, Inc., project number 1921, to which reference is made for a more complete description.

Save and except that certain 0.930 acre as shown on plat entitled "Survey for Grady L. Hardin and wife, Clata F. Hardin" recorded in Plat Book 73, Page 24, in the office of the Register of Deeds for Randolph County.

The above described property does not include the primary residence of the Grantor. By this deed, the Grantor is conveying all of her right, title, and interest in the above described property to the Grantee. For further reference, see deed recorded in Book 1708, Page 1078, Randolph County Registry. This deed is being executed pursuant to a consent order filed on November 25, 2015 in file number 15 CVD 8752 in the office of the Clerk of Superior Court of Guilford County, North Carolina.

Parcel ID: 7725890375 (REID: 29847)

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

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TOWER LESSEE
PREMISES SITE
SHEET 4 OF 4

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GENERAL PROJECT NOTES

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED LAND SURVEYOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE JURISDICTIONS STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
13. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
14. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
15. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND AND THE TOWER.
17. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILTS SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.
18. TOWER FOOTING DIMENSIONS SHALL BE VERIFIED WITH THE TOWER MANUFACTURER AND THE TOWER PLANS.

GENERAL CONSTRUCTION NOTES

1. GENERAL
 - A. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
 - B. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
 - C. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE APPROVAL.
 - D. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
 - E. PAINT ALL ANTENNAS, MOUNTING HARDWARE, CABLES, CABLE TRAYS, ETC. TO MATCH EXISTING STRUCTURE PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR.
 - F. ALL DAMAGED, MARRED, SCRAPPED, ABRADED, ETC. AREAS OF EXISTING PAINT SHALL BE REPAIRED PER OWNERS REQUIREMENTS. OWNER SHALL APPROVE COLOR.
 2. EXCAVATIONS/FOUNDATION
 - A. FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.
 - B. EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.
 - C. ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SW" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY PER ASTM D 698.
 - D. DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.
 - E. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
 - F. DO NOT ALLOW GROUND BENEATH FOOTINGS TO FREEZE.
 - G. FOOTING EXCAVATIONS SHALL BE CUT NEAT.
 3. CONCRETE
 - A. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE";
 - B. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
 - C. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED ($\pm 1.5\%$) WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
 - D. MAXIMUM AGGREGATE SIZE SHALL BE 1".
 - E. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 615, GRADE 60
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING
 - F. REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT. MINIMUM YIELD STRENGTH $F_y = 60$ KSI. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
 - G. CONCRETE COVER AROUND REINFORCING BARS (U.N.O.) SHALL BE:
 1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH.....3"
 2. CONCRETE EXPOSED TO EARTH, WEATHER.....2"
 3. SLABS.....3/4"
 4. ALL OTHER CONCRETE.....1 1/2"
 - H. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
- ### GENERAL CONSTRUCTION NOTES CONT.
- A. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
 - J. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
 - K. DO NOT WELD OR TACKWELD REINFORCING STEEL.
 - L. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, PIPING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
 - M. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
 - N. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
 - O. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
 - P. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
 - Q. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
 - R. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
 - S. PROVIDE A STEEL TROWEL FINISH TO THE SLAB.
 4. ANTENNA SUPPORT BRACKET NOTES (IF APPLICABLE)
 - A. DESIGN RESPONSIBILITY OF ANTENNA MOUNTING BRACKETS AND POLES AND ALL COMPONENTS THERE OF AND ATTACHMENT THERE TO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MFR SHALL PROVIDE TO THE ENGINEER FOR APPROVAL, DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA.
 - B. BRACKETS SHALL BE DESIGNED TO SUPPORT CURRENT AND FUTURE PANEL ANTENNAS AND COAXIAL CABLES AS SHOWN.

STRUCTURAL STEEL NOTES

- A. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- B. STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISC. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
- C. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- D. ALL EXTERIOR STRUCTURAL STEEL SHALL BE, WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123. TOUCH-UP FIELD WELDS AND ABRADED AREAS W/2 COATS OF GALVANIZED PAINT, ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
- E. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- F. CONNECTIONS:
 1. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 2. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- G. SAFETY NOTES:
 1. THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.
 2. THE CONTRACTOR WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO WEEKLY SAFETY MEETINGS. THESE REPORTS WILL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.
 3. ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.

CIVIL LEGEND

EXISTING	PROPOSED
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
OVERHEAD WIRES	OVERHEAD TELEPHONE
250	OVERHEAD ELECTRIC
202	5' OR 10' CONTOUR LINE
120.5 OR 120.5	1' OR 2' CONTOUR LINE
	SPOT ELEVATION
	PRIMARY PROPERTY OR R.O.W.
	LEASE LINE
	EASEMENT
	UTILITY POLE
	TELEPHONE PEDESTAL
	CURB
	ASPHALT PAVEMENT
	BUILDING
	TREES, SHRUBS, BUSHES
	REPRESENTS DETAIL NUMBER
	REF. DRAWING NUMBER

GROUNDING SYMBOLS

⊗	GROUND ROD
□	ACCESS WELL
⊗	GROUND ROD WITH ACCESS
— G —	#2 BTCW GROUNDING WIRE U.N.O.
#	INDICATES CODED NOTE

ELECTRICAL SYMBOLS

♦	RECEPTACLE
---	BURIED RACEWAY
—	TOWER LIGHT SYSTEM
#	INDICATES CODED NUMBER
□	INDICATES DISCONNECT SWITCH

ABBREVIATIONS

CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TYP.	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
W/	WITH
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE
RGS	RIGID GALVANIZED STEEL
AHJ	AUTHORITY HAVING JURISDICTION
TTLNA	TOWER TOP LOW NOISE AMPLIFIER
UNO	UNLESS NOTED OTHERWISE
EMT	ELECTRICAL METALLIC TUBING



No.	Submitted / Revision	App'd	Date
3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25

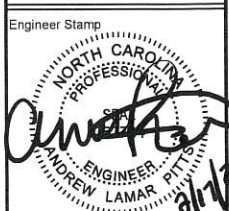
Drawn: XDD Date: 10/15/25
Designed: XDD Date: 10/15/25
Checked: KEW Date: 10/15/25

Project Number 013281035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp



Drawing Title

GENERAL NOTES
& LEGEND

Drawing Scale:
AS NOTED

Date:
10/15/25

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

C1

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222--G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE THEM AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION TO THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF, THEREFORE NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/08/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25
No.	Submittal / Revision	App'd	Date

Drawn: XDD Date: 10/15/25

Designed: XDD Date: 10/15/25

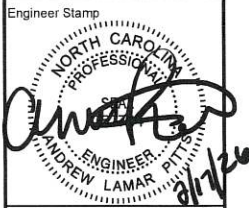
Checked: KEW Date: 10/15/25

Project Number

013291035

Project Title

US-NC-5408
MARLBORO RD



Drawing Title

GENERAL NOTES

Drawing Scale:

AS NOTED

Date:

10/15/25

ZD

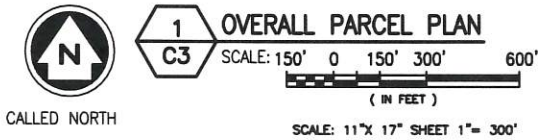
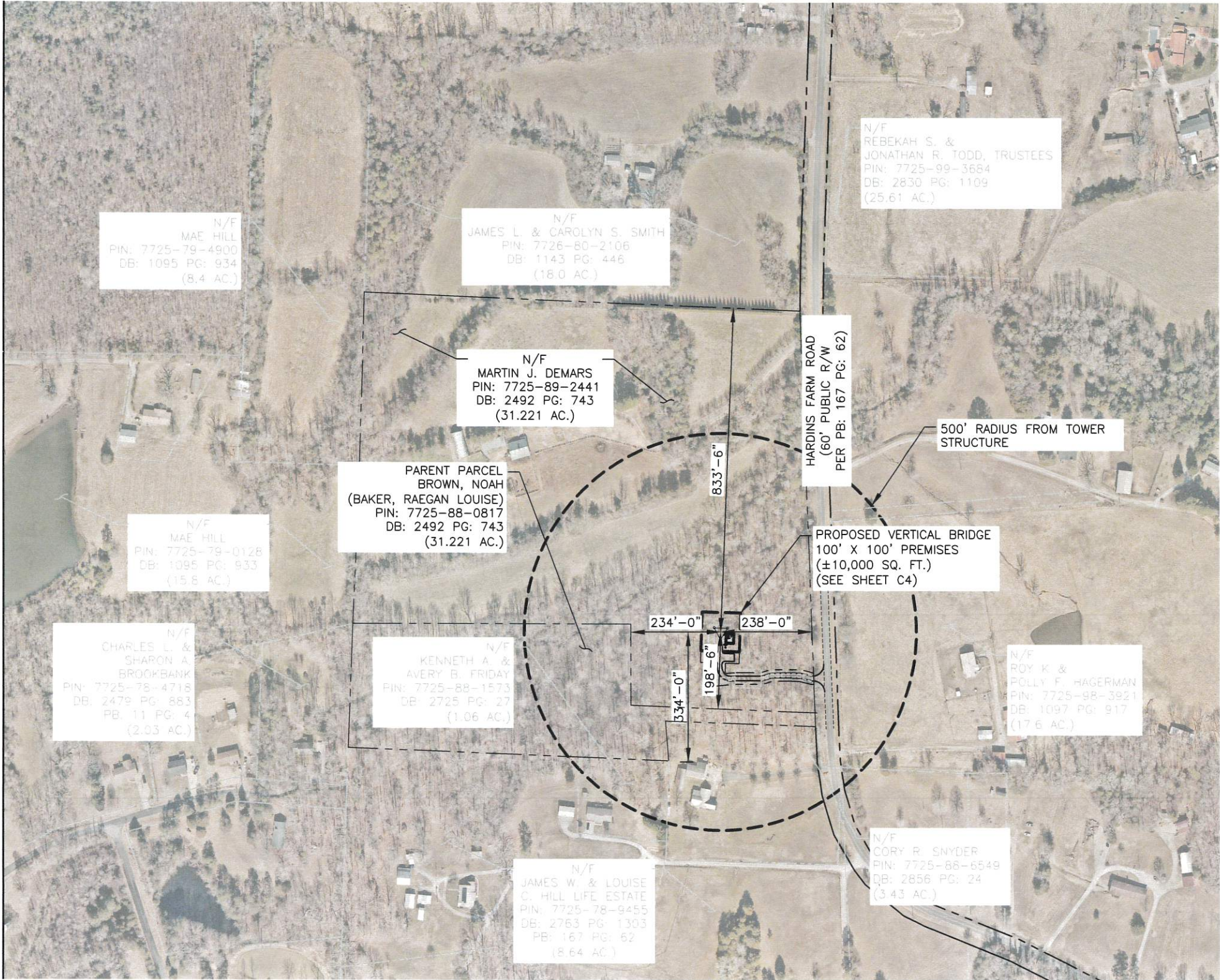
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS.

Drawing Number

C2

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	833'-6"
SOUTH	198'-6"
EAST	238'-0"
WEST	234'-0"

TOWER SETBACKS TO NEAREST STRUCTURE (FROM TOWER CENTER)	
SOUTH	334'-0"



INFORMATION SHOWN BASED ON A FIELD SURVEY
BY SUMMIT DATED 09/30/25.

verticalbridge

verizon

No.	Submittal / Revision	App'd	Date
3	ZONING	ALP	02/03/25
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25

Drawn: XPD Date: 10/15/25
Designed: XPD Date: 10/15/25
Checked: KEW Date: 10/15/25

Project Number
013291035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp



Drawing Title

OVERALL PARCEL PLAN

Drawing Scale:
AS NOTED

ZD

Date:
10/15/25

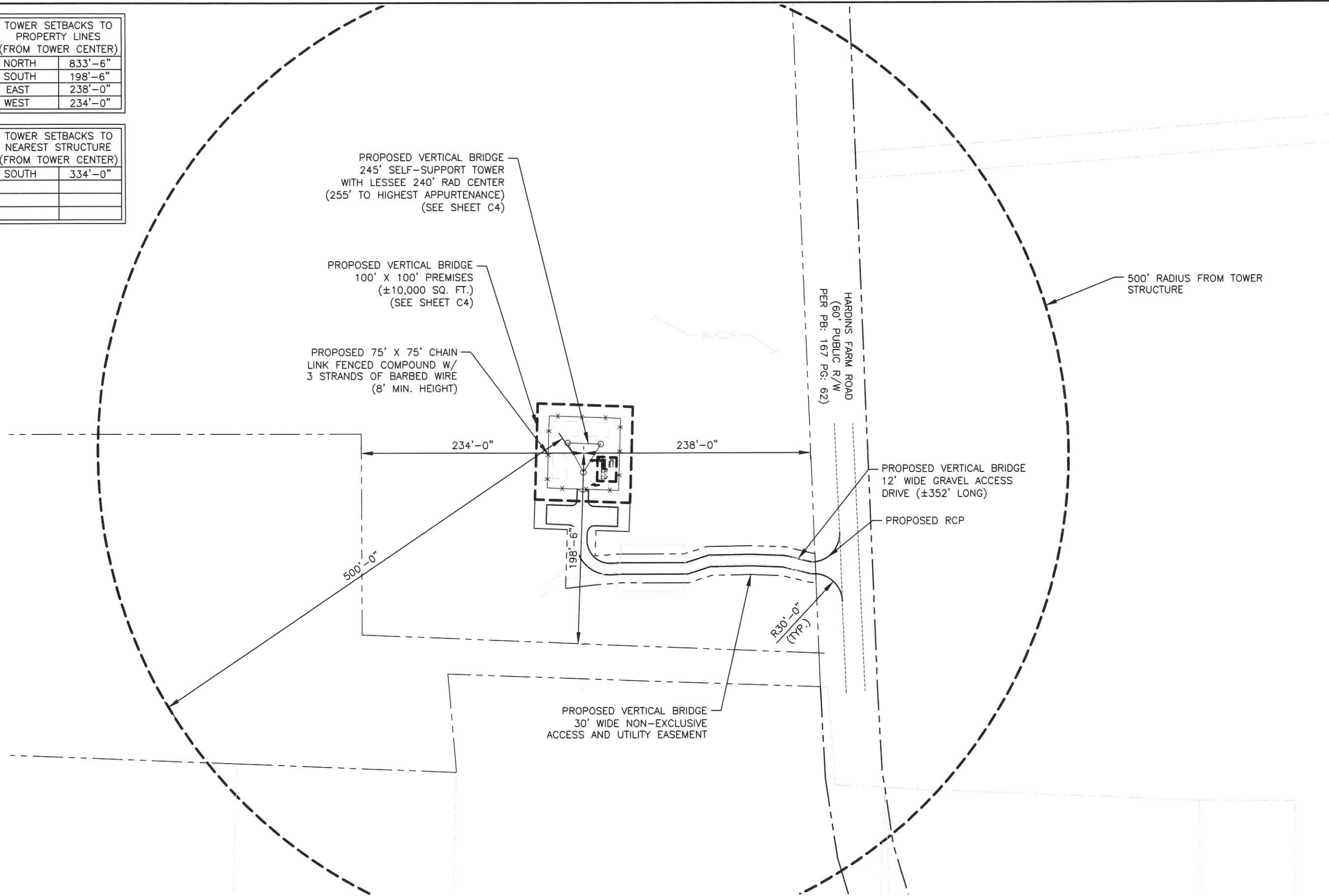
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Drawing Number

C3

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	833'-6"
SOUTH	198'-6"
EAST	238'-0"
WEST	234'-0"

TOWER SETBACKS TO NEAREST STRUCTURE (FROM TOWER CENTER)	
SOUTH	334'-0"



verticalbridge

verizon

No.	Submittal / Revision	App'd	Date
3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25

Drawn: XOD Date: 10/15/25
 Designed: XOD Date: 10/15/25
 Checked: KFW Date: 10/15/25

Project Number: 013291035

Project Title:

 US-NC-5408
 MARLBORO RD

Engineer Stamp

 ANDREW LAMAR PITTMAN
 ENGINEER
 NORTH CAROLINA
 10/15/25

Drawing Title:

 OVERALL SITE PLAN

Drawing Scale:
 AS NOTED
 Date:
 10/15/25
 ZD

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 TO THIS DOCUMENT IS A VIOLATION OF
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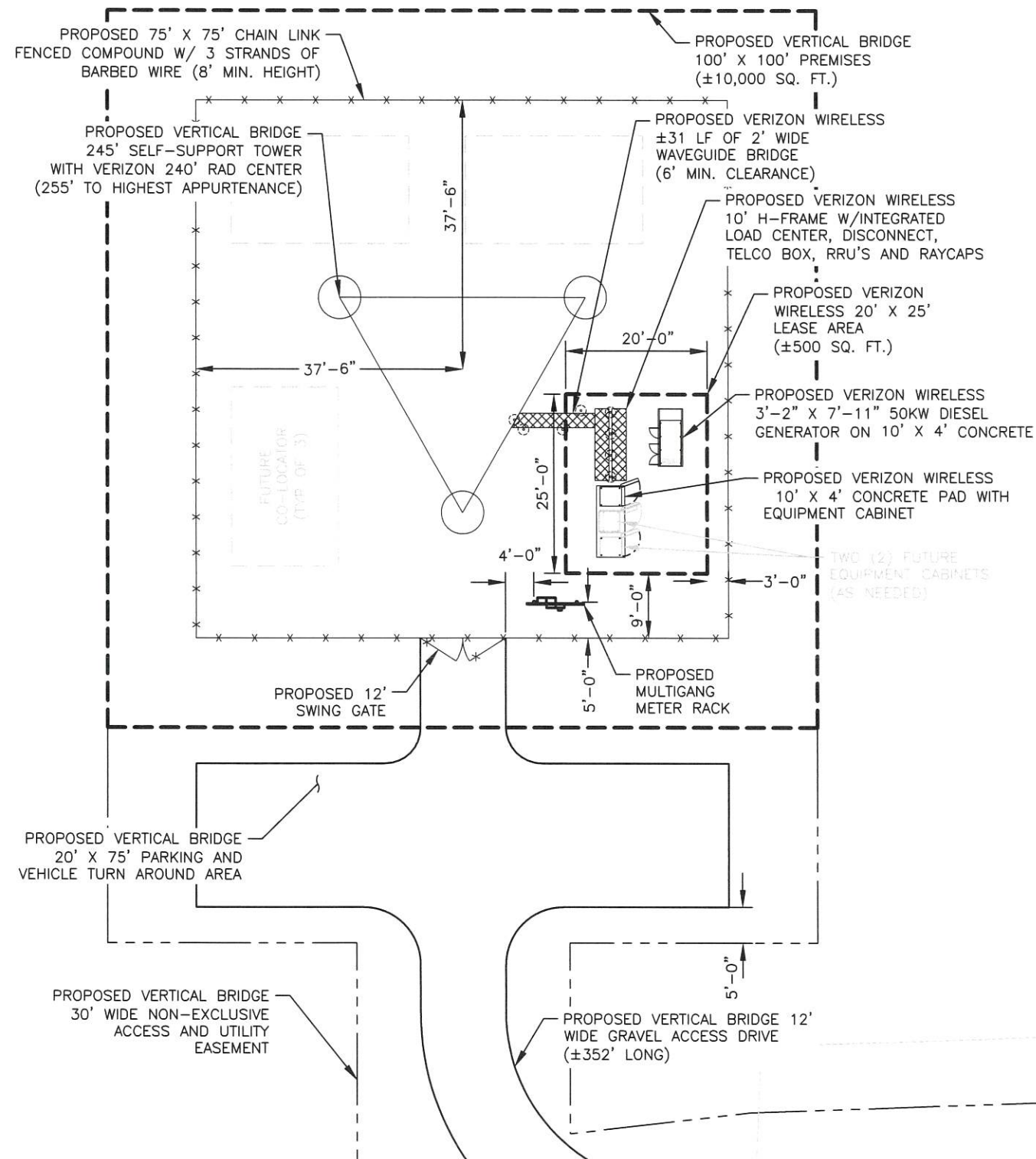
Drawing Number:

 C3A



CALLED NORTH

1
C3A
OVERALL SITE PLAN
 SCALE: 25' 0 25' 50' 100'
 (IN FEET)
 SCALE: 11" X 17" SHEET 1" = 50'

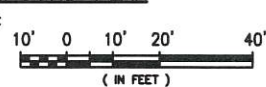


CALLLED NORTH

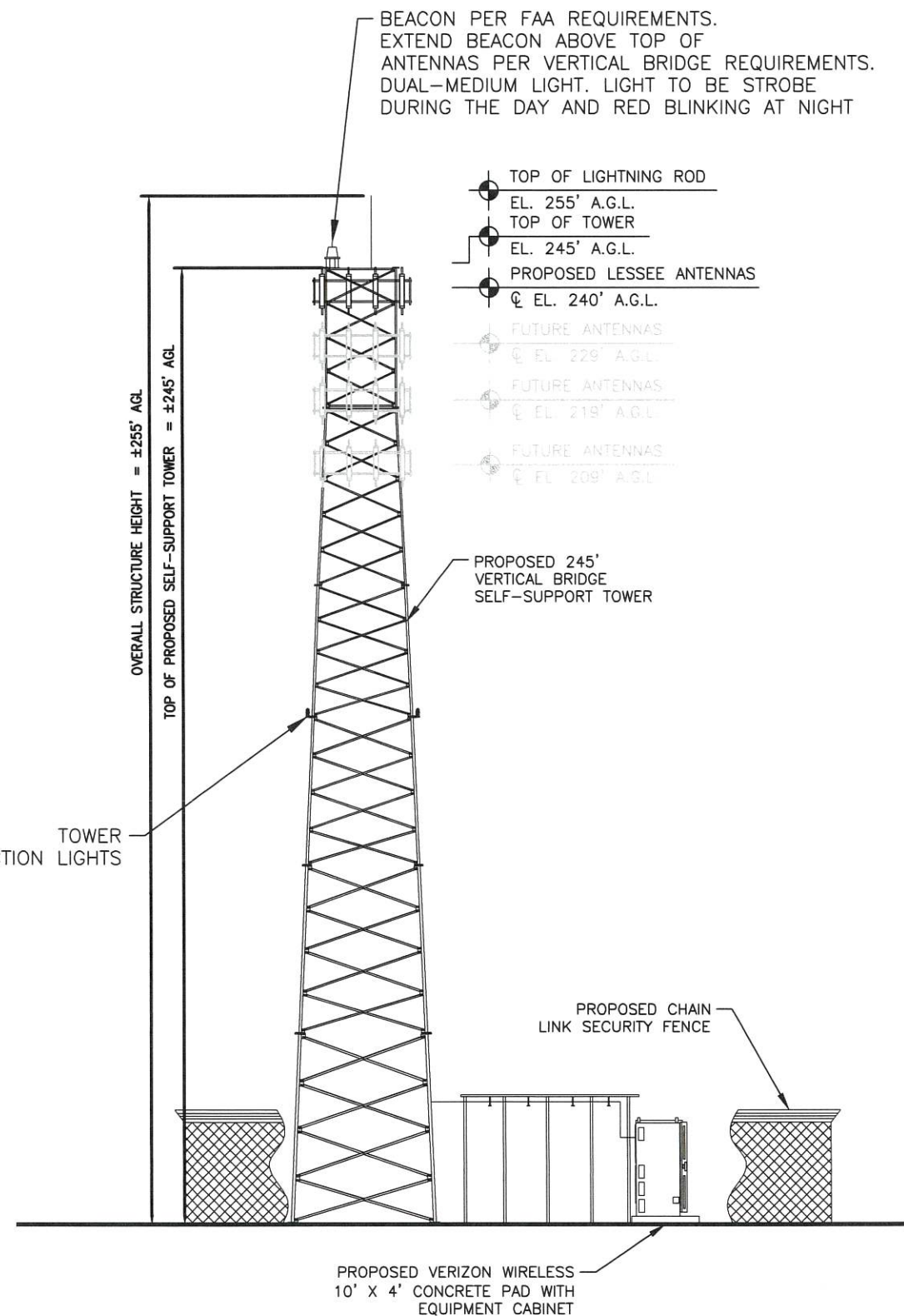
1 COMPOUND PLAN

C4

SCALE:



SCALE: 11"X 17" SHEET 1"= 20'



2 TOWER ELEVATION

C4

NOT TO SCALE

verticalbridge

verizon

No.	Submittal / Revision	App'd	Date
3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25

Drawn: XND Date: 10/15/25
Designed: XND Date: 10/15/25
Checked: KEW Date: 10/15/25

Project Number 013291035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp
NORTH CAROLINA
PROFESSIONAL
ENGINEER
ANDREW LAMAR PITS

Drawing Title

COMPOUND PLAN &
TOWER ELEVATION

Drawing Scale:
AS NOTED
Date: 10/15/25
ZD

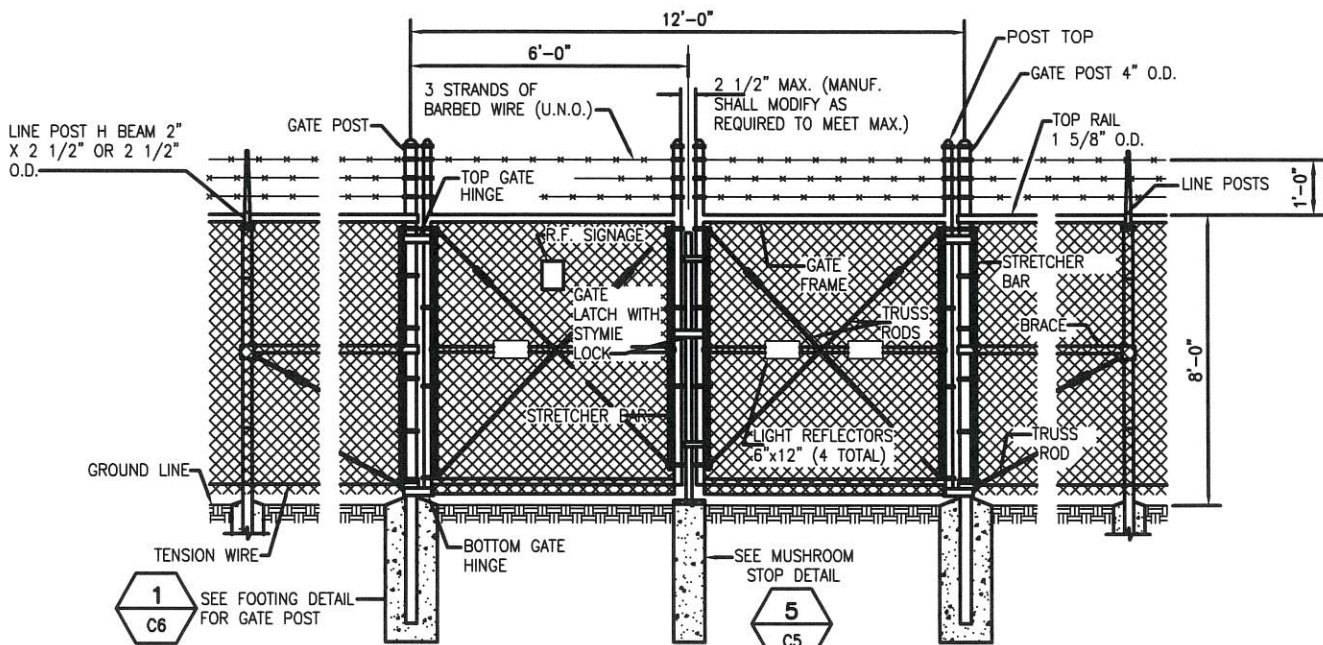
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Drawing Number

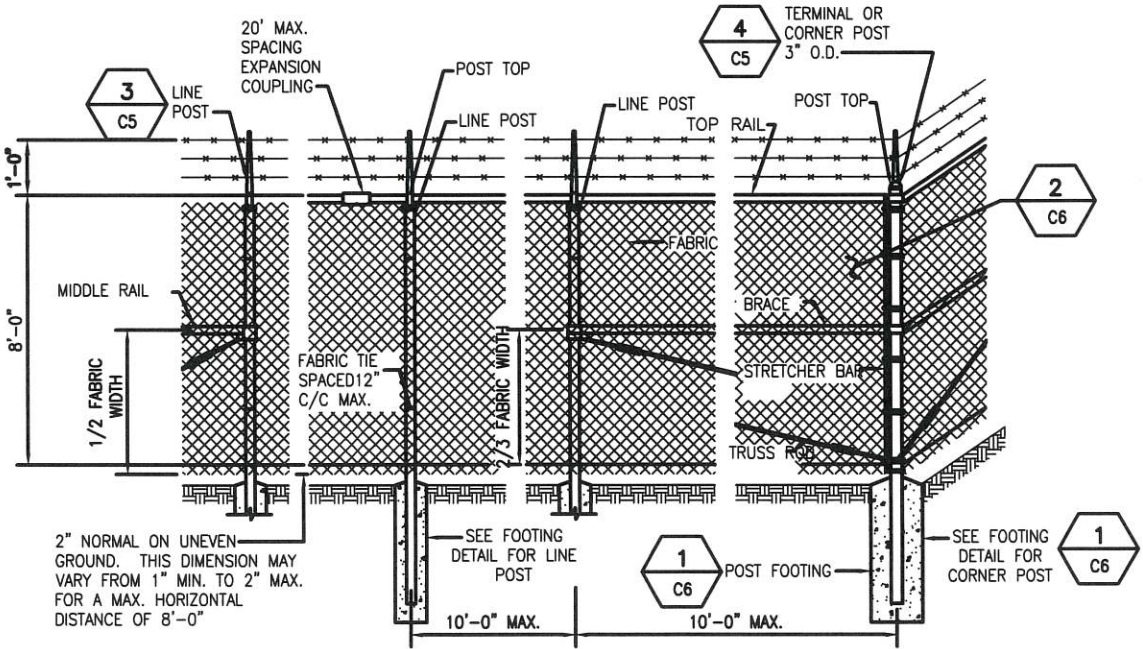
C4

SECURITY
FENCE

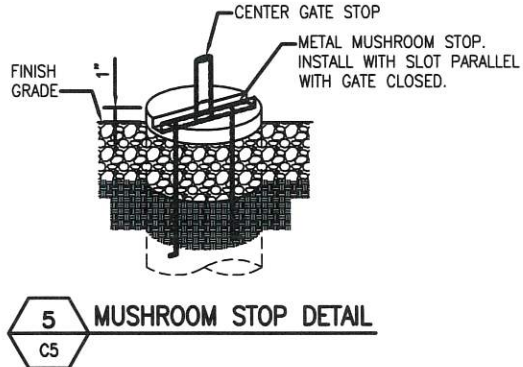
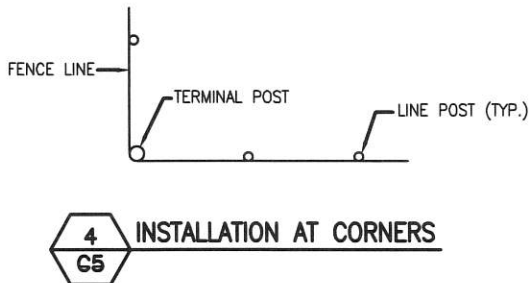
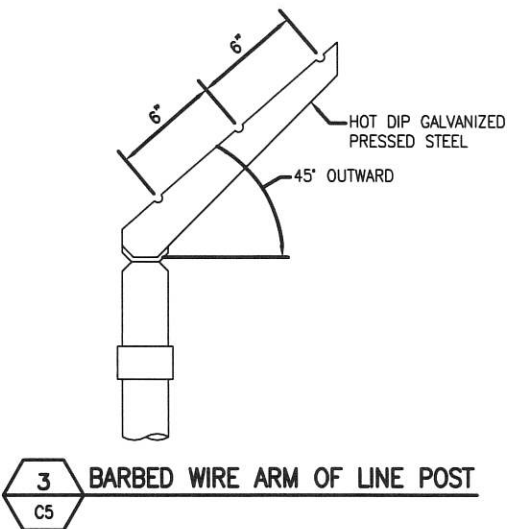
NUTS ON ALL BOLTS SHALL BE TOWARD
THE INTERIOR OF THE COMPOUND.



1 VEHICLE GATE ARRANGEMENT
C5 SEE NOTES ON PAGE C15



2 POST/CORNER POST ARRANGEMENT
C5



3	ZONING	ALP	02/03/25
2	ZONING	DMF	12/09/25
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013291035

Project Title
US-NC-5408
MARLBORO RD

Engineer Stamp

Drawing Title
FENCE DETAILS

Drawing Scale:
AS NOTED
Date:
10/15/25
ZD

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Drawing Number
C5

NOTES:

ZINC COATING – THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.

FABRIC – STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.

METAL POSTS – METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.

POST CAPS – ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS.

TOP RAIL – A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.

MIDDLE RAIL – THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.

BRACE RAIL – BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.

TRUSS RODS – SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.

TENSION WIRE – THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.

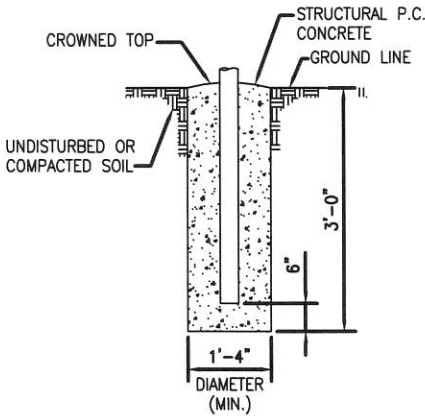
FABRIC TIES – THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN #9 GAGE.

STRETCHER BARS – THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.

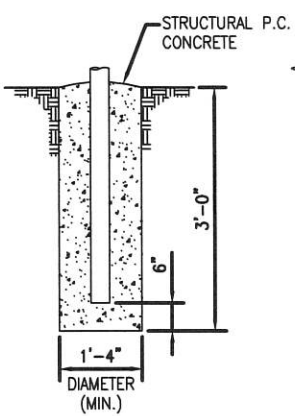
BARBED WIRE – BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAUGE WIRE WITH 4-POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART.

GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2 INCH OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. GATE LATCH SHALL BE CARGO PROTECTORS, INC. MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECEIVE A PADLOCK.

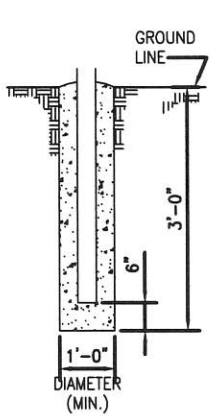
PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



FOOTING FOR TERMINAL OR CORNER POST

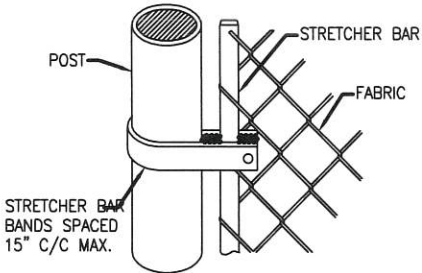


FOOTING FOR GATE POST

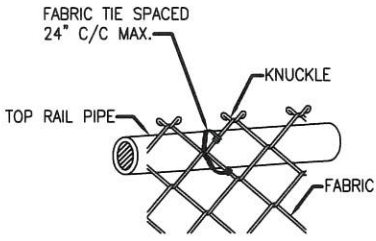


FOOTING FOR LINE POST

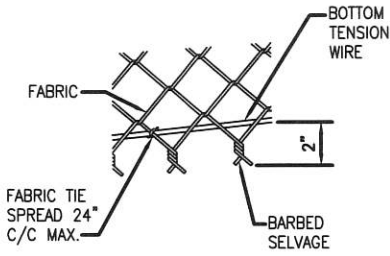
1 POST FOOTINGS



METHOD OF FASTENING STRETCHER BAR TO POST



METHOD OF TYING FABRIC TO PIPE



METHOD OF TYING FABRIC TO TENSION WIRE

2 FABRIC/BAR CONNECTIONS

verticalbridge

verizon

3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
1	ZONING	DMF	12/03/25
0	ZONING	DMF	10/15/25
No.	Submital / Revision	App'd	Date

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Project Number 013291035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp



Drawing Title

FENCE DETAILS

Drawing Scale:
AS NOTED

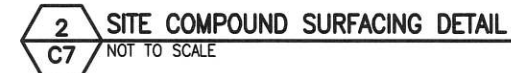
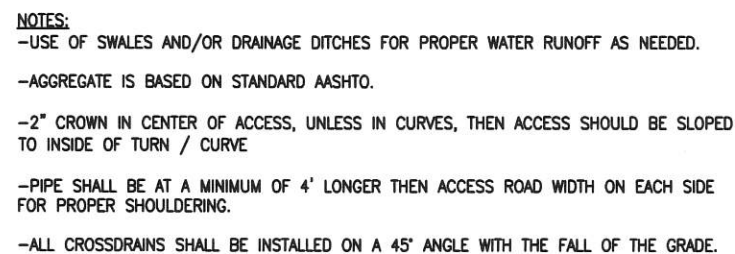
Date:
10/15/25

ZD

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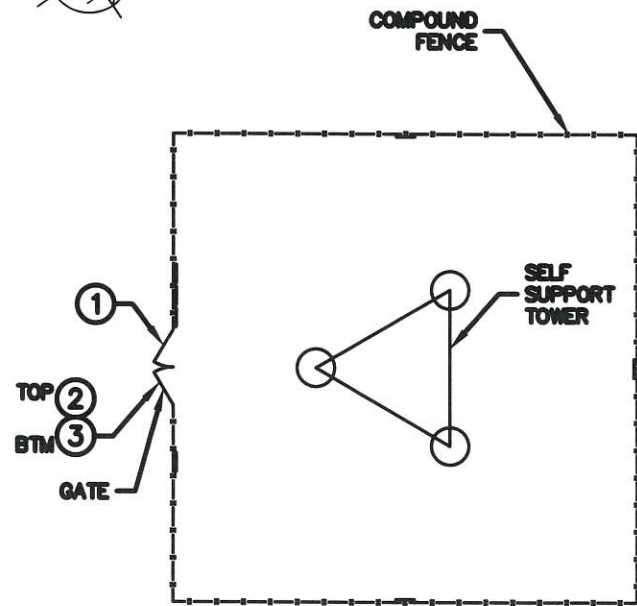
Drawing Number

C6



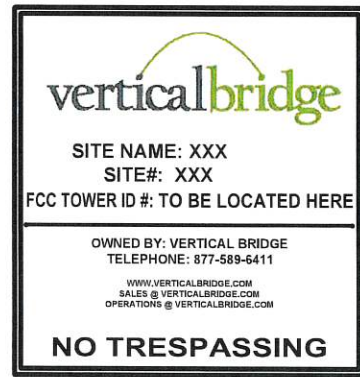
-FINISHED GRADE SHALL BE COMPACTED BY
SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT
LEAST EIGHT TONS.

C7

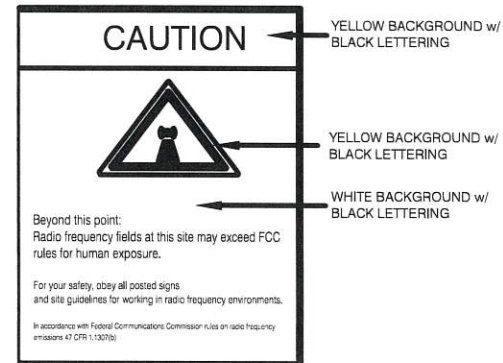


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

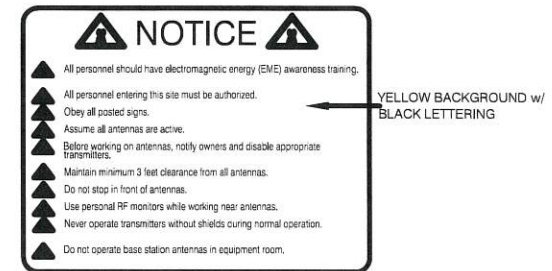
1 SIGN PLACEMENT PLAN VIEW
C8 NOT TO SCALE



1 VERTICAL BRIDGE - SITE ID SIGN

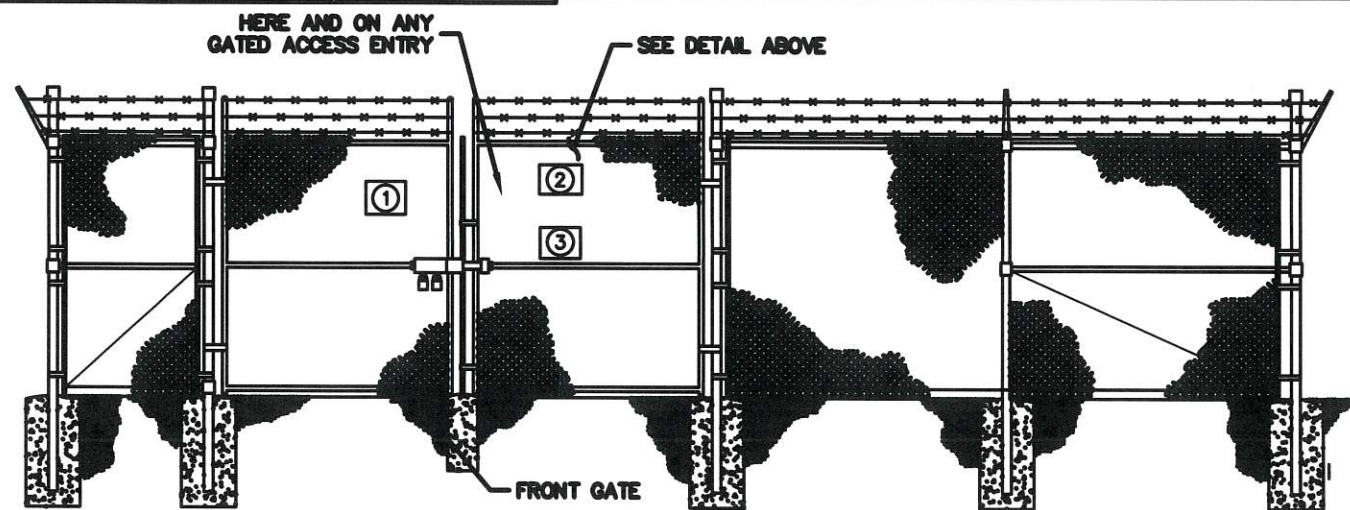


2 RF EXPOSURE CAUTION SIGN



3 NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)

2 TYPICAL SIGNS AND SPECIFICATIONS
C8 NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW
C8 NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
4. CARRIER SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET W/ PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL ADHESIVE SETS.

verticalbridge

verizon

No.	Submital / Revision	App'd	Date
3	ZONING	ALP	02/03/26
2	ZONING	DMF	12/09/25
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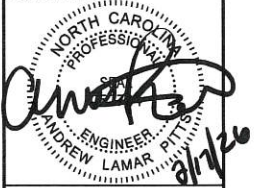
Drawn: XOD Date: 10/15/25
Designed: XOD Date: 10/15/25
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Project Number
013291035

Project Title

US-NC-5408
MARLBORO RD

Engineer Stamp



Drawing Title

SITE SIGNAGE DETAILS

Drawing Scale:

AS NOTED

Date:

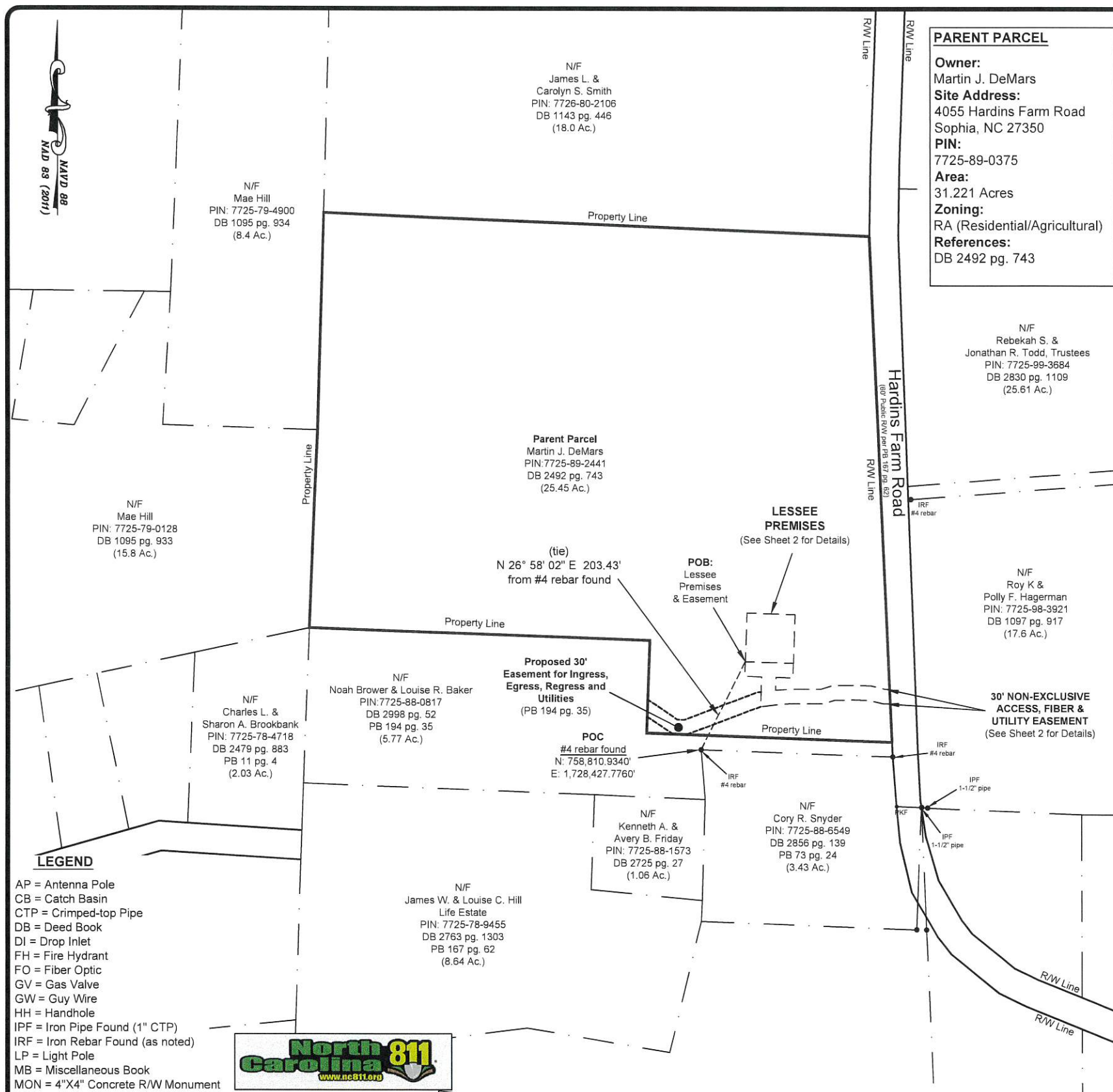
10/15/25

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Drawing Number

C8



PARENT PARCEL

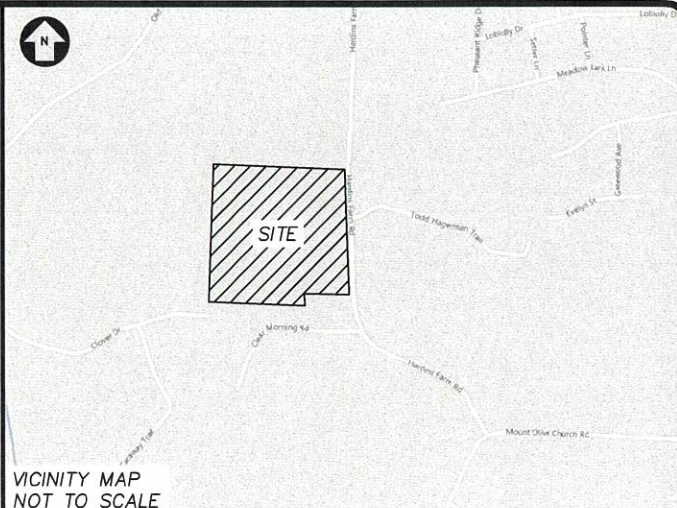
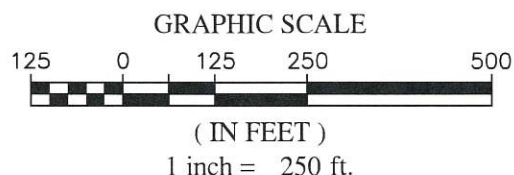
Owner:
Martin J. DeMars
Site Address:
4055 Hardins Farm Road
Sophia, NC 27350
PIN:
7725-89-0375
Area:
31.221 Acres
Zoning:
RA (Residential/Agricultural)
References:
DB 2492 pg. 743

GENERAL NOTES

1. This Specific Purpose Survey is for the Lessee Premises and Easements Only. This Specific Purpose Survey was prepared for the exclusive use of The Towers, LLC and exclusively for the transfer of the Lessee Premises and the Rights of Easement shown hereon. Boundary information shown hereon has been compiled from tax maps and deed descriptions only. No boundary survey of the Parent Parcel was performed.
2. This drawing does not represent a boundary survey.
3. The Specific Purpose Survey was prepared with the benefit of a title report which may reveal additional conveyances, easements, or rights-of-way not shown hereon.
4. Survey equipment used for angular & linear measurements: Trimble S5 Robotic Total Station.
5. The 1' contours and spot elevations shown on the Specific Purpose Survey are adjusted to NAVD 88 Datum (computed using GEOID 18) and have a vertical accuracy of +/- 0.5'. Contours outside the immediate site area are approximate.
6. Bearings shown on this Specific Purpose Survey are based on Grid North (NAD83).
7. Per FEMA Floodplain Maps, this site is located in an area designated as Zone X (Areas of Minimal Flood Hazard). FIRM Map #: 3720463500K Dated April 16, 2013.
8. No wetland areas have been investigated by this Specific Purpose Survey.
9. All zoning information should be verified with Randolph County Zoning Officials.
10. Any underground utilities shown have been located from above ground field survey information. The Surveyor makes no guarantees that any underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that any underground utilities shown are in the exact location indicated although they are located as accurately as possible from information available. The Surveyor has not physically located any underground utilities.
11. Access and Utility Easements terminate at a confirmed public ROW, as shown hereon.
12. All Lessee Premises and Easement Area's shown hereon, lie entirely within the Parent Parcel.
13. At the time of this survey (September 9th, 2025), there were no visible encroachments located on the Lessee Premises or Easement Area's shown hereon.

POSITIONAL ACCURACY:

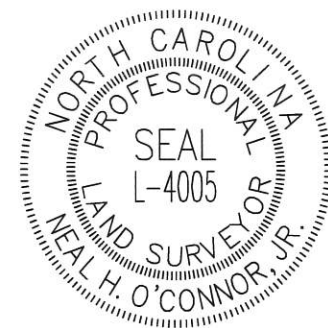
Class of Survey: Class "A"
Positional Accuracy: <0.10'
GPS Procedure: NCGS Network RTK using a Trimble SPS985 GPS Rover with TSC3 Controller
Datum/Epoch: NAD83 (NSRS2011) / NAVD 88
Public/Fixed Control: NC VRS Network
Geoid Model: Geoid18 (CONUS)
Units: US Survey Feet
Date of Survey: September 9th, 2025



SURVEYOR'S CERTIFICATION:

I, Neal H. O'Connor, Jr., hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, its lenders, and administrative agents and each of their respective successors and/or assigns, and Tower Agency, LLC.

Neal H. O'Connor, Jr. Date
NCPLS # L-4005



LINETYPE LEGEND

- - - - - = Lessee Premises & 30' Easement Line
- . - . - = Parcel Line
- o - o - = Fence Line
- - - - - = Curb & Gutter
- - - - - = Fiber Optic Line
- - - - - = Right of Way Line
- o e - = Overhead Electric Power Line
- - - - - = Branch Line (Property)

HATCH LEGEND

- [Hatch] = Concrete
- [Hatch] = Rip Rap
- [Hatch] = Grass
- [Hatch] = Wall

- LEGEND**
- AP = Antenna Pole
 - CB = Catch Basin
 - CTP = Crimped-top Pipe
 - DB = Deed Book
 - DI = Drop Inlet
 - FH = Fire Hydrant
 - FO = Fiber Optic
 - GV = Gas Valve
 - GW = Guy Wire
 - HH = Handhole
 - IPF = Iron Pipe Found (1" CTP)
 - IRF = Iron Rebar Found (as noted)
 - LP = Light Pole
 - MB = Miscellaneous Book
 - MON = 4"x4" Concrete R/W Monument
 - NF = Nail Found
 - PC = Plat Cabinet
 - PG = Page
 - PKF = PK Nail Found
 - POB = Point of Beginning
 - POC = Point of Commencement
 - R/W = Right-of-Way
 - SPK = Railroad Spike found
 - TP = Telephone Pedestal
 - UP = Utility Pole
 - WM = Water Meter
 - WV = Water Valve

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PREPARED FOR

The Towers, LLC

KimleyHorn

REVISIONS					
No.	DATE	DESCRIPTION	BY	CHK	APP
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2.	10-21-25	Revised Plan set per client comments	NHO	NHO	NHO
3.	2-03-26	Revised Plan set per as requested	NHO	NHO	NHO

SPECIFIC PURPOSE SURVEY:

US-NC-5408 MARLBORO RD

4055 HARDINS FARM ROAD
SOPHIA, NC 27350
RANDOLPH COUNTY

DATE OF SURVEY: SEPTEMBER 9th, 2025

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SPECIFIC PURPOSE SURVEY

TOWER LESSEE PREMISES SITE

SHEET 1 OF 4

(Not Valid without all Sheets)

NAD 83 (2011)
NAVD 88

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

LESSEE
PREMISES
(Rights to be Acquired)

POB:
Lessee
Premises
& Easement

(tie)
N 26°58'02" E 203.43'
from #4 rebar found

TBM
Nail Set in Oak
Elevation: 721.42'

Proposed 30'
Easement for Ingress,
Egress, Regress and
Utilities
(PB 194 pg. 35)

POC
#4 rebar found
N: 758,810.9340'
E: 1,728,427.7760'

IRF
#4 rebar

N/F
Noah Brower & Louise R. Baker
PIN: 7725-88-0817
DB 2998 pg. 52
PB 194 pg. 35
(5.77 Ac.)

N/F
Cory R. Snyder
PIN: 7725-88-6549
DB 2856 pg. 139
PB 73 pg. 24
(3.43 Ac.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S02°02'40"W	30.00'
L2	N87°57'20"W	35.00'
L3	S02°02'40"W	26.52'
L4	N85°28'17"E	25.65'
L5	S89°55'15"E	67.94'
L6	N72°23'16"E	25.20'
L7	N88°57'11"E	46.24'
L8	S87°47'31"E	36.30'
L9	S76°26'23"E	29.45'
L10	N88°03'19"E	8.88'
L11	S02°29'41"E	30.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	S88°03'19"W	13.16'
L13	N76°26'23"W	30.65'
L14	N87°47'31"W	32.47'
L15	S88°57'11"W	41.02'
L16	S72°23'16"W	25.50'
L17	N89°55'15"W	71.40'
L18	S85°28'17"W	26.54'
L19	S83°36'04"W	31.70'
L20	N02°02'40"E	61.21'
L21	N87°57'20"W	35.00'
L22	N02°02'40"E	30.00'

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

30' NON-EXCLUSIVE
ACCESS, FIBER &
UTILITY EASEMENT
(Rights to be Acquired)

Parent Parcel
Martin J. DeMars
PIN: 7725-89-2441
DB 2492 pg. 743
(25.45 Ac.)

LINETYPE LEGEND

— = Right of Way Line
- - - = Lessee Premises & Easement Line
- - - = Parcel Line
- - - = Fence Line
- - - = Curb & Gutter
- - - = Watershed & Riparian Buffers
W = Water Line
OE = Overhead Electric Power Line
UE = Underground Electric Line
o = Calculated Point
~ ~ ~ = Edge of Wood Line

HATCH LEGEND

Concrete = Gravel
Grass = Wall

N/F
Roy K &
Polly F. Hagerman
PIN: 7725-98-3921
DB 1097 pg. 917
(17.6 Ac.)

SITE INFORMATION:

Lessee Premises:
10,000.00 Square Feet (0.230 Acres)
Latitude at center of Premises:
N 35° 49' 55.636"(NAD83)(35.832121 N)
Longitude at center of Premises:
W 79° 54' 56.578"(NAD83)(-79.915716 W)
Elevation at center of Premises:
709.44' A.M.S.L.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

AP = Antenna Pole
CB = Catch Basin
CO = Clean-out
DB = Deed Book
DI = Drop Inlet
FH = Fire Hydrant
FO = Fiber Optic
G = Underground Gas
GI = Grate Inlet
GW = Guy Wire
HH = Handhole (Telecommunications)
IPF = Iron Pipe Found (as noted)
IRF = Iron Rebar Found (as noted)
LP = Light Pole
MB = Mailbox
MRK = UG Line Marker
OE = Overhead Electric
PB = Plat Book
PC = Plat Cabinet
PKF = PK Nail Found
POB = Point of Beginning
POC = Point of Commencement
R/W = Right-of-Way
SPK = Railroad Spike found
TP = Telephone Pedestal
UE = Underground Electric
UG = Underground
UP = Utility Pole
UT = Underground Telephone
W = Underground Water
WM = Water Meter
WV = Water Valve

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DESCRIPTION OF THE ALTERATIONS.

PREPARED FOR

The Towers,
LLC

Kimley»Horn

REVISIONS

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SPECIFIC PURPOSE SURVEY:

US-NC-5408 MARLBORO RD

4055 HARDINS FARM ROAD
SOPHIA, NC 27350
RANDOLPH COUNTY

DATE OF SURVEY: SEPTEMBER 9th, 2025



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SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 2 OF 4

(Not Valid without all Sheets)

PARENT PARCEL

Property located 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina.

All that certain piece, parcel or tract of land lying and being 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, containing twenty-five and 45/100 Acres (25.45 Acres) and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds.

TAX PARCEL ID NUMBER: 7725-89-2441

LESSEE PREMISES

All that tract or parcel of land lying and being 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar at the southern property line of said Martin J. DeMars property with the northwestern corner of the Cory R. Synder property as described in Deed Book 2856 page 139, having a North Carolina Grid North (NAD83) value of N: 758,810.9340' and E: 1,728,427.7760' and being labeled POINT OF COMMENCEMENT; thence with a tie-line N 26° 58' 02" E 203.43' feet to a point being the Point of Beginning of the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement and the TRUE POINT OF BEGINNING for the Lessee Premises; thence N 02° 02' 40" E 100.00 feet to a point; thence S 87° 57' 20" E 100.00 feet to a point; thence S 02° 02' 40" W 100.00 feet to a point; thence N 87° 57' 20" W 100.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.230 Acres (10,000.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for The Towers, LLC.

30' LESSEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT

Together with a 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement lying and 5 miles northwest of the Town of Sophia, New Market Township, Randolph County, North Carolina, and being the same property conveyed to Martin J. DeMars by Deed Book 2492 page 743, dated February 11th, 2016 and recorded in the Randolph County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar at the southern property line of said Martin J. DeMars property with the northwestern corner of the Cory R. Synder property as described in Deed Book 2856 page 139, having a North Carolina Grid North (NAD83) value of N: 758,810.9340' and E: 1,728,427.7760' and being labeled POINT OF COMMENCEMENT; thence with a tie-line N 26° 58' 02" E 203.43' feet to a point being the Point of Beginning of the Lessee Premises and the TRUE POINT OF BEGINNING for the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement; thence with said Lessee Premises S 87° 57' 20" E 100.00 feet to a point; thence leaving said Lessee Premises S 02° 02' 40" W 30.00 feet to a point; thence N 87° 57' 20" W 35.00 feet to a point; thence S 02° 02' 40" W 26.52 feet to a point; thence N 85° 28' 17" E 25.65 feet to a point; thence S 89° 55' 15" E 67.94 feet to a point; thence N 72° 23' 16" E 25.20 feet to a point; thence N 88° 57' 11" E 46.24 feet to a point; thence S 87° 47' 31" E 36.30 feet to a point; thence S 76° 26' 23" E 29.45 feet to a point; thence N 88° 03' 19" E 8.88 feet to a point on the western Right of Way for Hardins Farm Road (having a 60' Public Right of Way); thence with said Right of Way S 02° 29' 41" E 30.03 feet to a point; thence leaving said Right of Way S 88° 03' 19" W 13.16 feet to a point; thence N 76° 26' 23" W 30.65 feet to a point; thence N 87° 47' 31" W 32.47 feet to a point; thence S 88° 57' 11" W 41.02 feet to a point; thence S 72° 23' 16" W 25.50 feet to a point; thence N 89° 55' 15" W 71.40 feet to a point; thence S 85° 28' 17" W 26.54 feet to a point; thence S 83° 36' 04" W 31.70 feet to a point; thence N 02° 02' 40" E 61.21 feet to a point; thence N 87° 57' 20" W 35.00 feet to a point; thence N 02° 02' 40" E 30.00 feet to the POINT OF BEGINNING.

Said described parcel containing 0.275 Acres (11,996.46 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for The Towers, LLC.

SITE INFORMATION:

Lessee Premises:
10,000.00 Square Feet (0.230 Acres)
Latitude at center of Premises:
N 35° 49' 55.636"(NAD83)(35.832121 N)
Longitude at center of Premises:
W 79° 54' 56.578"(NAD83)(-79.915716 W)

Elevation at center of Premises:
709.44' A.M.S.L.

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PREPARED FOR

The Towers, LLC

Kimley»Horn

REVISIONS					
No.	DATE	DESCRIPTION	BY	CHK	APP
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SPECIFIC PURPOSE SURVEY:

US-NC-5408 MARLBORO RD

4055 HARDINS FARM ROAD
SOPHIA, NC 27350
RANDOLPH COUNTY

DATE OF SURVEY: SEPTEMBER 9th, 2025



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SPECIFIC PURPOSE SURVEY

TOWER LESSEE PREMISES SITE SHEET 3 OF 4

(Not Valid without all Sheets)

TITLE EXCEPTIONS (Schedule B – Part II):
This survey was made with the aid of Title work prepared by Tower Agency, LLC and issued by Westcor Land Title Insurance Company, Commitment date of June 25, 2025, being Loan ID Number/The Towers, LLC File Number: US–NC–5408, Commitment Number/Title Tower File Number: VTB–212685–C for the Parent Parcel to determine the impacts of existing title exceptions listed below:

Items 1–7:
General Reference Items with no records listed and none noted during survey.

[None noted.]

Item 8:
All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.

[This Item are not a matter of surveying.]

SPECIAL EXCEPTIONS:

9. Rights of fee simple owners in and to the subject property.

[None noted.]

10. Easement between Martin DeMers and Mary Demers; and Duke Power Company, its successors and assigns, dated June 4, 2001 and recorded June 4, 2001 in (book) 1715 (page) 042 (instrument) 2001–014499, in Randolph County, North Carolina.

[Deed describes a 15' Easement, centered on existing power lines located on the Parent Parcel, located 0.1 miles north of Lessee Premises & 30' Access, Fiber & Utility Easement.]

LEGAL DESCRIPTION:
Exhibit "A"

A tract or parcel of land located in New Market Township, Randolph County, North Carolina, described as follows: Beginning at an existing iron pipe, said pipe being located at the Southwestern corner of the property now or formerly owned by James L. Smith and described in Deed Book 1143, Page 446, Randolph County Registry, and running from said pipe South 7 degrees 46 minutes 17 seconds West 831.93 feet to an existing iron pipe; thence from said pipe South 4 degrees 45 minutes 45 seconds West 319.41 feet to an existing iron pipe; thence from said pipe South 81 degrees 43 minutes 40 seconds East 555.83 feet to a fence post; thence from said post South 81 degrees 55 minutes 16 seconds East 259.26 feet to an existing iron pipe; thence from said pipe South 81 degrees 59 minutes 56 seconds East 428.64 feet to a point, said point being located North 81 degrees 59 minutes 56 seconds West 21.33 feet from the existing iron pipe located on the western margin of State Road 1535 (Hardins Farm Road); thence from said point North 1 degree 23 North 3 degrees 19 minutes 59 seconds East 98.41 feet to a point; thence from said point North 3 degrees 38 minutes 54 seconds East 304.93 feet to a point: thence from said Point North 4 degrees 4 minutes 28 seconds East 350.85 feet to a point; thence from said point North 4 degrees 40 minutes 58 seconds East 157.13 feet to a point; thence from said point North 4 degrees 50 minutes 7 seconds East 146.88 feet to a point; thence from said point North 82 degrees 3 minutes West 1181.24 feet to the point and place of BEGINNING, containing 32.151 acres, more or less, and being that property depicted in a survey dated January 26, 2001 and entitled "Survey for James H. Smith" prepared by Burrow Surveys, Inc., project number 1921, to which reference is made for a more complete description.

Save and except that certain 0.930 acre as shown on plat entitled "Survey for Grady L. Hardin and wife, Clata F. Hardin" recorded in Plat Book 73, Page 24, in the office of the Register of Deeds for Randolph County.

The above described property does not include the primary residence of the Grantor. By this deed, the Grantor is conveying all of her right, title, and interest in the above described property to the Grantee. For further reference, see deed recorded in Book 1708, Page 1078, Randolph County Registry. This deed is being executed pursuant to a consent order filed on November 25, 2015 in file number 15 CVD 8752 in the office of the Clerk of Superior Court of Guilford County, North Carolina.

Parcel ID: 7725890375 (REID: 29847)

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

This being the same property conveyed to Martin Joseph DeMers (unmarried) from Mary Streett DeMers (unmarried) in a deed dated February 11, 2016 and recorded May 04, 2016 in Book 2492 and Page 743 in Randolph County, NC.

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PREPARED FOR

The Towers,
LLC

Kimley»Horn

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SPECIFIC PURPOSE SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 4 OF 4

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