



BID NUMBER- 50-00144265

Lease of Vacant Jefferson Parish Property

BID DUE: March 12, 2024 AT 2:00 PM

ATTENTION VENDORS!!!

Please review all pages and respond accordingly, complying with all provisions in the technical specifications and Jefferson Parish Instructions for Bidders and General Terms and Conditions. All bids must be received on the Purchasing Department's eProcurement site, www.jeffparishbids.net, by the bid due date and time. Late bids will not be accepted.

**Jefferson Parish Purchasing Department
200 Derbigny Street
General Government Building, Suite 4400
Gretna, LA 70053**

**Purchasing Specialist II Name: SHANNA FOLSE
Purchasing Specialist II Email: sfolve@jeffparish.net
Purchasing Specialist II Phone: 504-364-2680**

BID SPECIFICATION

BID #50-00144265

LEASE CONTRACT FOR WIRELESS COMMUNICATIONS FACILITIES

The Parish of Jefferson is soliciting bids from qualified companies interested in leasing Jefferson Parish property for the purpose of installing wireless communications facilities in accordance with Sec. 2-877.3 of the Code of Ordinances of Jefferson Parish.

Sealed Bids will be received electronically through our E-Procurement site at www.jeffparishbids.net until 2:00 p.m., **March 12, 2024** and publicly opened thereafter. At no charge, bidders may submit via Jefferson Parish's electronic procurement page by visiting www.jeffparishbids.net to register for this **free** site.

1. BACKGROUND

On June 2, 1999, the Jefferson Parish Council passed Sec. 2-877.3 of the Code of Ordinances authorizing the Parish of Jefferson, or any sub districts within the Parish, to lease its property for the installation of equipment and/or towers related to the wireless transmission of intelligence. Jefferson Parish is now seeking bids from qualified companies who can comply with requirements of that ordinance and who have an interest in leasing certain Jefferson Parish property for the purposes of installing wireless communications facilities.

2. SCOPE OF LEASED PROPERTY

The scope of the property to be leased is as follows: (Please see the attached Exhibit "A" for a full legal description of these properties)

A. Land Space. A portion of raw, unimproved property on Estelle Playground for construction of a monopole and other appurtenant structures for operating a wireless communications tower.

B. Access and Utility Right of Way. Access road to be used to get to the land space where the tower and other structures are to be constructed. Will also provide right of way for utilities.

GPS Coords: Lon. 90°05'49.30"W

Lat.
29°49'05.40"N

3. LEASE CONTRACT

The successful bidder will be required to execute a lease which is similar in form and requirements to that attached hereto as Exhibit "B." The initial term of the lease shall be five (5) years with four (4) five-year options to renew. The minimum acceptable bid for the lease of the location specified in paragraph No. 2 shall be, at a minimum, in conformity with the appraisal(s) attached hereto and marked as Exhibit "C." No bid shall be considered unless it meets or exceeds the market value, i.e. the appraised price.

The successful bidder shall provide insurance as required by the general conditions presented in this specification and the form lease attached as Exhibit "B" including workers' compensation, commercial general liability and owner's protective liability and builders risk insurance. Further, the successful bidder shall be responsible for payment of all fees including appraisals, property abstracts, attorney fees and other costs directly associated with preparation of the lease and equipment specifications. Such fees shall be due and payable at the time of execution for the lease agreement. Such fees are estimated to be approximately \$8,000.00 to \$10,000.00

The successful bidder shall be obligated to obtain written approval of the Parish for any and all subleases for co-location purposes with other communications entities and to share proportionate sub-lease revenues with the Parish receiving a minimum of 40% of such revenues. In connection with sub-leases for co-location, the sublessees will be required to execute a lease similar in form to the attached exhibit and to bear any and all costs as specified above.

4. SPECIFICATIONS

Specifications for the leased sites are attached as Exhibit "D" showing the exact location of each antenna, equipment shelter and for other equipment to be installed at each location and the space available for the installation. All construction and/or related installations have been approved by the heads of the departments managing the above property. All constructions and/or related installations must be installed in accordance with the specifications attached as Exhibit "D."

5. EXISTING USE

The subject property is currently vacant land.

6. LOCATOR MAP

A locator map is attached hereto as Exhibit "E."

7. PROPOSAL REQUIREMENTS

The Bidder shall carefully read the general conditions provided by the specifications. The Bidder shall state any exceptions to the general conditions, and the reasons for the exception. Note that the Parish is extremely reluctant to grant exceptions from the general conditions.

The Bidder shall demonstrate that it has the requisite financial ability and technical experience in the wireless communications field, and shall furnish proof of same.

BID SPECIFICATION WITH EXHIBITS

LEASE CONTRACT FOR WIRELESS COMMUNICATIONS FACILITIES

- Exhibit A - Legal description of Parish property to be leased for wireless communication facility and antenna site.
- Exhibit B - Lease Contract
- Exhibit C - Appraisal
- Exhibit D - Specifications for leased site
- Exhibit E - Locator Map

ESTELLE PLAYGROUND CELL TOWER SITE

EXHIBIT A

LEGAL DESCRIPTIONS: 30' ACCESS & UTILITY SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO THE POINT OF BEGINNING FOR THE 30 FOOT WIDE ACCESS AND UTILITY SERVITUDE; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE ALONG SAID LINE S82°02'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID LINE; THENCE LEAVING SAID LINE N07°57'01"W A DISTANCE OF 12.28 FEET TO A POINT; THENCE S81°04'33"W A DISTANCE OF 204.77 FEET TO A POINT; THENCE N08°55'27"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 7426.9 S.F, (0.170 ACRE), BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

50' X 84.5' LAND SPACE FOR CELL TOWER AND EQUIPMENT

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO A POINT; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE N82°02'59"E A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S07°57'01"E A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE S82°02'59"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET; THENCE N07°57'01"W A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE N82°02'59"E A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 0.097 ACRE (4,225 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LEASE AGREEMENT

This Lease Agreement (“Agreement”) is entered into as of this ____ day of _____, 2024, (the “Effective Date”) by and between the Parish of Jefferson (“LESSOR”), represented herein by _____, Council Chairperson, duly authorized to act by Resolution No. _____, adopted on the ____ day of _____, 2024, and _____ (“TENANT”), authorized to do and doing business in the Parish of Jefferson, State of Louisiana, represented herein by _____, its _____, duly authorized to act by virtue of the resolution attached hereto.

I. TERM

(a) This Agreement shall be for an Initial Term of 5 (five) years to commence on the date the Premises are Ready for Occupancy or the date TENANT begins construction on the Premises, whichever is sooner (the “Commencement Date”). For the purposes of this Agreement, “Ready for Occupancy” shall mean the earlier of: (i) the date on which all certificates, permits and other approvals required by any federal, state or local governmental authorities for the operation of TENANT’S equipment on LESSOR’S property are obtained, or (ii) one hundred and eighty (180) days from the Effective Date; provided however, if TENANT has used its best efforts to secure the necessary certificates, permits and approvals and they have not been obtained within such one hundred and eighty (180) day period, but said certificates can be obtained within one hundred and eighty (180) additional days, then TENANT shall have such additional period of time (not to exceed one hundred and eighty (180) days) as is reasonably necessary to obtain the necessary certificates, permits and approvals so long as TENANT diligently and continuously pursues them. In no event, however, shall the Commencement Date occur more than three hundred sixty (360) days from the Effective Date of the Agreement.

(b) TENANT shall have the option to extend the term of this Agreement for four (4) additional 5 (five) year terms. The option for the first extended term shall be deemed automatically exercised without notice by TENANT to LESSOR, unless TENANT gives LESSOR written notice of its intention not to exercise such extension option at least six (6) months prior to the end of the Initial Term. For each subsequent extension term option, TENANT must give LESSOR written notice of its intention to exercise such option at least six (6) months prior to the end of the then-current term. Should TENANT fail to provide LESSOR with such notice, this Agreement shall terminate at the end of the then-current term.

II. PREMISES

LESSOR hereby leases to TENANT for the installation, operation, maintenance and storage of a wireless communication antenna and related equipment that certain portion of a parcel of property in the Parish of Jefferson, State of Louisiana, all as more fully shown on the attached site plan marked as Exhibit “A-1, Specifications” and legal description marked as Exhibit “B-1, Description of the Property” (the “Premises”). TENANT acknowledges that the lease entered herein is only for a portion of the property described on Exhibit “B-1, Description of the Property”.

III. RENT

(a) The rent for first year of the Initial Term shall be _____ and No/100 Dollars, per year, payable in equal monthly installments of _____ and No/100 Dollars, in advance, on or before the first day of the month, to LESSOR at the address for LESSOR stated in Section X or such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. The first payment of rent will be due on the Commencement Date and shall be pro-rated for the portion of that calendar month remaining, plus the following month. The rent will be payable monthly in advance for the remainder of the term of the Agreement. The rent will increase five percent (5%) per annum, compounded annually during each year of the Initial Term and the first extended term.

(b) Six (6) months prior to the expiration of the first extended term and any additional extended term, LESSOR shall provide TENANT with an appraisal of the Premises by a Parish-

Exhibit B

approved qualified appraiser familiar with the market value of the lease of sites for the installation of wireless communication antennae and/or towers. Said appraised new market value of the Premises shall be the rent for the following duly-exercised extended term; provided however, in the event that this appraisal is lower than the rent during the last year of the expiring extended term, the rent for the first year of the next extended term shall be five percent (5%) more than the rent for the last year of the expiring term and shall increase five percent (5%) per annum, compounded annually during each year of each extended term. All appraisal fees are to be paid by TENANT. If TENANT does not approve of the appraisal, TENANT shall notify LESSOR in writing at least three (3) months prior to the expiration of the then current extended term, and the Agreement shall expire at the end of the then current term.

(c) Rent shall be increased proportionally to any increase in space necessitated by additions to the TENANT'S improvements described in Section IV.

(d) TENANT shall pay to LESSOR, in addition to monthly rentals, any and all increases in the maintenance and/or renovation costs to the Premises and the surrounding property of any type, which are incurred by LESSOR and which result from TENANT'S antenna system, light pole(s), and/or related equipment and buildings and/or use of the Premises.

(e) LESSOR specifically waives the lessor's privilege and pledge, provided by the Louisiana Civil Code and other authorities, upon the TENANT'S equipment and improvements on the Premises. As consideration for such waiver, TENANT agrees to deposit with LESSOR a sum equal to one-half (1/2) of the annual rent for the first year of the Initial Term as security for payment of the rental and other charges under the terms of this Agreement. Said security deposit will be returned to TENANT at the termination or expiration of the Agreement less any amounts of unpaid rent or other charges or expenses owed by TENANT to LESSOR. LESSOR will hold TENANT's security deposit in an interest-bearing account, and interest thereon shall accrue to LESSOR.

(f) All taxes and assessments on the Premises directly resulting from any installation or modification of TENANT'S property shall be the responsibility of the TENANT.

(g) No improvements made by TENANT shall be deemed to be for the benefit and immediate use of LESSOR in order that no mechanic's or other liens for such improvements shall be allowed against LESSOR'S estate. In the event liens are filed against LESSOR'S estate, TENANT shall post a proper bond or discharge any lien encumbering the premises as a result of work and/or activities done by or authorized by TENANT within ten (10) days after TENANT becomes aware of the existence of a lien. TENANT shall be responsible for all costs and attorney fees related to any such liens.

IV. SPECIFICATIONS OF IMPROVEMENTS AND WORKS

(a) **Antenna, Equipment.** See attached plans, identified as Exhibit "A-1, Specifications" showing location and details of installation of antenna(s), monopole(s), masts, etc.

(b) **Equipment Shelter.** See attached plans, identified as Exhibit "A-1, Specifications" showing location and details of equipment shelter and peripherals.

(c) **Utility Easement.** See attached plans, identified as Exhibit "A-1, Specifications" showing location and details of utility easement, if applicable.

(d) The plans and specifications for all of TENANT'S improvements shall be approved and stamped by a professional engineer licensed to practice in the State of Louisiana and shall be drawn to scale.

V. OPERATION OF THE EQUIPMENT AND ACCESS TO THE LOCATION

(a) LESSOR grants TENANT the right for ingress and egress to the Premises, seven (7) days a week, twenty-four hours (24) a day, on foot or motor vehicle, including trucks for

Exhibit B

installation and maintenance of utility wires, cables, conduits and pipes, over, under or along a right of way as necessary to secure the electric power, telephone or any other utilities that shall be required to install and operate TENANT'S antenna(s) on LESSOR'S property, all as shown on Exhibit "A-1, Specifications". TENANT shall be solely responsible for all expenses related to any construction, permits, etc. related to the implementation of TENANT'S access required for the installation, operation or maintenance of TENANT'S equipment. In addition, TENANT shall be solely responsible for any and all lights or any other warning devices or other safety items, including but not limited to fencing, warning and identification signage and lighting, required by the Federal Aviation Agency, the Federal Communications Commission or any other federal, state or local authority because of the installation, operation or maintenance of TENANT'S equipment located anywhere on the Premises.

(b) The positions on and/or the parcel leased by LESSOR to TENANT are to be used only for the installation, maintenance, and operation, all at TENANT'S sole expense, of the following wireless communication equipment and associated antennas:

Wireless communication antenna systems and associated equipment consisting of antenna arrays (*i.e.*, one or more antennas with their associated support equipment, interconnected, which comprise a single system), plus cabling, brackets, generator(s) equipment shelter, electrical service, fencing and any and all supporting structures for such systems and equipments, etc., are to be located on LESSOR'S property as described in Exhibit "A-1, Specifications". The antenna systems will be mounted as shown on plans identified as Exhibit "A-1, Specifications". LESSOR grants to TENANT the right to survey the property, to take measurements, make calculations, and to note other structures, setbacks, uses or other information as deemed by TENANT to be relevant and pertinent, as such information relates to LESSOR'S property. Cost for all such work shall be borne by TENANT.

(c) In addition, TENANT shall be responsible for the following:

(1) To install, at its sole expense, a lockable gate across the above described right of ingress and egress sufficient to properly secure the enclosure surrounding the TENANT'S improvements on the leased location.

(2) To properly secure, lock, and maintain said gate at all times during the term of this Agreement.

(3) To provide to LESSOR, at TENANT'S sole expense, with keys to said locks and gate.

(4) To ensure that TENANT use of the Premises does not interfere with the security, use and/or maintenance of the facility and/or any operations of any type by LESSOR on the Premises and surrounding property.

(5) To install, at TENANT'S sole expense, an electrical power source, feeder lines and meter, etc., for the operation and maintenance of TENANT'S equipment. TENANT shall provide a separate meter for the electricity needed to power TENANT'S equipment. In the event that TENANT requires an electric power supply different from the power currently available on the leased location, the TENANT shall so notify the LESSOR, in writing, indicating the specifications of TENANT'S additional requirements. LESSOR shall utilize its normal contractor to affect the construction and implementation of said requirements as may be allowed by local jurisdictions. TENANT shall be responsible for costs associated with said work and LESSOR shall pass through to the TENANT all costs associated with TENANT'S additional requirements. LESSOR shall invoice TENANT for said costs on the first day of the month following completion of such work at which time said invoices shall become due and payable within ten (10) days of the mailing of such invoice to TENANT; said invoice shall include a reasonable handling fee not to exceed ten (10) percent of the total charge.

(6) To provide security and safety fencing around their equipment.

(7) To provide and maintain landscaping where appropriate within the Premises.

(d) If at any time during the term of this Agreement, the Premises are abandoned by TENANT for a period of over sixty (60) days, LESSOR shall have the option to terminate the Agreement as abandoned. Within thirty (30) days of LESSOR'S notice of such termination, TENANT shall remove its equipment from the Premises. If said equipment is not removed by TENANT, LESSOR has the option to disconnect and remove said equipment, after providing TENANT with ten (10) days written notice of LESSOR'S intent to remove such equipment. LESSOR is not responsible for any damages to or loss of TENANT'S removed equipment and TENANT shall be responsible to reimburse LESSOR for removal and storage costs of equipment removed by LESSOR. Further, LESSOR shall not be responsible for any loss of profits or other business losses of any type resulting from the removal of TENANT'S equipment.

(e) TENANT shall use the Premises only for the purpose of constructing, maintaining and operating a wireless communication facility and uses incidental thereto, consisting of a building or buildings as necessary now or in the future to shelter telecommunications equipment and all necessary connecting appurtenances, as detailed in Exhibit "A-1, Specifications". A security fence shall be placed around the perimeter of the Premises (not including any access easement); said fence may be chain link construction, wood or similar but comparable construction at the option of LESSOR. All improvements, including but not limited to safety requirements, shall be at TENANT'S expense. TENANT will maintain the Premises in a reasonable condition. Any multi-use structure constructed by TENANT on the Premises for the location of TENANT'S equipment shall be maintained by TENANT, unless otherwise agreed in writing.

(f) TENANT shall obtain prior written consent from LESSOR to add to or alter the antenna, antenna system, buildings, or other facilities and/or equipment described and/or shown on Exhibit "A-1, Specifications" except for upgrades to equipment which do not result in any increase in the size, or location, of such equipment. Prior written consent shall also not be required in the event of an emergency. Except as outlined in Section XI, TENANT shall obtain prior written permission from LESSOR before entering into a sublease to another entity of any portion of the Premises including a sublease on a Parish structure or on a structure constructed by TENANT on LESSOR'S property.

(g) Interference with Equipment.

(1) LESSOR has no responsibility regarding the licensing, coordination of the location of the antenna or functioning of any of TENANT'S equipment located on the Premises.

(2) All frequency interference inquiries and complaints regarding interference shall be to the Federal Communications Commission and shall be the sole responsibility of TENANT.

(3) TENANT shall not in any way interfere with the LESSOR'S use of the Premises for any legitimate purpose including the installation of communication equipment; however, such communication equipment shall not interfere with the functioning of TENANT'S equipment installed on the Premises prior to the installation of LESSOR'S equipment.

(4) LESSOR shall in no way be responsible for the detection or removal of equipment that may interfere with the operation of TENANT'S equipment and TENANT shall have no recourse whatsoever against LESSOR for such interference. TENANT'S sole remedy for such interference shall be to report the alleged interfering operator to the Federal Communications Commission or any other applicable regulatory agency.

(5) Nevertheless, LESSOR shall require any future tenant to test its equipment before permanently installing it on the Premises to ascertain that said equipment will not cause interference with the operation of the equipment of LESSOR'S existing tenants

at that time. Any future tenant's equipment shall not be allowed to be permanently installed on the Premises until said future tenant has furnished written certification to any existing tenant that requests proof that such tests have shown that the equipment of said future tenant will not cause interference with the operation of existing tenant(s)' equipment. It will be the sole responsibility of existing tenant(s) to request said certification from future tenant(s).

(6) Under no circumstances shall LESSOR be responsible for any loss of profits or other business losses of any type resulting from interference in the operation of TENANT'S equipment by the operations of other equipment on the same location or on any other location.

(h) TENANT hereby covenants that it shall bring onto the Premises no hazardous substances, hazardous wastes, pollutants, asbestos, polychlorinated biphenyls (PCBs), petroleum or other fuels (including crude oil or any fraction or derivative thereof) or underground storage tanks (collectively, "Environmental Hazards") other than those substances permitted by law and necessary to operate TENANT'S facility including emergency generators, if any. For purposes of this Agreement, the term "hazardous substances" shall be defined in the Comprehensive Environmental Response, Compensation, and Liability ACT. (42 U.S.C. Section 6901 et seq.) (RCRA) and any regulations promulgated pursuant thereto. The terms "pollutants" shall be defined in the Clean Water Act (33 U.S.C. Section 1251 et seq.), and regulations promulgated pursuant thereto. TENANT agrees to indemnify, save and hold harmless LESSOR, its successors and assignees, and their respective present and future officers, employees and agents (collectively, the "Indemnitees") from and against any and all liabilities, penalties, fines, forfeitures, demands, damages, losses, claims, causes of action, suits, judgments, and costs and expenses incidental thereto (including, but not limited to, the cost of defense, settlement, and reasonable attorney's fees) that the Indemnitees may hereafter suffer, incur, be responsible for or disburse as a result of: (a) any governmental action, order, directive, administrative proceeding or ruling; (b) personal or bodily injuries (including death) or damage (including loss of use) to any property (public or private); (c) cleanup, remediation, investigation or monitoring or any pollution or contamination of or adverse effects on human health or the environment; or (d) any violation or alleged violation of laws, statutes, ordinances, orders, rules or regulations of any governmental entity or agency directly or indirectly caused by or arising out of any Environmental Hazards existing on or about the Premises but only to the extent that any such existence is caused by the activities of TENANT'S officers, directors, employees, agents, or invitees. This provision shall survive the termination or expiration of this Agreement.

VI. LIABILITY/INSURANCE/INDEMNITY

(a) TENANT, prior to occupying the Premises or commencing work, shall provide, at its own expense, proof of the following insurance coverage by insurance companies authorized to do business in the State of Louisiana. Insurance is to be placed with insurers with an A.M. Best rating of no less than A:VI. This requirement will be waived for worker's compensation coverage placed with companies who participate in the State of Louisiana Worker's Compensation Assigned Pool or the Louisiana Worker's Compensation Corporation.

(1) Worker's Compensation Insurance: As required by Louisiana State Statute exception; employer's liability limit shall be \$1,000,000.00 per occurrence when work is to be over water and involves maritime exposures, otherwise this limit shall be no less than \$500,000.00 per occurrence.

(2) Commercial General Liability Insurance with a Combined Single Limit per occurrence for bodily injury and property damage. This insurance shall include coverage for bodily injury and property damage, and indicate on the certificate of insurance the following:

- (i) Premises-operations;
- (ii) Broad form contractual liability;
- (iii) Products and completed operations;
- (iv) Use of contractors and sub-contractors;
- (v) Personal Injury;
- (vi) Broad form property damage;

(vii) Explosion, collapse and underground (XCU) coverage.

“COMBINED SINGLE LIMITS:”

GENERAL CONTRACTS – \$1,000,000.00

NEW CONSTRUCTION/RENOVATIONS – \$1,000,000.00

(3) Business Automobile Liability Insurance with a Combined Single Limit of \$500,000.00 per occurrence for bodily injury and property damage, unless otherwise indicated. This insurance shall include coverage for bodily injury and property damages for the following:

- (i) Any automobiles;
- (ii) Owned automobiles;
- (iii) Hired automobiles;
- (iv) Non-owned automobiles;

(4) Fire and Extended Coverage Insurance with a Combined Single Limit of \$500,000.00 per occurrence with LESSOR as well as the Parish of Jefferson as additional insured(s).

(b) LESSOR has the right but not the obligation to review and approve all certificates of insurance prior to the signing of this Agreement.

(c) An umbrella policy or excess may be used to meet minimum requirements. All property losses to LESSOR’S property for which TENANT is responsible, shall be payable to LESSOR and adjusted with the Jefferson Parish Risk Management Department.

(d) Should there be a material change in TENANT’S insurance policies as required in this Agreement during the term of this Lease, TENANT shall give LESSOR thirty (30) days notice as to said changes and will submit a certificate of insurance naming LESSOR as an additional insured.

(e) Failure of TENANT to take out and/or maintain insurance shall not relieve TENANT from any liability under this Lease, nor shall the insurance requirements be construed to conflict with the obligations of TENANT concerning indemnification.

(f) In the event that TENANT fails to maintain the insurance required by this agreement, LESSOR shall have the option, but not the obligation, to purchase said required insurance and TENANT shall be obligated to reimburse LESSOR for the cost of said insurance within thirty (30) days of receipt of written notice of demand for said reimbursement.

(g) LESSOR acknowledges that TENANT is or may be a self-insurer with respect to all or a substantial portion of the risks commonly insured against under standard fire and extended coverage and commercial general liability insurance policies. Notwithstanding any provision of the Agreement to the contrary, so long as TENANT or any subsidiary, or principal or other affiliate thereof, and has a substantial net worth, TENANT shall not be required to obtain or maintain any insurance policies otherwise required of TENANT under this Agreement and any such insurance as may be, from time to time, maintained by TENANT will be for the sole and exclusive benefit of TENANT in furtherance of its risk management and self insurance policies and programs. TENANT must produce to LESSOR financial statements and/or other documentation proving its net; said documentation shall be approved by the Jefferson Parish Risk Management Department before such a TENANT is acknowledged by LESSOR as self-insured.

(h) To the fullest extent permitted by law, TENANT shall protect, defend, indemnify and save LESSOR, its agents, officials, employees, servants, including volunteers, or any firm, company, organization, or individual, or their contractors, or sub-contractors for whom LESSOR may be contracted, harmless from and against any and all claims, demands, loss or destruction of property, actions, and causes of actions of every kind and character, including but not limited to claims based on negligence, strict liability, and absolute liability which may arise in favor of any

person or persons on account of illness, disease, loss of property, services, wages, death or personal injury resulting from TENANT'S operations on LESSOR'S property, regardless whether others may be wholly, concurrently, partially, or solely negligent, or strictly liable, or absolutely liable or otherwise at fault, and regardless of any defect in the premises, equipment, or materials, irrespective of whether same pre-existed this agreement, except damages arising out of injuries to, or property claims of, third parties caused by the negligence of LESSOR, its agents, officials, employees. Further, TENANT shall indemnify LESSOR for all reasonable expenses and attorneys' fees incurred by LESSOR in establishing the right to indemnity pursuant to the provisions of this section.

(i) TENANT, at TENANT'S option, may obtain title insurance ("Leasehold Policy") on the leased parcel and parcel upon which the right of way is situated. LESSOR, at TENANT'S expense, shall cooperate with TENANT'S efforts to obtain such title insurance policy by executing documents or obtaining requested documentation as required by the title insurance company.

(j) While in the performance of services or carrying out other obligations under this Agreement, the TENANT shall be acting in the capacity of an independent contractor and not as an employee of the LESSOR. The LESSOR shall not be obliged to any person, firm or corporation for any obligations of the TENANT arising under this agreement.

(k) LESSOR shall indemnify TENANT only for damages to its antenna or equipment caused by the negligence of LESSOR, its agents and employees and LESSOR will take reasonable and prudent precautions to prevent damage to TENANT'S antenna system, *i.e.*, notify TENANT when maintenance work is scheduled to be performed on the leased premises. LESSOR has no responsibility for damage to TENANT'S equipment and/or operations caused by third parties, including persons who may be on LESSOR'S premises by virtue of said premises being public property. In no event shall LESSOR be liable for any interruption of TENANT'S business or services. TENANT shall assume the risk and have no cause of action against LESSOR and/or third parties for damages to its equipment caused by usual and expected uses of the leased premises.

(l) TENANT will be responsible for any and all damages, losses and expenses and will indemnify LESSOR against and from any discovery by any persons of any and all hazardous wastes generated, stored, or disposed of as a result of TENANT'S installation, use or occupancy of LESSOR'S property.

(m) LESSOR will not be responsible for any damages, losses, and expenses whatsoever suffered by TENANT and will not indemnify TENANT against and/or from discovery by any persons of such hazardous wastes generated, stored, or disposed of on the aforementioned property whether before, during or after the term of this Agreement.

(n) TENANT shall certify that the proposed installation shall comply with all applicable industrial, electrical, safety, and building codes and regulations and with all applicable state, federal, or local regulations, present and future, concerning the effects of radio frequency emissions. TENANT'S failure to remain in compliance with said regulations shall be a breach of this Agreement.

VII. TERMINATION

(a) It is understood and agreed that TENANT shall apply for and make a good faith effort to obtain all certificates, permits and other approvals required by any federal, state or local authorities for the operation of TENANT'S equipment on LESSOR'S property. In the event, that during the term(s) of this Agreement, any such certificates, permits or other approvals should be finally rejected, or any such certificate, permit, license or approval issued to TENANT is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority, TENANT shall have the option, but not the obligation to terminate this Agreement.

(b) Written notice of LESSOR'S exercise of its right to terminate and the termination date shall be given to TENANT. Except as provided in subsection (e) below, all rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall become null and void and all the parties shall have no further obligations, including the payment of money, to each other.

(c) TENANT, upon termination of this Agreement, shall, within forty-five (45) days, remove its personal property, improvements, fixtures, and equipment from the Premises and shall restore the Premises to its original above-grade condition, reasonable wear and tear excepted. Upon LESSOR'S written request to TENANT, TENANT shall leave the foundations for the equipment shelter and for the tower as well as the security fence. If a multi-use structure is being removed and the multi-use structure has replaced a prior structure on LESSOR'S property (e.g., a monopole with lights has replaced a prior light standard), TENANT shall have the option to replace the multi-use structure (e.g., a light standard/monopole) with a replacement structure (e.g., a light standard) which shall serve the function(s) of the original structure and this structure shall become the property of LESSOR. If such time for removal causes TENANT to remain on the Premises after termination of this Agreement, TENANT shall pay rent at the then-existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal is completed.

(d) Should LESSOR, at any time during the term of this Agreement, (i) desire to transfer or convey all or any part of the Premises to a third party or (ii) desire to use the Premises for any purposes other than those provided for in Section II, then LESSOR shall have the right to terminate this Agreement upon six (6) months advance notice to TENANT; provided, however, that TENANT shall be afforded the opportunity to re-locate to a mutually acceptable site on the same or other property of LESSOR under such terms and conditions to be agreed to by the parties. All costs of TENANT'S re-location shall be borne solely by TENANT.

(e) If TENANT and LESSOR do not agree to TENANT'S re-location on LESSOR'S property, and TENANT is required to vacate LESSOR'S property, LESSOR will owe a refund to TENANT as follows:

(1) If TENANT is required by LESSOR to vacate the Premises within one (1) year of the Commencement Date, LESSOR will refund one hundred per cent (100%) of the monthly periodic payments that LESSOR has received from TENANT through the date that TENANT is given notice to vacate the Premises;

(2) If TENANT is required by LESSOR to vacate the premises within two (2) years of the Commencement Date, LESSOR will refund forty-five per cent (45%) of the monthly periodic payments of rent that LESSOR has received from TENANT through the date that TENANT is given notice to vacate the Premises;

(3) If TENANT is required by LESSOR to vacate the premises within three (3) years of the Commencement Date, LESSOR will refund thirty per cent (30%) of the monthly periodic payments of rent that LESSOR has received from TENANT through the date that TENANT is given notice to vacate the Premises;

(4) If TENANT is required by LESSOR to vacate the premises within four (4) years of the Commencement Date, LESSOR will refund fifteen per cent (15%) of the monthly periodic payments of rent that LESSOR has received from TENANT through the date that TENANT is given notice to vacate the Premises;

(5) If TENANT is required by LESSOR to vacate the premises within five (5) years of the Commencement Date, LESSOR will refund five per cent (5%) of the monthly periodic payments of rent that LESSOR has received from TENANT through the date that TENANT is given notice to vacate the Premises.

(6) If TENANT is required by LESSOR to vacate the premises later than five (5) years following the Commencement Date, LESSOR shall not make any refund of the monthly periodic payments of rent to TENANT.

(7) Under no circumstances shall LESSOR be required to refund to TENANT more than LESSOR has received from TENANT in monthly periodic payments of rent under this Agreement through the date that TENANT is given notice to vacate LESSOR'S Premises.

(f) Under no circumstances shall LESSOR be responsible for any loss of profits or other business losses of any type resulting from the termination of this Agreement before the expiration of the term of this Agreement.

(g) If the whole of the Premises, or such portion thereof as will make the Premises unusable by TENANT for the purposes herein leased, are condemned by any legally constituted authority for any public use or purpose, then this Agreement shall terminate as of the date when possession of the Premises is taken by public authorities, and TENANT'S rental shall be accounted for as between LESSOR and TENANT as of that date. Any lesser condemnation shall in no way affect the respective rights and obligations of LESSOR and TENANT hereunder.

(h) Default by TENANT

(1) In the event there is a default by TENANT with respect to any of the provisions of this Agreement or its obligations hereunder, including the payment of rent, LESSOR shall give TENANT written notice of such default. Thereafter, TENANT shall have fifteen (15) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default; provided, however, that TENANT shall have such extended period as may reasonably be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and TENANT commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against the TENANT unless and until the TENANT has failed to cure the same within the time periods provided in this paragraph; however, if TENANT is in default of the same or substantially similar obligation under this Agreement two (2) times during the term of this Agreement, then TENANT shall be in default under this Agreement without any notice or opportunity to cure if, during the remainder of the term of this Agreement, TENANT again violates or fails to comply fully with the same or any other substantially similar provisions of this Agreement. At LESSOR's option, default by TENANT shall entitle LESSOR to accelerate this Agreement under which all rent unpaid on the then current term shall become immediately due.

(2) Should TENANT be in default hereunder, LESSOR shall have the option, without further notice or putting in default, such notice being hereby waived, of invoking any or all of the following rights or remedies: (i) proceeding for all past due rent and damages caused by such default, reserving its right to proceed later for the remaining rent payments becoming due hereunder and to enforce later its legal remedies hereunder, and, at LESSOR's option, proceeding for specific performance and/or injunctive relief; or (ii) proceeding for all past due rent and damages caused by such default, declaring all unpaid installments of rent for the entire term of this Agreement immediately due and payable, and proceeding to enforce its rights and remedies hereunder; or (iii) proceeding for all past due rent and damages caused by such default and canceling and terminating this Agreement. All rights and remedies of LESSOR under this Agreement shall be cumulative, and none shall exclude any other rights or remedies granted in this Agreement or allowed by law.

(i) TENANT will give LESSOR immediate notice of any damage to the Premises caused by fire, flood, wind, storm, or other act of nature or by civil commotion ("Casualty"). If

the Premises are damaged or destroyed to such an extent that it is no longer usable by TENANT and if such damage or destruction cannot be repaired within ninety (90) days, then either TENANT or LESSOR will have the right, at its option, to terminate this Agreement by notice to the other given within thirty (30) days after the date of the damage or destruction. If either party elects to terminate this Agreement as aforesaid, then this Agreement will come to an end on the date of the Casualty with the same effect as if such date were the original termination date hereof, and all rent will be paid by TENANT through the date of the Casualty. If the Premises are damaged or destroyed by Casualty, but this Agreement is not terminated either because the damage or destruction is not sufficiently extensive to give either party that right or because the parties elect to retain this Agreement in effect, then TENANT will perform repairs or restoration to the Premises at TENANT's cost. TENANT's rent will be abated during the period repairs or restoration are performed by TENANT, not to exceed one hundred and eighty (180) days from the date of the Casualty, in an amount that is proportionate to the portion of the Premises, if any, that cannot be used for TENANT's purposes. TENANT will have no claim against LESSOR in tort, contract or otherwise arising from or as a result of the destruction or any damage to the Premises or any property contained therein, by any Casualty, or from a termination of this Agreement in accordance with this Article.

(j) In any case, LESSOR will not be liable for damages suffered by TENANT, its agents, assigns or customers resulting from delay in repair to the Premises after damage or destruction prevents TENANT'S use of Premises. TENANT further agrees to hold harmless and indemnify LESSOR for any claim resulting from or caused by the interruption of use of the Premises by TENANT when such interference results from damages or destruction caused by fire, wind or other act of nature.

VIII. WARRANTIES

LESSOR assures that LESSOR is seized of good and sufficient title and interest to the Premises. LESSOR further assures that there are no other liens, judgments or impediments of title on the Premises.

It is agreed and understood that this Agreement contains all agreements, promises and understandings between the LESSOR and TENANT and that no verbal or oral agreements, promises or understandings shall be binding upon either the LESSOR or TENANT in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the parties.

IX. SIGNAGE

TENANT shall not place or cause to be placed on the Premises any sign or exterior indication other than those required by federal, state and local law and in addition, one (1) small name plate of not more than two (2) square feet on which the TENANT'S name and twenty-four hour emergency telephone number(s) only are clearly stated. Said sign shall be required for safety purposes.

X. NOTICES

All notices hereunder must be in writing and shall be deemed validly given if sent by a nationally recognized overnight carrier or by certified mail, return receipt requested, and shall be effective upon mailing. All notices shall be addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice):

TENANT:

LESSOR:

Jefferson Parish Attorney's Office

Property Section
1221 Elmwood Park Blvd., Suite 701
Jefferson, LA 70123

XI. ASSIGNMENT

(a) TENANT may not sublet, assign, or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of LESSOR, which consent shall not be unreasonably withheld; provided that: (i) TENANT is not in default of any of its obligations under this Agreement, (ii) all terms and conditions of the proposed assignment or sublease shall be provided to LESSOR in advance, (iii) the proposed sublease or assignment requires the sublessee or assignee to use the Premises for the same purposes as are required in this Agreement and under the same terms and conditions as contained in this Agreement, (iv) LESSOR shall be entitled to Forty Percent (40%) of all revenue received by TENANT from any such assignee or subtenant during the Initial Term of this Agreement, (v) LESSOR shall be entitled to Forty Percent (40%) of all revenue received by TENANT from any such assignee or subtenant during any extended term of this Agreement, and (vi) such assignment or transfer shall not relieve LESSOR from any of its obligations under this Agreement and the proposed sublessee or assignee agrees that it will be solidarily bound with TENANT to LESSOR for the full performance of all of TENANT's obligations under this Agreement. LESSOR's portion of revenue from any assignee or subtenant described above shall be in addition to the rent owed by TENANT as stated in Section III.

(b) Notwithstanding the foregoing subsection (a), TENANT may assign its interest to its principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of TENANT'S assets in the market defined by the Federal Communications Commission in which the Premises is located by reason of a merger, acquisition or other business reorganization. In addition, TENANT may assign, mortgage, pledge, hypothecate or otherwise transfer, without LESSOR'S consent, TENANT'S interest in this Agreement to any financing entity or agent on behalf of any financing entity to whom TENANT has obligations for borrowed money or in respect of guaranties thereof, has obligations evidenced by bonds, debentures, notes or similar instrument, or has obligations under or with respect to letters of credit, banker's acceptances and similar facilities or in respect of the guaranties thereof.

(c) LESSOR may assign all or any part of its interest in this Agreement upon written notice to TENANT.

XII. APPLICABLE LAW AND CHOICE OF FORUM

This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Louisiana and the parties hereto submit to the jurisdiction of the 24th Judicial District Court for the Parish of Jefferson, State of Louisiana.

XIII. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the remaining provisions shall be binding upon the parties and shall be enforceable as though said invalid, illegal or unenforceable provisions were not contained herein.

XIV. BINDS ALL SUCCESSORS

This Agreement shall extend to and bind the heirs, personal representatives and successors of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have signed on the dates indicated below.

PARISH OF JEFFERSON (LESSOR): [...] **(TENANT):**

By: _____
Its: Council Chairperson
Date: _____

By: _____
Its: _____
and Authorized Representative
Date: _____

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF JEFFERSON

BE IT KNOWN that on the day indicated below, before me, the undersigned notary public, personally came and appeared, _____, who executed the foregoing agreement by and between the Parish of Jefferson and _____, and declared and acknowledged that s/he is an authorized representative of the Parish of Jefferson (as “LESSOR”), and that s/he executed said instrument of her own free will and deed for the uses, benefits and purposes therein expressed, after having read the instrument in full.

COUNCIL CHAIRPERSON:

WITNESSES:

Print name:

Print name:

SWORN TO AND SUBSCRIBED
BEFORE ME, THIS ____ DAY
OF _____, 2024.

NOTARY PUBLIC
Name: _____
Bar/Notary No. _____
Commission Expires: _____

CORPORATE RESOLUTION

EXCERPT FROM MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF

INCORPORATED.

AT THE MEETING OF DIRECTORS OF _____
INCORPORATED, DULY NOTICED AND HELD ON _____,
A QUORUM BEING THERE PRESENT, ON MOTION DULY MADE AND SECONDED. IT
WAS:

RESOLVED THAT _____, BE AND IS HEREBY
APPOINTED, CONSTITUTED AND DESIGNATED AS AGENT AND ATTORNEY-IN-
FACT OF THE CORPORATION WITH FULL POWER AND AUTHORITY TO ACT ON
BEHALF OF THIS CORPORATION IN ALL NEGOTIATIONS, BIDDING, CONCERNS
AND TRANSACTIONS WITH THE PARISH OF JEFFERSON OR ANY OF ITS AGENCIES,
DEPARTMENTS, EMPLOYEES OR AGENTS, INCLUDING BUT NOT LIMITED TO, THE
EXECUTION OF ALL BIDS, PAPERS, DOCUMENTS, AFFIDAVITS, BONDS, SURETIES,
CONTRACTS AND ACTS AND TO RECEIVE ALL PURCHASE ORDERS AND NOTICES
ISSUED PURSUANT TO THE PROVISIONS OF ANY SUCH BID OR CONTRACT, THIS
CORPORATION HEREBY RATIFYING, APPROVING, CONFIRMING, AND ACCEPTING
EACH AND EVERY SUCH ACT PERFORMED BY SAID AGENT AND ATTORNEY-IN-
FACT.

I HEREBY CERTIFY THE FOREGOING TO BE
A TRUE AND CORRECT COPY OF AN
EXCERPT OF THE MINUTES OF THE ABOVE
DATED MEETING OF THE BOARD OF
DIRECTORS OF SAID CORPORATION, AND
THE SAME HAS NOT BEEN REVOKED OR
RESCINDED.

SECRETARY-TREASURER

DATE

STANDARD INSURANCE REQUIREMENTS FOR BIDDING PURPOSES

All required insurance under this bid shall conform to Jefferson Parish Resolution No. 113646 or No. 113647, as applicable. Contractors may not commence any work under any ensuing contract unless and until all required insurance and associated evidentiary requirements thereto have been met, along with any additional specifications contained in the **Invitation to Bid**. Except as where otherwise precluded by law, the Parish Attorney or his designee, with the concurrence of the Director of Risk Management or his designee, may agree on a case-by-case basis, to deviate from Jefferson Parish's standard insurance requirements, as provided in this Section. Vendors requesting deviation therefrom shall submit such requests in writing, along with compelling substantiation, to the Purchasing Department prior to the bid's due date. Any changes to the insurance requirements will be reflected in the bid specifications and addenda. Prior to contract execution and at all times thereafter during the term of such contract, contractors must provide and continuously maintain all coverages as required by the foregoing Resolutions, and the contract documents. Failure to do so shall be grounds for suspension, discontinuation or termination of the contract.

For bidding purposes, bidders must submit with bid submission a current (valid) insurance certificate evidencing the required coverages. Failure to comply will cause bid to be rejected. The current insurance certificate will be used for proof of insurance at time of evaluation. Thereafter, and prior to contract execution, the low bidder will be required to provide final insurance certificates to the Parish which shall name **the Jefferson Parish, its Districts Departments and Agencies under the direction of the Parish President and the Parish Council** as additional insureds regarding negligence by the contractor for the Commercial General Liability and the Comprehensive Automobile Liability policies. Additionally, said certificates should reflect the name of the Parish Department receiving goods and services and reference the respective Jefferson Parish bid number.

JEFFERSON PARISH REQUIRED STANDARD INSURANCE

WORKER'S COMPENSATION INSURANCE

As required by Louisiana State Statute, exception; Employer's Liability, Section B shall be \$1,000,000 per occurrence when Work is to be over water and involves maritime exposures to cover all employees not covered under the State Worker's Compensation Act, otherwise this limit shall be no less than \$500,000 per occurrence.

Note: If your company is not required by law to carry workmen's compensation insurance, i.e. not a Louisiana company, sole employee of the company, then bidders must request a workmen's compensation insurance declaration affidavit prior to the bid opening date. This insurance declaration affidavit must be fully completed, signed, properly notarized and submitted with the bid. A scanned copy may be submitted with the bid; however, the successful bidder must submit the original affidavit in its original format and without material alteration upon contract execution. Failure to comply will result in the bid submission being

rejected as non-responsive. The Parish reserves the right to award bid to the next lowest responsive and responsible bidder in this event.

COMMERCIAL GENERAL LIABILITY

Shall provide limits not less than the following: \$1,000,000.00 Combined Single Limit per Occurrence for bodily injury and property damage.

COMPREHENSIVE AUTOMOBILE LIABILITY

Bodily injury liability \$1,000,000.00 each person; \$1,000,000.00 each occurrence.
Property Damage Liability \$1,000,000.00 each occurrence.

Note: This category may be omitted if bidders do not/will not utilize company vehicles for the project or do not possess company vehicles. Bidder must request an automobile insurance declaration affidavit prior to the bid opening date. This insurance declaration affidavit must be fully completed, signed, properly notarized and submitted with the bid. A scanned copy of the completed, signed and properly notarized affidavit may be submitted with the bid; however, the successful bidder must submit the original affidavit in its original format and without material alteration upon contract execution. Failure to comply will result in the bid submission being rejected as non-responsive. The Parish reserves the right to award bid to the next lowest responsive and responsible bidder in this event.

DEDUCTIBLES - The Parish Attorney with concurrence of the Director of Risk Management have waived the deductible section of the Terms and Conditions for all Invitations to Bid, until further notice.

UMBRELLA LIABILITY COVERAGE

An umbrella policy or excess may be used to meet minimum requirements.

FOR CONSTRUCTION AND RENOVATION PROJECTS:

The following are required if selected below. Such insurance is due upon contract execution.

OWNER'S PROTECTIVE LIABILITY

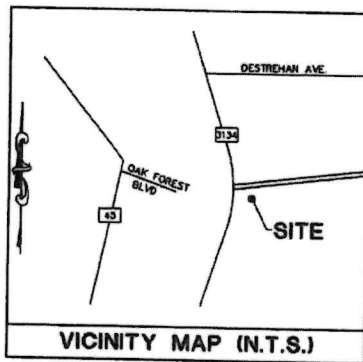
To be for the same limits of liability for bodily injury and property damage liability established for commercial general liability.

BUILDER'S RISK INSURANCE

The contractor shall maintain Builder's Risk Insurance at his own expense to insure both the owner (Parish of Jefferson) and contractor as their interest may appear.

T:\3125\170 - Western New Or Shu Bldg\Western\01 - 025\DWG_Site\Western Logo\1-1.dwg jlsjlsj May 01, 2013 1:16pm

SITE NAME: BARATARIA
LOCATION CODE: 475683



VICINITY MAP (N.T.S.)

DRIVING DIRECTIONS: FROM THE COMINGTON SWITCH, HEAD EAST ON HOLIDAY BLVD. TURN RIGHT ONTO US-190 E/TAMMANY PKWY. CONTINUE ONTO N CAUSEWAY BLVD/LAKE PONTCHARTRAIN CAUSEWAY. TAKE A SLIGHT RIGHT ONTO RAMP TO I-10 E. KEEP LEFT AT FORK, FOLLOW SIGNS FOR I-10 E. KEEP RIGHT AT FORK, FOLLOW SIGNS FOR NEW ORLEANS BUSINESS DISTRICT/I-10 E. KEEP LEFT AT FORK TO CONTINUE ON US-90 BUS W. TAKE EXIT 49 TOWARD LA-45/BARATARIA BLVD. MERGE ONTO WESTBANK EXPY. TURN LEFT ONTO BARATARIA BLVD. TURN LEFT ONTO LA-3134 S/LAFITTE PKWY/LEO KERNER PKWY. SITE WILL BE ON THE LEFT.

PROJECT INFORMATION

ENGINEER:
 TOWER ENGINEERING, INC.
 556 JEFFERSON ST.
 SUITE 201
 LAFAYETTE, LA 70501
 TEL: (337) 688-7176

SURVEYOR:
 TURNER SURVEY'S
 15732 E. HOFFMAN ROAD
 MONROE, LA 70404
 TEL: (888) 358-1308

PROPERTY OWNER:
 CONSOLIDATED PCC & COMPANY CENTER & PLAZARDISTRICT DISTRICT NO. 2 OF JEFFERSON PARISH
 1221 ELWOOD PARK BLVD
 SUITE 701
 JEFFERSON, LA 70123
 TEL: (504) 738-8744

PROJECT DATA:
 PARISH/COUNTY : JEFFERSON PARISH
 ZONING : N/A
 TYPE OF CONSTRUCTION : E-B
 TYPE OF OCCUPANCY : U
 SIC : 2015
 LEASE AREA : SEE SHEET C-1

GEOGRAPHIC COORDINATES:
 LATITUDE : 29° 45' 03.45" N
 LONGITUDE : 90° 02' 49.30" W

UTILITIES:

POWER COMPANY:
 CONTACT: WALTER MAPLES
 TEL: 504-383-2883

DEER COMPANY:
 ONE FIBER

PROJECT DESCRIPTION:
 HAWLAND SITE WITH A PROPOSED 170' HIGHPOLE TOWER. INSTALL CONCRETE SLAB WITH 3' ELEVATED STEEL EQUIPMENT PLATFORM AND CONCRETE SLAB WITH DIESEL DIE GENERATOR.

PROJECT INFORMATION

T-1 TITLE SHEET AND PROJECT INFORMATION

SURVEY:
 SU-1 SITE SURVEY
 SU-2 SITE SURVEY

CONC:
 C-1 PLOT PLAN
 C-1A AERIAL OVERLAY
 C-2 SITE PLAN
 C-3 ENLARGED SITE PLAN
 C-4 DETAILED EQUIPMENT LAYOUT
 C-5 TOWER ELEVATION
 C-6 ANTENNA ORIENTATION PLAN
 C-7 ICE BRIDGE LAYOUT
 C-8 FOUNDATION DETAILS
 C-9 GENERATOR FOUNDATION DETAILS
 C-9A PLATFORM STEEL LAYOUT
 C-10 EQUIPMENT PLATFORM ELEVATIONS
 C-11 EQUIPMENT PLATFORM DETAILS
 C-12 ARMING DETAILS
 C-13 ARMING DETAILS

ELECTRICAL:
 E-1 UTILITY SERVICES AND GROUNDING PLAN
 E-2 EQUIPMENT CONDUIT ROUTING PLAN
 E-3 GROUNDING DETAILS
 E-4 GROUNDING DETAILS
 E-5 UTILITY M-FRAME DETAILS
 E-6 UTILITY MOUNTING DIAGRAM AND PANEL SCHEDULE
 E-7 WELD CONNECTION DETAILS
 E-8 GENERATOR SPECIFICATIONS

LANDSCAPING:
 L-1 LANDSCAPIC PLAN

NOTES:
 N-1 GENERAL NOTES
 N-2 GENERAL ELECTRICAL AND GROUNDING NOTES



Know what's below
Call before you dig.

Lease Exhibit "A-1, Specification"

THIS DRAWING AND ALL INFORMATION HEREON ARE THE SOLE PROPERTY OF TOWER ENGINEERING, INC. AND SHALL BE KEPT IN CONFIDENCE. NO REPRODUCTION OR DISSEMINATION OF THIS DRAWING OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF TOWER ENGINEERING, INC.

TOWER ENGINEERING, INC.
 556 JEFFERSON ST.
 SUITE 201
 LAFAYETTE, LA 70501
 (337) 688-7176 TEL.

2720 RICHMAN ST.
 SUITE 201
 METairie, LA 70002
 (504) 726-3112 TEL.

NO.	DESCRIPTION	BY	DATE
1	PRELIM ISSUE	MDL	12/27/2011
2	FINAL ISSUE	MDL	3/13/2012
3	DESIGN ONE COR.	MDL	5/27/2012
4	LANDSCAPING	MDL	11/16/2012
5	REVISION	MDL	7/11/2012
6	REVISION	MDL	8/14/2012

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5501 LEO KERNER PKWY
 MONROE, LA 70072

STAMP HERE:

STATE OF LOUISIANA
 * * * * *
DAVID M. ACKERMANN
 License No. 26791
 PROFESSIONAL ENGINEER
 7/11/12

DRAWN BY: MDL
 CHECKED BY: DGA
 DATE DRAWN: 10/23/2011
 TD JOB NO.: 2119-120-1001-043
 SHEET TITLE:

TITLE SHEET AND PROJECT INFORMATION

SHEET NUMBER: **T-1** REV. # **6**

LEGAL DESCRIPTIONS:

30' ACCESS & UTILITY SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND, THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO THE POINT OF BEGINNING FOR THE 30 FOOT WIDE ACCESS AND UTILITY SERVITUDE; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE ALONG SAID LINE S82°02'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID LINE; THENCE LEAVING SAID LINE N07°57'01"W A DISTANCE OF 12.28 FEET TO A POINT; THENCE S81°04'33"W A DISTANCE OF 204.77 FEET TO A POINT; THENCE N08°55'27"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7426.9 S.F. (0.170 ACRES), BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

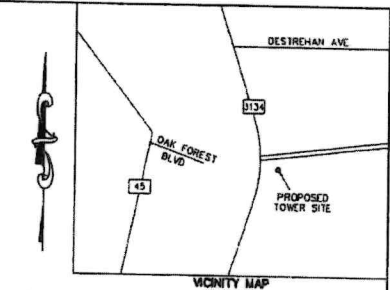
50' X 84.5' LAND SPACE FOR CELL TOWER AND EQUIPMENT

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND, THENCE S07°57'01"W A DISTANCE OF 137.65 FEET TO A POINT; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE N07°57'01"E A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S07°57'01"E A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE S82°02'59"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET; THENCE N07°57'01"W A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE N82°02'59"E A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.097 ACRE (4,225 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

SECTION 7
TOWNSHIP 14 SOUTH, RANGE 23 EAST
JEFFERSON PARISH, LOUISIANA

LINE	BEARING	DISTANCE
L1	N81°04'33"E	235.29'
L2	S07°57'01"E	42.79'
L3	S82°02'59"W	30.00'
L4	N07°57'01"W	12.28'
L5	S81°04'33"W	204.77'
L6	N08°55'27"W	30.00'



LEGEND

	FIRE HYDRANT		POWER POLE
	WATER VALVE		FENCE
	GAS METER		1/2" IRON ROD SET UNLESS OTHERWISE STATED
	GAS VALVE		800 OHM METAL SET UNLESS OTHERWISE STATED
	ANCHOR		FROM REFERENCE SURVEY
	TEL. PEDESTAL		(MEAS) MEASURED
	TREE		FIBER OPTIC SIGN
	WATER METER		CONCRETE R/W MONUMENT

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER HORIZONTAL UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE APPLICANT OR OBTAINED FROM RECORDS MAINTAINED BY THE APPLICANT. THE SURFACE FEATURES OF LOCATIONS ARE SHOWN AS ACTUALLY OBSERVED. LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH UTILITY SHOULD BE IDENTIFIED PRIOR TO ANY EXCAVATION OR INSTALLATION OF ANY UNDERGROUND SERVICE HEREON. HOLDINGS PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD83).
B.M. = BENCH MARK, E.L. = ELEVATION

REFERENCE BENCH MARKS = HIGH ENDS & OTHER CONTIGUOUS OPERATING REFERENCE STATIONS (CONS).
SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION USING SPAN SOLUTION.

SITE BENCH MARK = 600 MAIL BY THE SOUTH FACE OF A POWER POLE. POLE IS LOCATED 36' S. OF THE ACCESS SERVITUDE & 800 EAST OF THE EAST END OF HWY 3134. (L. 240' MARK)

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION. REFERENCE SURVEY = DESCRIPTION OF THE PARENT TRACT.

POSTED SPEED LIMIT IS 30 MPH.

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished on and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The Surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. L. A. 2006 "AC"
BASE FLOOD ELEVATION: 1.5'
COMMUNITY PANEL NO.: 220510130 C
EFFECTIVE DATE: 3/23/05

NOTE: PLEASE CONTACT PARISH OFFICIALS FOR POSSIBLE ADDITIONAL ELEVATION REQUIREMENTS.

Stanley K. Turner
STANLEY K. TURNER, P.L.S.: LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

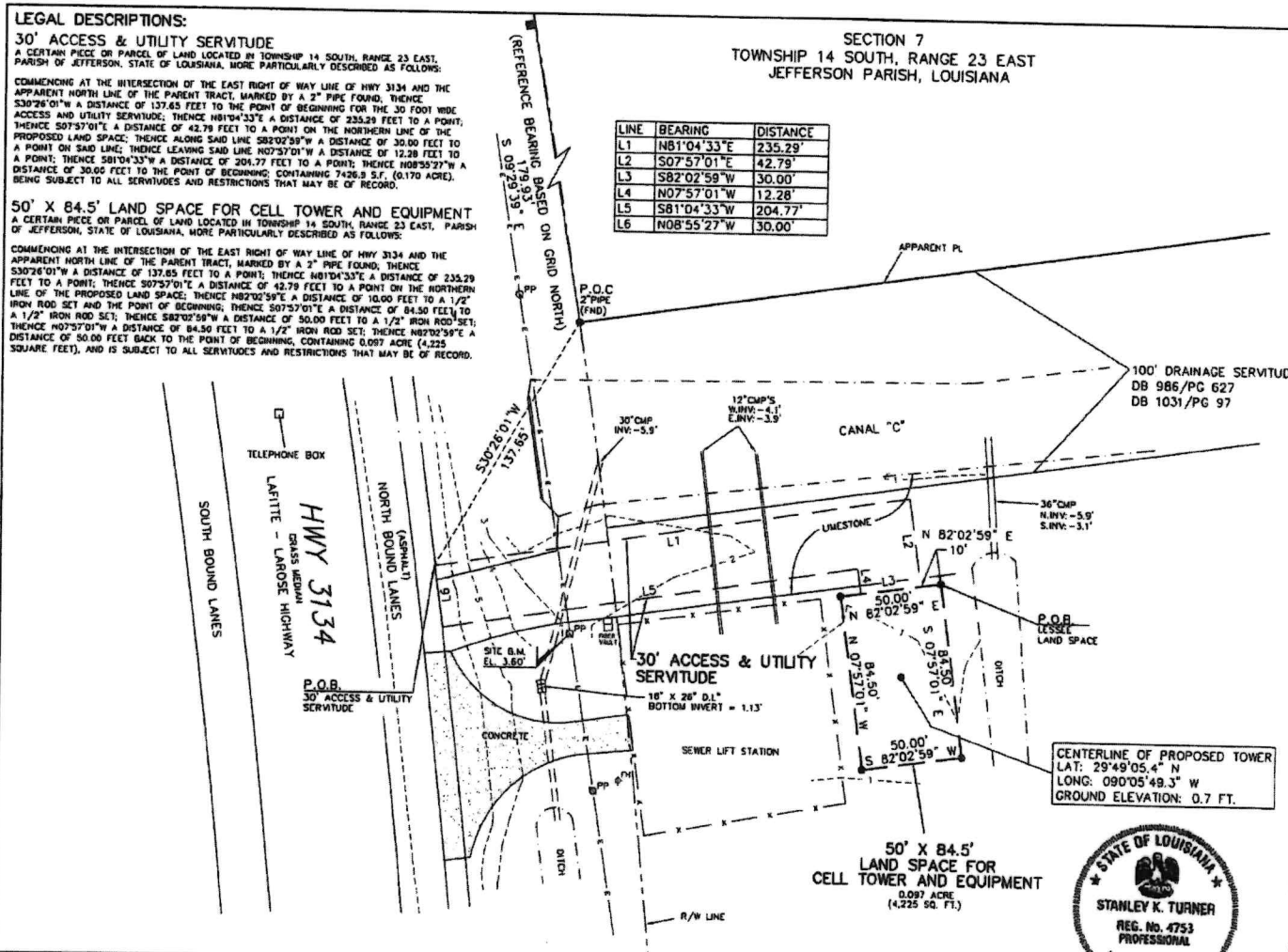
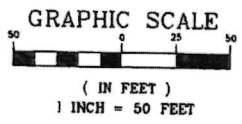


TURNER SURVEYS, LLC
15732 E. HOFFMAN ROAD
MONROE, LA 70004
Phone: (985)306-2356
Fax: (985)306-2390
Turnersurveys@turnersurveys.net

**TOPOGRAPHIC SURVEY OF
BARATARIA TOWER SITE
MARRERO, LOUISIANA**
SEC. 7, T14S-R23E
JEFFERSON PARISH, LOUISIANA

DATE: 02/01/15	DRAWN BY: ANF	JOB NO. 13-0020A
SCALE: 1" = 50'	CHECKED BY: DLG	DRAWING NO. 1

DATE	DESCRIPTION	BY	REVISIONS
11/02/11	ADDED P.O.C. TO THE COMMUNITY	DLG	
09/28/11	UPDATED SURVEY	DLG	
02/15/13	REVISED SITE NAME	DLG	
07/14/13	REVISED FOR TITLE PACKAGE	DLG	
02/01/15	PRELIMINARY ISSUE	ANF	
DATE	DESCRIPTION	BY	REVISIONS



SECTION 7
TOWNSHIP 14 SOUTH, RANGE 23 EAST
JEFFERSON PARISH, LOUISIANA

LEGEND	
	FIRE HYDRANT
	WATER VALVE
	GAS METER
	GAS VALVE
	ANCHOR
	TEL. PEDESTAL
	TREE
	WATER METER
	POWER POLE
	FENCE
	1/2" IRON ROD SET UNLESS OTHERWISE STATED
	600\" OR MAG. NAIL SET UNLESS OTHERWISE STATED
	FROM REFERENCE SURVEY
	MEASURED
	FOUR (4) PC. SIGN
	CONCRETE R/W MONUMENT

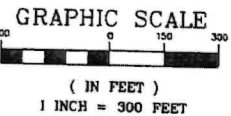
PARENT TRACT DESCRIPTION

A CERTAIN PORTION OF GROUND LOCATED IN AMES FARMS SUBDIVISION, LOWER ESTELLE PLANTATION IN SECTION 7, T14S, R23E, SECTION 55, T14S, R24E, SECTIONS 1 AND 40, T15S, R23E, AND SECTION 49, T15S, R24E, JEFFERSON PARISH, LOUISIANA, IN AN AREA BOUNDED BY THE LAFITTE-LAROSE HIGHWAY, PRITCHARD ROAD, AND BAYOU BARATARIA, DESIGNATED AS A PORTION OF PARCEL "A", AND DESCRIBED AS FOLLOWS:

COMMENCE FROM THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD AND THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY AND GO IN A SOUTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY A DISTANCE OF 10,579.83 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF LOT N-327, THE POINT OF BEGINNING; THENCE GO NORTH 82 DEGREES 21 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE NORTH HALF LOT N-327 A DISTANCE OF 4152.89 FEET TO THE WEST LINE OF PARCEL V-3; THENCE GO SOUTH 4 DEGREES 39 MINUTES 02 SECONDS EAST ALONG THE WESTERLY LINE OF PARCEL V-3 A DISTANCE OF 3338.02 FEET; THENCE GO SOUTH 33 DEGREES 29 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERN LINE OF PARCEL V-3 A DISTANCE OF 8097.38 FEET; THENCE GO NORTH 47 DEGREES 09 MINUTES 26 SECONDS WEST A DISTANCE OF 1741.48 FEET TO THE EAST LINE OF THE LAFITTE-LAROSE HIGHWAY; THENCE GO NORTH 2 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY A DISTANCE OF 3549.66 FEET TO A POINT OF CURVE; THENCE GO IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5874.77 FEET AND AN ARC LENGTH OF 1110.53 FEET TO THE POINT OF BEGINNING.

50' X 84.5'
LAND SPACE FOR
CELL TOWER
AND EQUIPMENT
(0.997 ACRE
(4,225 SQ. FT.))

CENTERLINE OF PROPOSED TOWER
LAT: 29°49'05.4" N
LONG: 090°05'49.3" W
GROUND ELEVATION: 0.7 FT.



DATE	DESCRIPTION	BY
11/09/21	ADDRESSED PUBLIC WORK COMMENTS	SKT
09/28/21	UPDATED SURVEY	SKT
06/18/21	REMOVED SITE NAME	SKT
03/14/21	REVISED FOR FILE PACKAGE	BLG
02/01/21	PRELIMINARY ISSUE	AMF
01/01/21	REVISIONS	REMOVED

TITLE REPORT NOTES

- TURNER SURVEYS, LLC HAS REVIEWED THE REPORT OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 15834804, DATED 01/28/2013, FOR SITE "BARATARIA". THE PROPOSED LAND SPACE IS 50' X 84.5' AND WILL BE SERVED BY A PROPOSED 30' WIDE ACCESS AND UTILITY RIGHT OF WAY. THE LAND SPACE AND RIGHT OF WAY ARE SITUATED IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST ON A PORTION OF PARCEL "A", AMES FARMS SUBDIVISION, LOWER ESTELLE PLANTATION, JEFFERSON PARISH, LOUISIANA, NOW OR FORMERLY, OWNED BY CONSOLIDATED RECREATION AND COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. 2.
- THE SURVEYOR MAKES NOTE OF THE FOLLOWING:
- ITEM 2: PLAT RECORDED ON PLAT BOOK 84, PAGE 41, THE SUPPORTING INSTRUMENT IS ILLEGIBLE.
 - ITEM 3: RIGHT OF WAY GRANT IN FAVOR OF SOUTHERN NATURAL GAS COMPANY, RECORDED ON 12/04/1988 IN DEED BOOK 463, PAGE 274. THIS RIGHT OF WAY PLOTS EAST OF THE PARENT TRACT. IT IS NOT SHOWN AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 4: PIPELINE RIGHT OF WAY AGREEMENT IN FAVOR OF SHELL PIPE LINE CORPORATION, RECORDED ON 08/12/1989 IN DEED BOOK 704, PAGE 467. THIS 30' WIDE RIGHT OF WAY IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 5: PLAT RECORDED IN INSTRUMENT NO. 99-14345. THIS SUBDIVISION PLAT BY HERBS LASSALLE (LEHIGH CONSULTANTS INC., DATED 12/22/1998, CREATED PARCELS "A" AND "B" THE PARENT TRACT IS A PORTION OF PARCEL "A".
 - ITEM 7: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 09/18/1979 IN DEED BOOK 966, PAGE 78. THIS WATER LINE SERVITUDE PLOTS ON THE WEST SIDE OF HIGHWAY 3134. IT IS NOT SHOWN AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 8: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 08/17/1980 IN DEED BOOK 896, PAGE 827. THIS 100' WIDE SERVITUDE IS FOR CANAL "C". THIS SERVITUDE IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 10: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 08/23/1982 IN DEED BOOK 1031, PAGE 97. THIS 100' WIDE SERVITUDE IS FOR CANAL "C". THIS SERVITUDE IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 12: ORDINANCE NO. 20598, RECORDED ON 03/15/1999 IN DEED BOOK 3003, PAGE 448. THIS ORDINANCE APPROVED THE SUBDIVISION PLAT CREATING PARCELS "A" AND "B" (ITEM 5).
 - ITEM 13: CONSERVATION SERVITUDE TO JEFFERSON PARISH DEPARTMENT OF PARC DES FAMILLES, RECORDED ON 06/03/2008, DEED BOOK 3229, PAGE 727. THIS SERVITUDE CREATED A DUAL USE WETLAND AREA FOR A PORTION OF THE PARENT TRACT SOUTH OF ESTELLE PLAYGROUND. IT DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 14: ORDINANCE NO. 23404, RECORDED ON 11/07/2008 IN DEED BOOK 3236, PAGE 942. THIS ORDINANCE APPROVED A PARKING VARIANCE FOR ESTELLE PLAYGROUND.
 - ITEM 15: RIGHT OF WAY INSTRUMENT IN FAVOR OF ENTERDY LOUISIANA, LLC, RECORDED ON 10/07/2009 IN DEED BOOK 3253, PAGE 896. THIS RIGHT OF WAY WAS TO PROVIDE ELECTRICAL SERVICE TO ESTELLE PLAYGROUND FROM HIGHWAY 3134. IT DOES NOT AFFECT THE LAND SPACE OR ACCESS.

TURNER SURVEYS, LLC

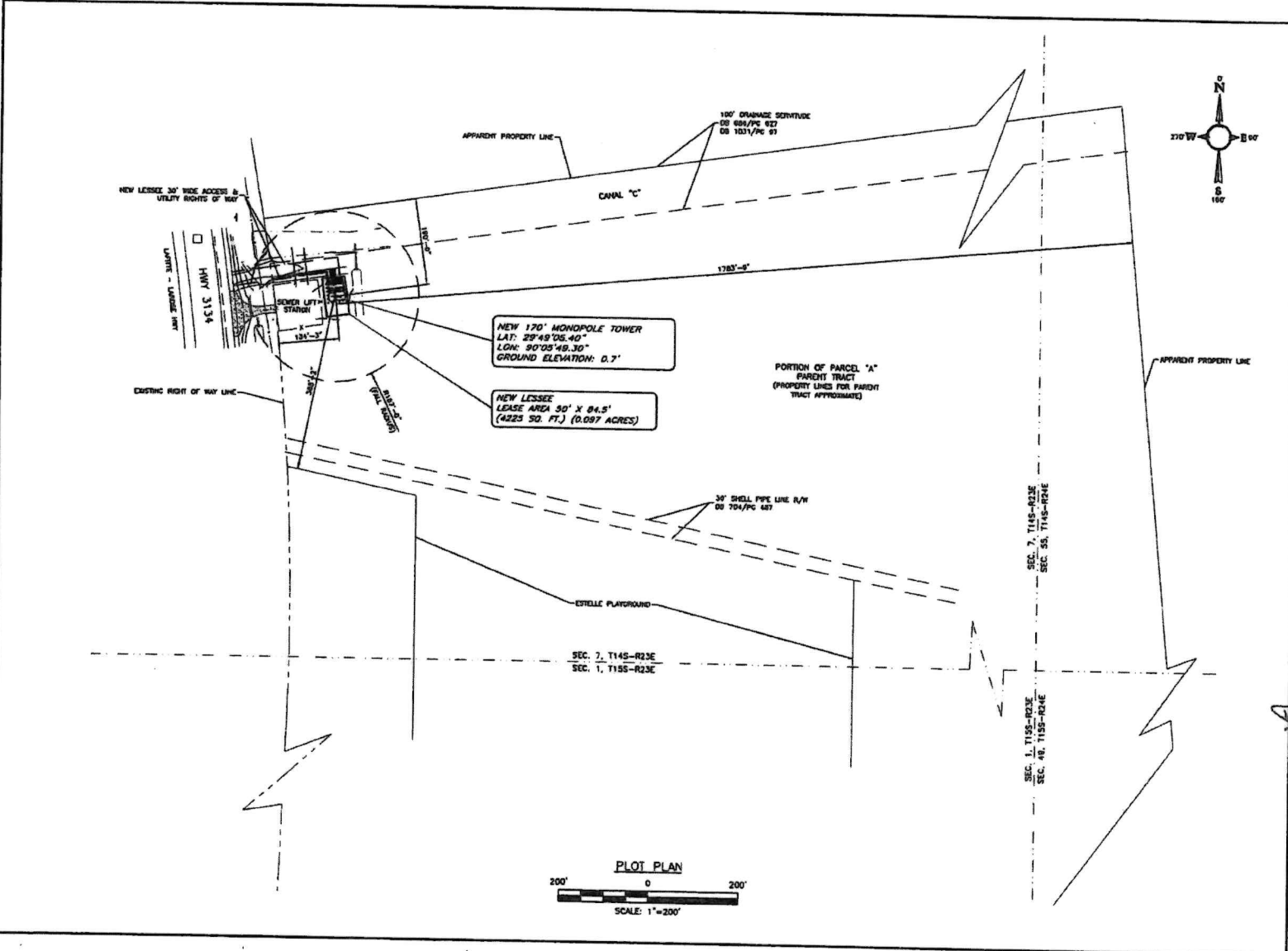
19732 E. NOTTMAN ROAD
PONCHATOULA, LA 70454
Phone: (985)386-2358
Fax: (985)386-2359
Turnersurveys@turnersurveys.net

Stanley K. Turner
STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

**TOPOGRAPHIC SURVEY OF
BARATARIA TOWER SITE
MARRERO, LOUISIANA**
SEC. 7, T14S-R23E
JEFFERSON PARISH, LOUISIANA

DATE: 02/01/21	DRAWN BY: AMF	JOB NO.:
SCALE: 1" = 300'	CHECKED BY: BLG	13-00080
		DRAWING NO. 2

T:\1123\1123 - Warren\New Site\Barataria\Barataria\01 - CD\DWG\Asa\Barataria\1123.dwg 7/11/22 11:35am



THESE DRAWINGS REPRESENT THE APPROXIMATE EXISTING AND PROPOSED CONDITIONS OF THE PROJECT SITE FOR WHICH THEY ARE PREPARED. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON BY ANY OTHER PARTY. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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LAFAYETTE, LA 70501
(337) 686-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METairie, LA 70006
(504) 758-3112 TEL.

NO.	DESCRIPTION	DATE
1	PRELIM. Dwg.	12/21/2019
2	FINAL Dwg.	3/12/2021
3	REVISED Dwg.	4/21/2021
4	LANDSCAPE	11/16/2021
5	REVISED	3/11/2022
6	REVISED	3/24/2022

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5601 LEO KERNER PKWY
MARRERO, LA 70072

STAMP HERE:

STATE OF LOUISIANA
DAVID M. ACKERMANN
Licenses No. 20791
PROFESSIONAL ENGINEER
7/11/22

DRAWN BY:	MOL
CHECKED BY:	DNA
DATE DRAWN:	10/23/2019
TO JOB NO.:	2118-120-1001-043

SHEET TITLE:
PLOT PLAN

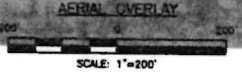
SHEET NUMBER: **C-1** REV. # **6**

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NEW 170' MONOPOLE TOWER
 LAT: 29°48'02.40"
 LON: 90°05'48.30"
 GROUND ELEVATION: 0.7'

NEW LESSEE LEASE AREA 30' X 84.5'
 (4825 SQ. FT.) (0.097 ACRES)



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 2920 KINGMAN ST.
 SUITE 201
 METAIRIE, LA 70008
 (504) 756-3112 TEL.

NO.	DESCRIPTION	BY	DATE
1	ISSUE FOR PERMIT	MDL	12/23/2010
2	ISSUE FOR PERMIT	MDL	3/12/2011
3	ISSUE FOR PERMIT	MDL	4/27/2011
4	LANDSCAPING	MDL	11/16/2011
5	RFI	JIC	7/11/2012
6	REMOVE LINES	JED	3/4/2013

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5501 LEO KERNER PKWY
 HARRERO, LA 70072

STAMP HERE:

7/11/22

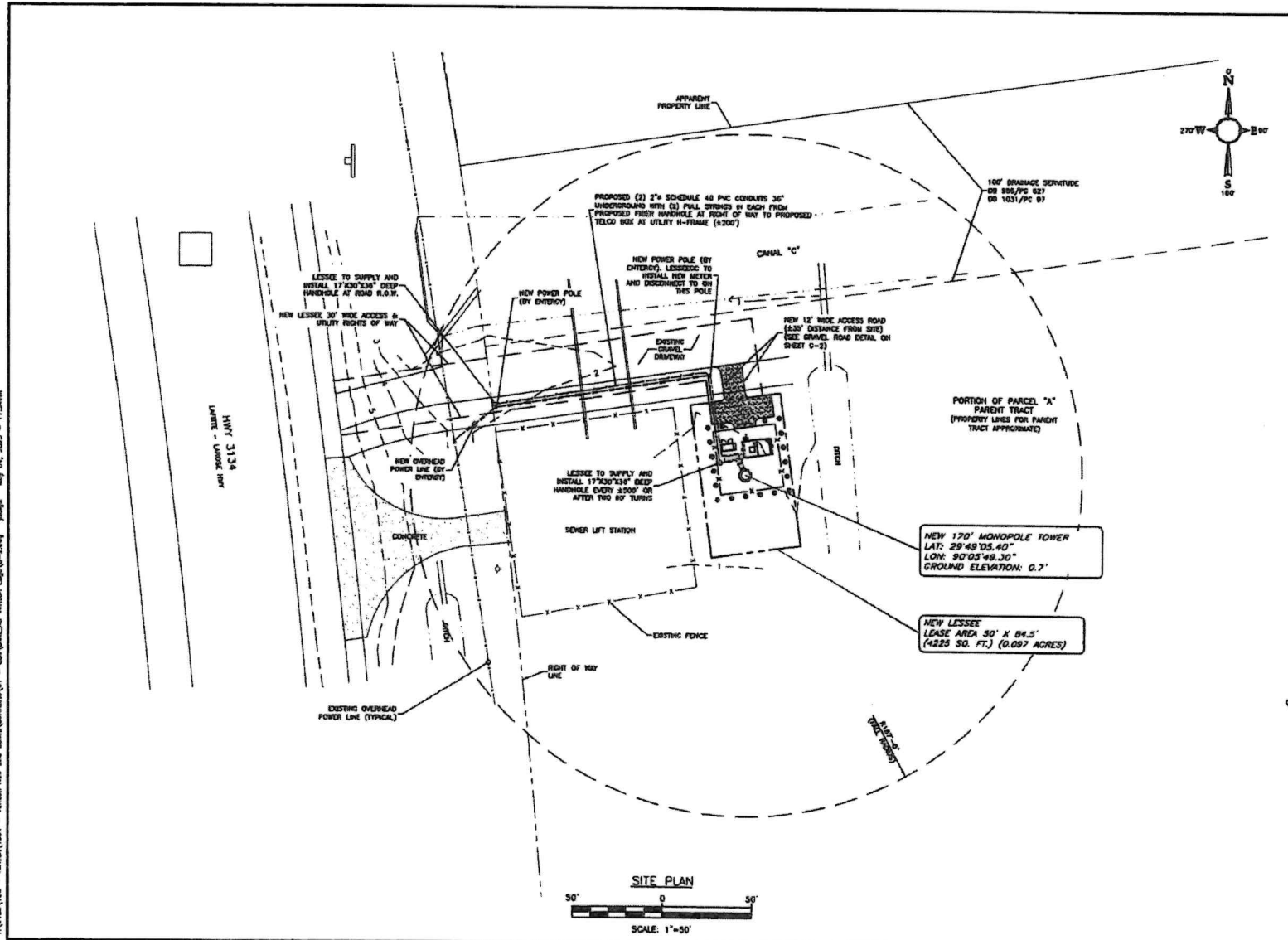
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CHECKED BY: CHA
DATE DRAWN: 10/23/2010
TD JOB NO.: 2110-120-1001-042
SHEET TITLE:

AERIAL OVERLAY

SHEET NUMBER:
C-1A

REV. #
6

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 Date: 07/11/22
 User: D.M.A.
 Plot Date: 07/11/22
 Plot Time: 10:11:46 AM



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 556 JEFFERSON ST.
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 (337) 886-7176 TEL.
 2920 BISHOPMAN ST.
 SUITE 201
 METAIR, LA 70005
 (504) 756-3112 TEL.

NO.	DESCRIPTION	BY	DATE
1	FINAL ISSUE	MEL	12/07/2018
2	REVISED	MEL	3/13/2021
3	REVISED	MEL	4/09/2021
4	REVISED	MEL	11/16/2021
5	REVISED	MEL	7/11/2022
6	REVISED	MEL	7/11/2022

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5801 LED KENNER PONY
 WARRERO, LA 70072

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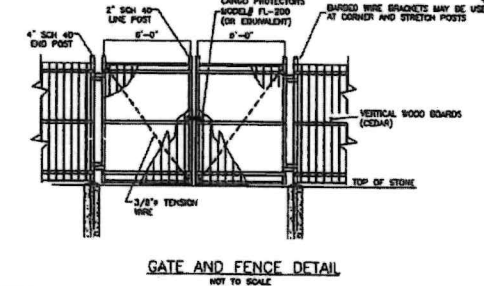
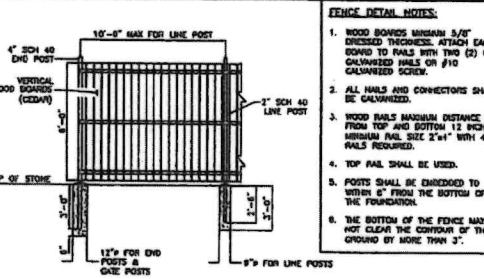
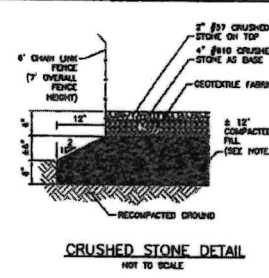
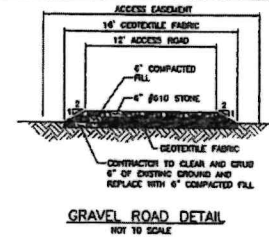
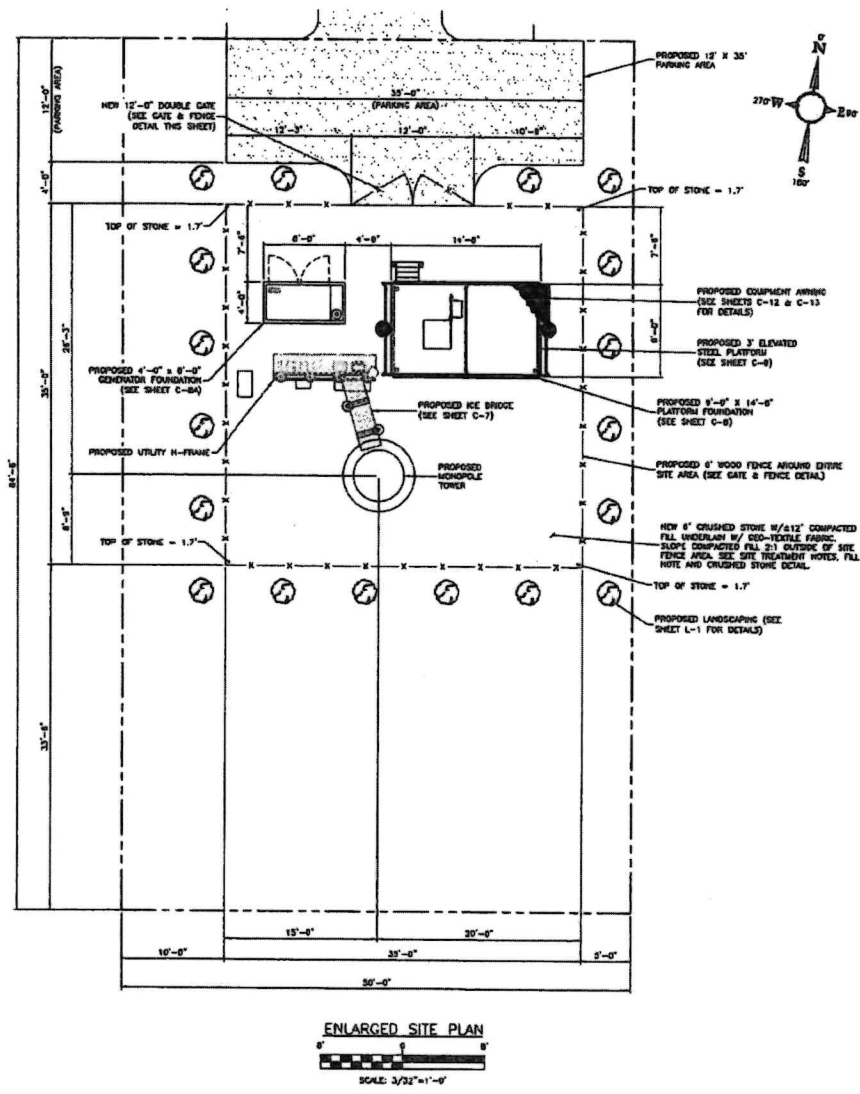
DAVID M. ACKERMANN
 License No. 28781
 PROFESSIONAL ENGINEER

DRAWN BY:	MEL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2018
TD JOB NO.:	2110-120-1001-043
SHEET TITLE:	

SITE PLAN

SHEET NUMBER:	REV. #
C-2	6

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- ROAD CONSTRUCTION NOTES:**
- CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
 - CONTRACTOR TO PROOF-ROLL THE CRUSHED AREA WITH A WEIGHTED-RUBBER Tired VEHICLE.
 - CONTRACTOR SHOULD MITIGATE ALL UNCONTAMINATED AREAS WHICH CONTAIN WEAK, YELLOW OR PUFFING SOIL MATERIALS.
 - IF LARGE MUDSPREAD AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
 - CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- SITE TREATMENT NOTES:**
- 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAY BY GEOTEXTILE FABRIC. SEE CRUSHED STONE DETAIL THIS SHEET.
 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
 - GRADE SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
 - SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
 - CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

TOWER ENGINEERING, INC.
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2920 KINGMAN ST.
SUITE 201
METairie, LA 70006
(504) 756-3112 TEL.

REVISION

NO.	DESCRIPTION	BY	DATE
1	FINAL ISSUE	MDL	12/21/2018
2	FINAL ISSUE	DMA	2/16/2021
3	ISSUE FOR CONSTRUCTION	MDL	4/23/2021
4	LANDSCAPING	DMA	11/18/2021
5	REVISED	MDL	7/11/2022
6	REVISION UNDER REVIEW	DMA	8/14/2022

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5601 LEO KERNER FLOW
MARRERO, LA 70072

STAMP HERE:

STATE OF LOUISIANA
DAVID M. ACKERMANN
Licenses No. 20781
PROFESSIONAL ENGINEER

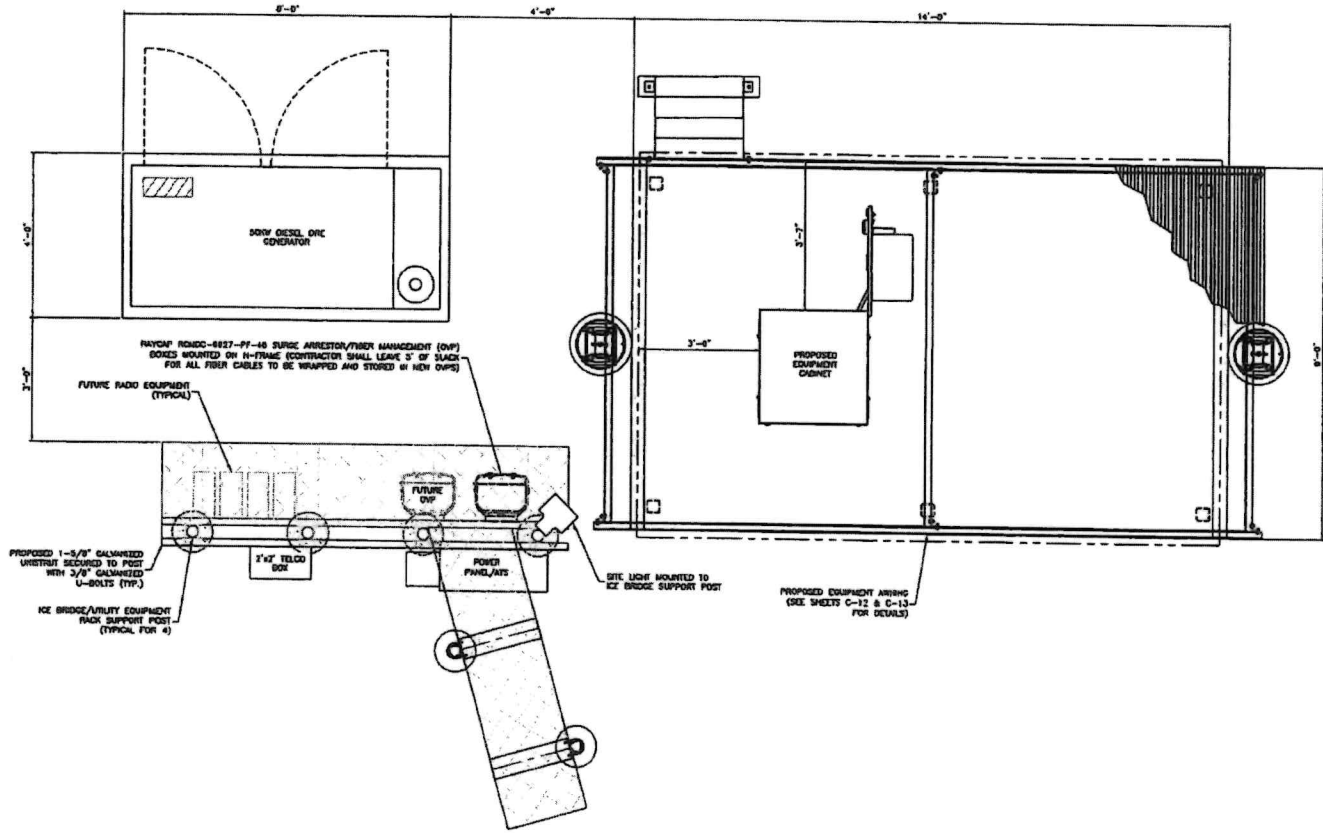
7/11/22

DRAWN BY: MDL
CHECKED BY: DMA
DATE DRAWN: 10/23/2018
TD JOB NO.: 2118-120-1001-043
SHEET TITLE:

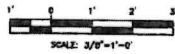
ENLARGED SITE PLAN

SHEET NUMBER: C-3 **REV. #:** 6

F:\132\130 - Verizon New Site Build\Verizon\01 - Verizon New Site Build\Verizon\01 - CD\Drawings\Verizon\01 - May 04, 2023 - 11:28am



DETAILED EQUIPMENT LAYOUT



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 SUITE 201
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 2020 KROGAN ST.
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REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	MCL	12/22/2019
2	FINAL ISSUE	MCL	3/18/2021
3	ISSUE FOR CONSTRUCTION	MCL	4/21/2021
4	AS BUILT	MCL	11/16/2021
5	REVISED	MCL	7/11/2022

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

STAMP NOTE:

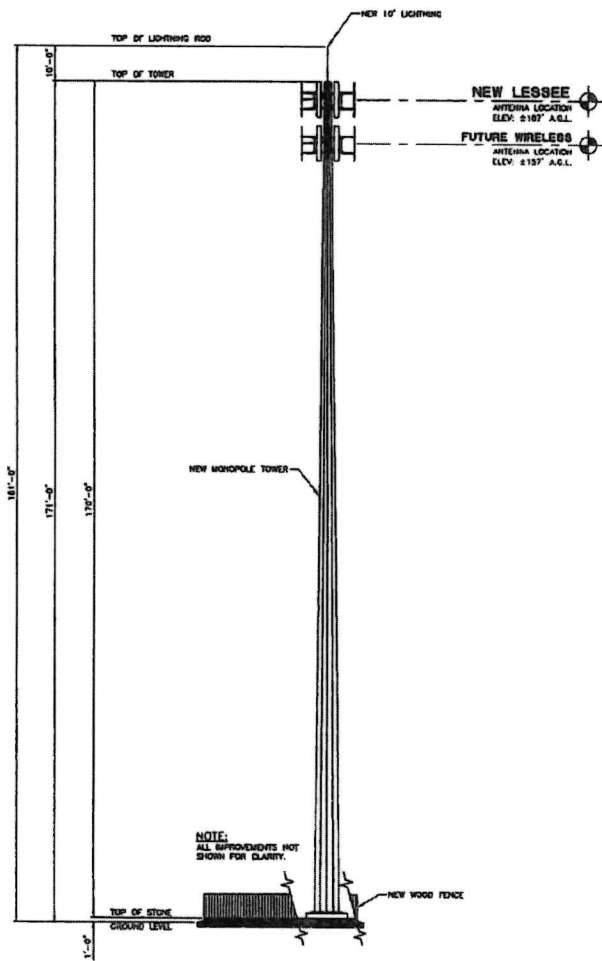
DAVID M. ACKERMANN
 License No. 26791
 PROFESSIONAL ENGINEER
 7/11/22

DRAWN BY: MCL
 CHECKED BY: DMA
 DATE OF WORK: 10/23/2019
 TO JOB NO: 2119-120-1001-043

SHEET TITLE:
DETAILED EQUIPMENT LAYOUT

SHEET NUMBER: **C-4** REV. # **5**

T:\3125\120 - Warren\1001 - Warren New Site\dwg\Warren\1001 - 001\TOWER.dwg User: dmp Date: 10/23/2019 11:28am



TOWER ELEVATION
NOT TO SCALE

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TOWER ENGINEERING, INC.

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 2920 KINGMAN ST.
 SUITE 201
 METairie, LA 70006
 (504) 756-2112 TEL.


NO.	DESCRIPTION	BY	DATE
1	PROJ. BEGIN	MDL	12/21/2019
2	FINAL DESIGN	MDL	3/12/2021
3	REVISED PER OWNER	DNA	4/22/2021
4	UNDER CONSTRUCTION	MDL	11/18/2021
5	REVISED	JIC	7/11/2022
6	REVISIONS LOGGED	JED	3/1/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5001 LEO KERNER PKWY
HARRISBORO, LA 70072

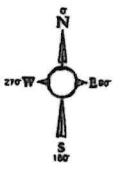
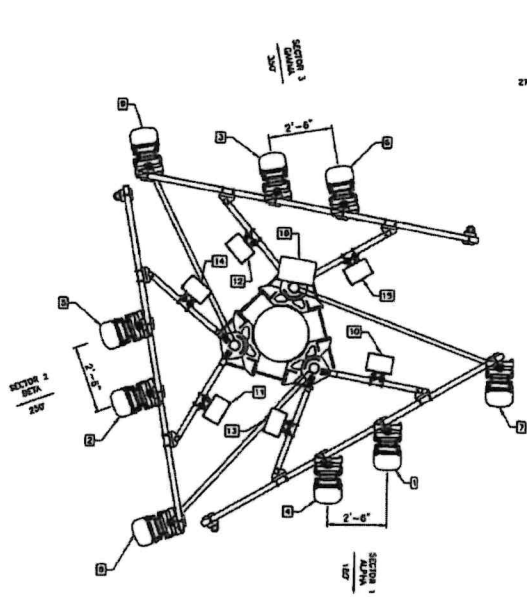
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DRAWN BY: MDL
 CHECKED BY: DNA
 DATE DRAWN: 10/23/2019
 TD JOB NO. 2119-120-101-043
 SHEET TITLE:

TOWER ELEVATION

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



PROPOSED ANTENNA AND FIBER/HYBRID CABLE CONFIGURATION										
ELEV.	SECTOR	AZIMUTH	QTY.	700/850/1900/2100 LTE ANTENNAS	MECHANICAL DOWN-TILT	MOUNT	CABLE LENGTH			
187'	1	180°	1	COMMSCOPE 19H-85C-R2B	0°	COMMSCOPE SECTOR FRAME MT	(16) COAX JUMPERS			
	2	250°	1	COMMSCOPE 19H-85C-R2B	0°					
	3	350°	1	COMMSCOPE 19H-85C-R2B	0°					
				700/850/1900/2100 LTE ANTENNAS						
187'	1	180°	1	COMMSCOPE 19H-85C-R2B	0°		COMMSCOPE SECTOR FRAME MT	(16) COAX JUMPERS		
	2	250°	1	COMMSCOPE 19H-85C-R2B	0°					
	3	350°	1	COMMSCOPE 19H-85C-R2B	0°					
				L-SUBB 5G ANTENNAS						
187'	1	180°	1	SAMSUNG M16407-77A	0°			COMMSCOPE SECTOR FRAME MT	(5) 1/2 HYBRID JUMPERS	
	2	250°	1	SAMSUNG M16407-77A	0°					
	3	350°	1	SAMSUNG M16407-77A	0°					
				RRH 700/850 LTE						
187'			1	SAMSUNG 85/813 RRH	10°	COMMSCOPE SECTOR FRAME MT			(3) 1/2 HYBRID JUMPERS	
			1	SAMSUNG 85/813 RRH	10°				±18'	
			1	SAMSUNG 85/813 RRH	10°				±18'	
				RRH 1900/2100 LTE						
187'			1	SAMSUNG 85/858A RRH	12°		COMMSCOPE SECTOR FRAME MT		(3) 1/2 HYBRID JUMPERS	
			1	SAMSUNG 85/858A RRH	14°				±18'	
			1	SAMSUNG 85/858A RRH	15°				±18'	
				RAYCAP SURGE ARRESTOR & FIBER MANAGEMENT BOX						
±187'			1	REMEX-6827-PT-48	10°			COMMSCOPE SECTOR FRAME MT	(1) 1/2 HYBRID JUMPERS	
									±180'	

NOTE: CONTRACTOR SHALL LEAVE 3' OF SLACK FOR ALL FIBER CABLES TO BE WRAPPED AND STORED IN PROPOSED FIBER MANAGEMENT BOXES (FMBs).

PROPOSED ANTENNA ORIENTATION PLAN



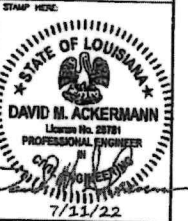
NOTE:
VERIFY RF DESIGN SPECIFICATIONS WITH RFDS PROVIDED BY CONSTRUCTION ENGINEER.

THESE SERVICES AND/OR THE ACCOMPANYING INFORMATION ARE THE SOLE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE SPECIFIC PROJECT AND SITE FOR WHICH THEY ARE PROVIDED. PLEASE CONTACT TOWER ENGINEERING, INC. FOR A WRITTEN COPY OF THESE TERMS AND CONDITIONS.

TOWER ENGINEERING, INC.
 555 JEFFERSON ST.
 SUITE 201
 LAFFALETTE, LA 70501
 (337) 836-7175 TEL.
 2820 KINGMAN ST.
 SUITE 201
 METairie, LA 70005
 (504) 735-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	FINAL DESIGN	MDL	10/17/2019
2	REVISED DESIGN	DMA	2/12/2021
3	REVISED DESIGN	DMA	4/29/2021
4	REVISED DESIGN	DMA	11/12/2021
5	REVISED DESIGN	DMA	1/11/2022
6	REVISED DESIGN	DMA	5/4/2022

SITE NUMBER:
475683
 SITE NAME:
BARATARIA
 SITE ADDRESS:
 NEAR 5801 LEO HERNER PKWY
 MARRERO, LA 70072



DESIGNED BY: MDL
 CHECKED BY: DMA
 DATE DRAWN: 10/23/2019
 TOWER JOB NO: 2119-120-1001-013
 SHEET TITLE:

ANTENNA ORIENTATION PLAN

SHEET NUMBER: **C-6** REV. # **6**

ESTELLE PLAYGROUND CELL TOWER SITE

**LEGAL DESCRIPTIONS:
30' ACCESS & UTILITY SERVITUDE**

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO THE POINT OF BEGINNING FOR THE 30 FOOT WIDE ACCESS AND UTILITY SERVITUDE; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE ALONG SAID LINE S82°02'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID LINE; THENCE LEAVING SAID LINE N07°57'01"W A DISTANCE OF 12.28 FEET TO A POINT; THENCE S81°04'33"W A DISTANCE OF 204.77 FEET TO A POINT; THENCE N08°55'27"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 7426.9 S.F. (0.170 ACRE), BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

50' X 84.5' LAND SPACE FOR CELL TOWER AND EQUIPMENT

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO A POINT; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE N82°02'59"E A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S07°57'01"E A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE S82°02'59"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET; THENCE N07°57'01"W A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE N82°02'59"E A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 0.097 ACRE (4,225 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.



Valbridge
PROPERTY ADVISORS

Market Rent Report

Proposed Cell Tower Site- Vacant Land
5801 Leo Kerner Boulevard/Highway 3134
Marrero, Jefferson Parish, Louisiana 70072

Report Date: April 11, 2023



FOR:

Jefferson Parish Attorney's Office
Ms. Nicole M. Tomba
1221 Elmwood Park Boulevard
Jefferson, Louisiana 70123

Client Number:

Valbridge Property Advisors |

2030 Dickory Avenue, Suite 200
New Orleans, LA 70123
504.541.5100 phone
504.541.5107 fax
valbridge.com

Valbridge File Number:
LA01-23-0056-000



2030 Dickory Avenue, Suite 200
New Orleans, LA 70123
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April 11, 2023

Andrew Miles
504.541.5106
amiles@valbridge.com

Ms. Nicole M. Tomba
Senior Assistant Parish Attorney
Jefferson Parish Attorney's Office
1221 Elmwood Park Boulevard
Jefferson, Louisiana 70123

RE: Market Rent Report
Proposed Cell Tower Site- Vacant Land
5801 Leo Kerner Boulevard/Highway 3134
Marrero, Jefferson Parish, Louisiana 70072

Dear Ms. Tomba:

In accordance with your request, we have performed a market rent appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located at 5801 Leo Kerner / Lafitte Parkway on a portion of Lot A, Lower Estell Plantation Subdivision and is further identified as tax parcel 9430008054. The subject site is a 0.1-acre or 4,225-square-foot parcel. THIS IS THE PROPERTY INTRODUCTION PANEL

The analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of the client.

The client in this assignment is Jefferson Parish Attorney's Office and the intended use of this report is for Jefferson Parish Attorney's Office and no others. The intended use is for market rent. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- None

Hypothetical Conditions:

- None

The Market Rent conclusions are based on the analysis in the following report and presented in the following table:

Market Rent Summary**Market Estimates**

Potential Rental Rate Average	\$2.50 psf
Lease Structure	Triple Net
Estimated Market Rent, Annual	\$10,560.00
Estimated Market Rent, Monthly	\$880.00

Respectfully submitted,
Valbridge Property Advisors |



Andrew B. Miles, Jr.
Senior Appraiser
Louisiana Certified General
Real Estate Appraiser #G1337

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Summary of Salient Facts

Property Identification

Property Name	Proposed Cell Tower Site- Vacant Land
Property Address	5801 Leo Kerner Boulevard/Highway 3134 Marrero, Jefferson Parish, Louisiana 70072
Latitude & Longitude	29.817567, -90.094458
Census Tract	278.19
Tax Parcel Number	9430008054
Property Owner	Jefferson Parish

Site

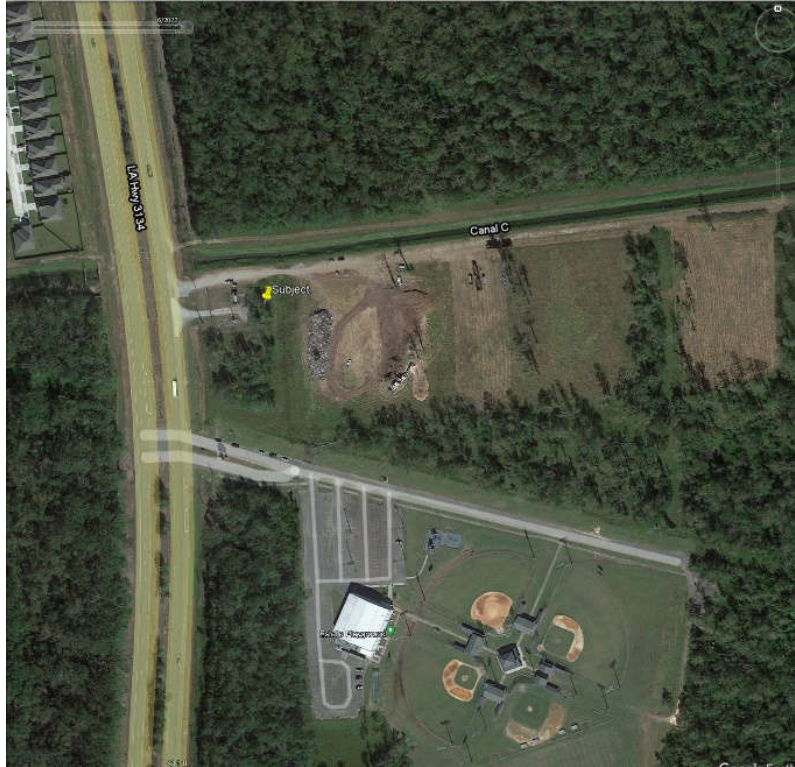
Zoning	Suburban Residential District/Commercial Parkway Overlay Zone (R-1B with CPZ Overlay)
FEMA Flood Map No.	22051C0275F
Flood Zone	X
Gross Land Area	0.097 acres
Usable Land Area	0.097 acres

Valuation Opinions

Highest & Best Use - As Vacant	Develop with income producing infrastructure such as a communications tower or billboard.
Reasonable Exposure Time	Less than 12 months
Reasonable Marketing Time	Less than 12 months

Aerial and Front Views

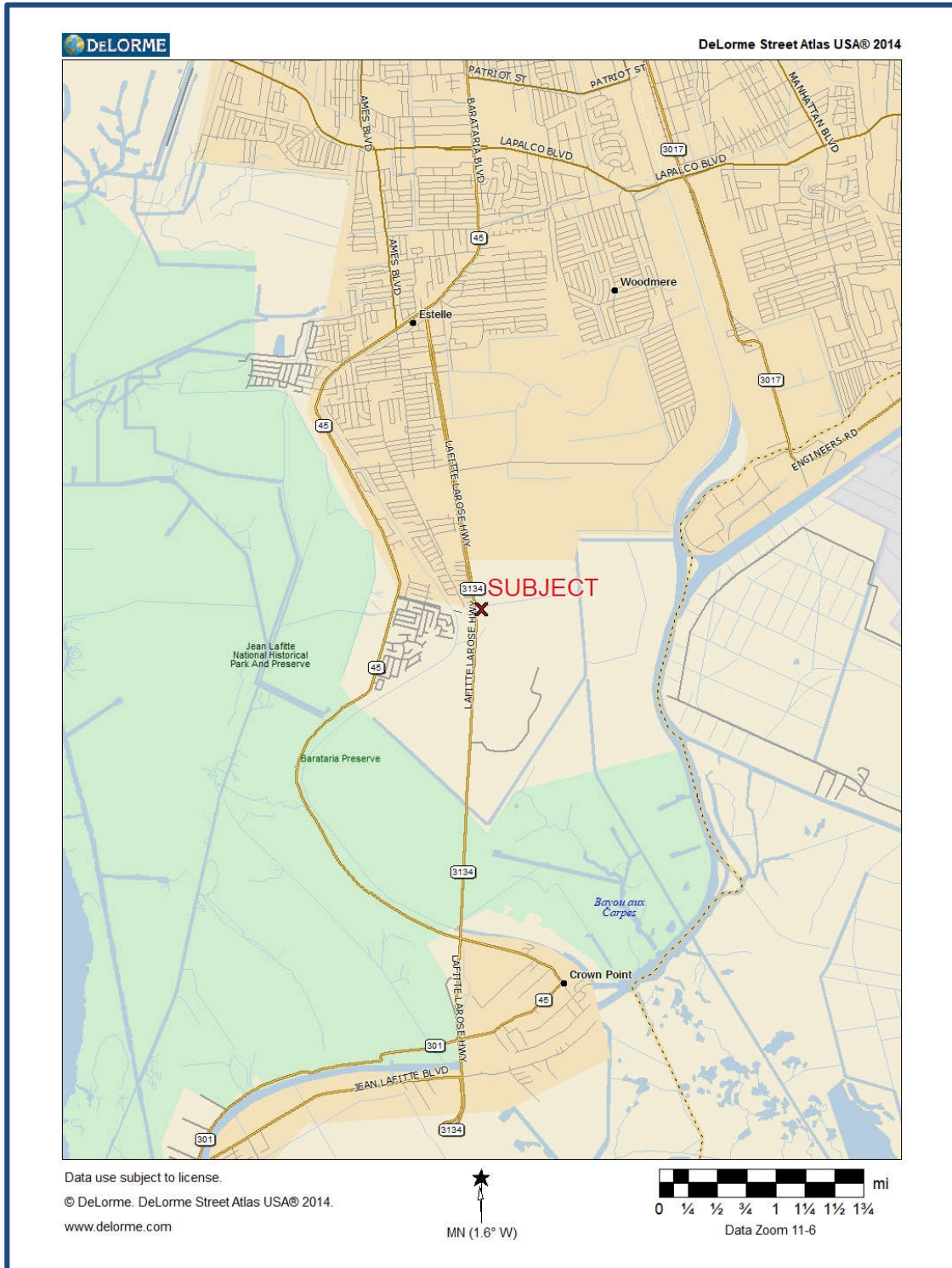
AERIAL VIEW



FRONT VIEW



Location Map



Introduction

Client and Intended Users of the Appraisal

The client in this assignment is Jefferson Parish Attorney's Office and the intended user of this report is the Jefferson Parish Attorney's Office. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the subject property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

Intended Use of the Appraisal

The intended use of this report is to estimate market rent.

Real Estate Identification

The subject property is located at 5801 Leo Kerner Boulevard/Highway 3134, Marrero, Jefferson Parish, Louisiana 70072. The subject property is further identified by the tax parcel 9430008054.

Legal Description

A certain portion of ground located on Lot A, Ames Farms Subdivision, Lower Estelle Plantation in Section 7, Township 14 South, Range 23 East, Section 55, Range 24 East, Sections 1 and 40, Township 15 South, Range 23 East, and Section 49, Township 15 South, Range 24 East, Jefferson Parish, Louisiana

Use of Real Estate as of the Effective Date of Value

As of the current date of value, the subject was a vacant parcel of land.

Use of Real Estate as Reflected in this Market Rent Appraisal

The current opinion of value for the subject property reflects use as a ground lease for a communications (cell tower).

Ownership of the Property

According to Public Records, title to the subject property is vested in Jefferson Parish.

History of the Property

Ownership of the subject property has not changed within the past three years.

Type and Definition of Value

The appraisal problem is to develop an opinion of the market rent of the subject property. Market rent is defined as the "the most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

- Lessee and lessor are typically motivated;

- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).¹

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Valuation Scenarios, Property Rights, and Effective Dates of Report Opinion

Opinions of value for the subject property were developed under the following valuation scenarios:

Valuation Scenario	Effective Date of Value
Market Rent Estimate	March 30, 2023

Date of Report

The date of this report is April 11, 2023.

List of Items Requested but Not Provided

- All information requested has been provided

Assignment Issues

Assumptions and Conditions of the Appraisal

This appraisal assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

Extraordinary Assumptions

- None

Hypothetical Conditions

- None

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, (7TH ed.). Chicago, Illinois: Appraisal Institute.

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via public records, and client supplied documents.
- Economic Characteristics - The subject property economic characteristics were identified via information provided by the client, public records, market surveys, discussions with market participants, and the files of Valbridge Property Advisors..
- Physical Characteristics - The subject property physical characteristics were identified via .

Extent to Which the Property Was Inspected

An appraisal inspection of the subject property a general inspection of the property by the appraiser was completed on 3/31/2023.

Type and Extent of Data Researched

The following data was researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. Professionals familiar with the subject market/property type were also interviewed.

Type and Extent of Analysis Applied (Valuation Methodology)

An estimate of market rent for the subject property was developed based on observing the subject property characteristics and researching comparable properties. The market rent estimate is a component of the Income Capitalization Approach that also involves occupancy, expense, and capitalization rate estimates. The objective of this assignment is a market rent analysis; therefore, the sales comparison approach, cost approach and non-pertinent components of the income capitalization approach were not developed.

Appraisal Conformity and Report Type

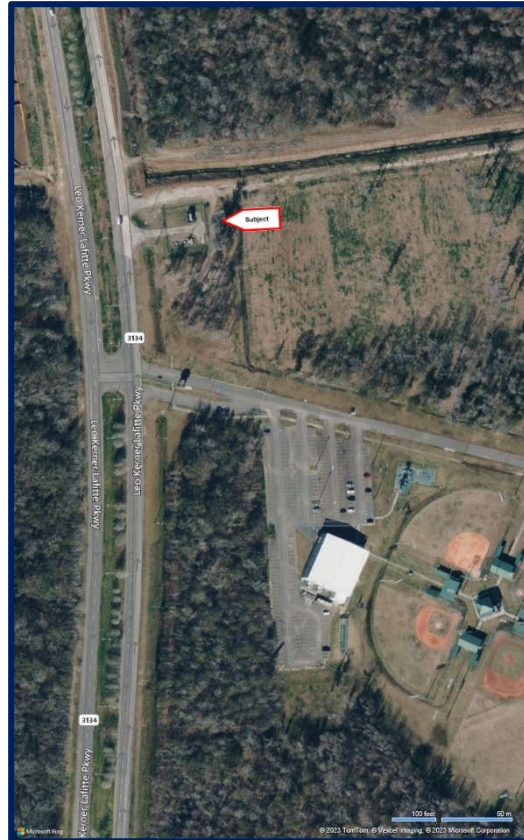
The analyses, opinions, and conclusions were developed and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

City and Neighborhood Analysis

NEIGHBORHOOD MAP



Overview

The subject is located in Marrero, Jefferson Parish.

Neighborhood Location and Boundaries

The subject neighborhood is suburban in nature bounded by Lapalco Boulevard to the north, the Harvey Canal / Intercoastal Waterway to the east, Crown Point, LA to the south, and Bayou Signette & Lake Salvador to the west.

Transportation Access

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include LA Highway 3134 and Lapalco Boulevard. Access to the area is considered average.

Road Improvements

There are no major road improvements on-going.

Neighborhood Land Use

The subject neighborhood is located in an area with primarily residential land uses. An approximate breakdown of the development in the area is as follows:

LAND USES

Developed	50%
<i>Residential</i>	60%
<i>Retail</i>	3%
<i>Office</i>	2%
<i>Industrial</i>	0%
Vacant	35%
<hr/>	
Total	100%

Land Use Trends

The neighborhood is not experiencing a change in land use. Nearby uses follow:

Demographics

The following table depicts the area demographics in Marrero within a one-, three-, and five-mile radius from the subject.

Neighborhood Demographics

Radius (Miles)	1 Mile	3 Mile	5 Mile
Population Summary			
2020 Population	3,293	27,816	76,339
2022 Population Estimate	4,154	28,443	76,945
2027 Population Projection	4,183	28,012	75,735
Annual % Change (2022 - 2027)	0.1%	-0.3%	-0.3%
Housing Unit Summary			
2020 Housing Units	1,092	9,342	26,959
% Owner Occupied	90.8%	83.8%	74.9%
% Renter Occupied	6.7%	11.6%	19.0%
2022 Housing Units	1,492	10,278	28,728
% Owner Occupied	93.2%	82.1%	74.4%
% Renter Occupied	4.1%	14.5%	21.1%
2027 Housing Units	1,516	10,273	28,696
% Owner Occupied	93.1%	81.9%	74.6%
% Renter Occupied	3.8%	13.9%	20.2%
Annual % Change (2022 - 2027)	0.4%	0.0%	0.0%
Income Summary			
2022 Median Household Income Estimate	\$83,943	\$67,853	\$64,323
2027 Median Household Income Projection	\$92,665	\$78,894	\$75,496
Annual % Change	2.0%	3.1%	3.3%
2022 Per Capita Income Estimate	\$36,947	\$29,477	\$29,575
2027 Per Capita Income Projection	\$42,186	\$33,749	\$33,999
Annual % Change	2.7%	2.7%	2.8%

Source: ESRI (ArcGIS)

(Lat: 29.817567, Lon: -90.094458)

Within a three-mile radius, the reported population is with a projected growth rate of approximately annually. There are 9,342 housing units within that three-mile radius. The growth rate is expected to be flat over the next year. Most of the housing is owner-occupied. Our research indicates that property values in the area are stable to increasing.

Within a three-mile radius, the median household income is \$67,853. Looking ahead, annual household income growth is projected at 3.1% per year. The average income figures suggest that the inhabitants are within the middle income brackets.

Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance. No adverse or unfavorable factors were observed.

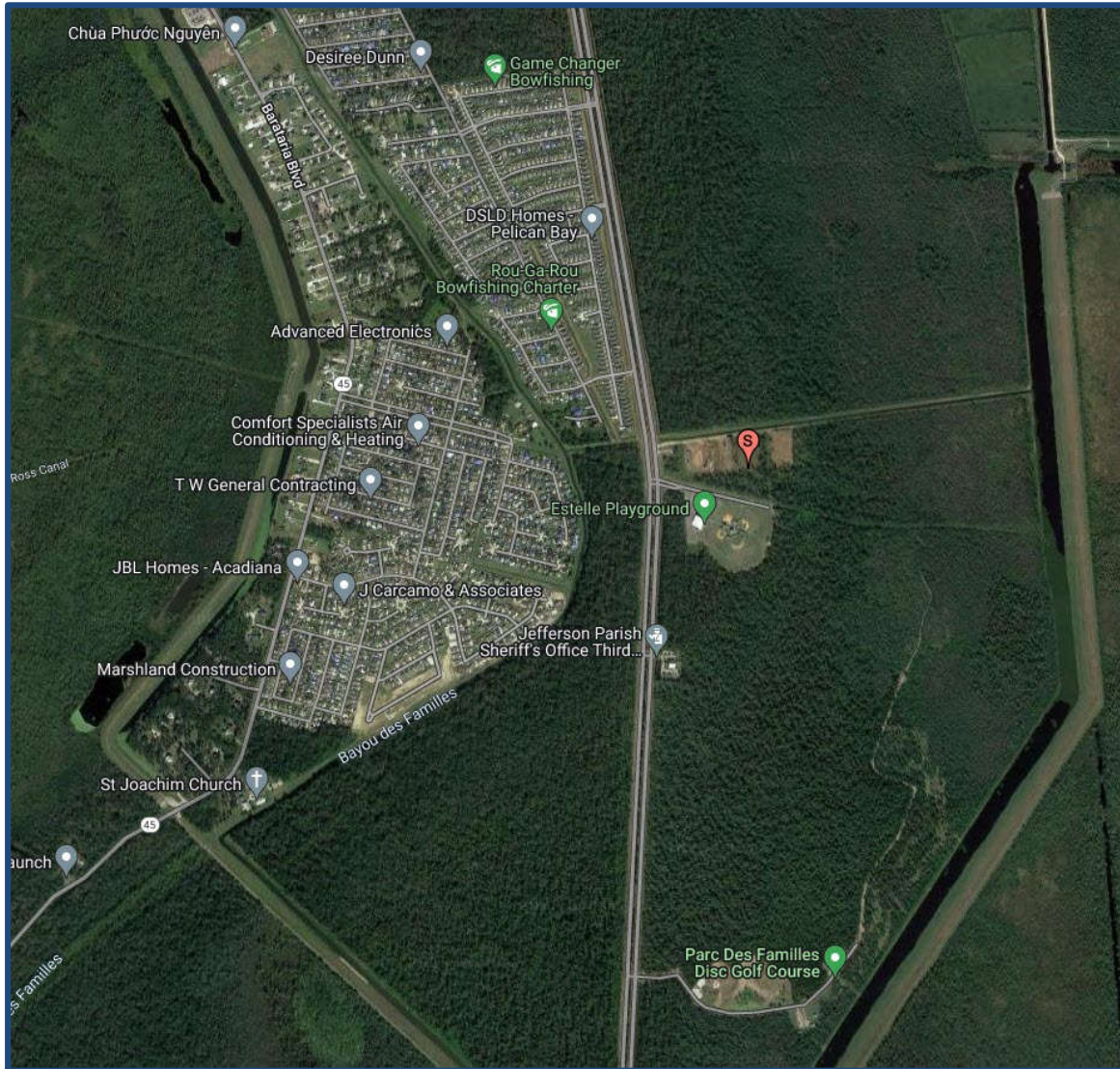
Neighborhood Life Cycle

Most neighborhoods are classified as being in four stages: **growth**, **stability**, **decline**, and **renewal**. Overall, the subject neighborhood is in the stability stage of its life cycle.

Immediate Area Uses

The below aerial photo exhibits the uses located in the subject's immediate vicinity.

IMMEDIATE AREA USES



Source: Google Maps

Uses along the subject's 30' access easement from LA Hwy 3134 in the vicinity of the subject are primarily residential in nature. Recognized uses in the immediate area of the subject include Jefferson Parish Recreation facilities, the J.P. Sheriff's Office, and single-family residential subdivisions with home occupations. As shown above, the density of uses in the area is relatively low.

A drive of the neighborhood revealed that occupancies in the area are reasonably high but that turnover is common. Most users of properties are second generation or beyond.

Analysis and Conclusions

The neighborhood is characterized by established single-family subdivisions, several public recreation properties, and large swaths of undeveloped land. While residents tend to be satisfied with the

neighborhood and the Parish is the metropolitan area's economic engine, in-migration is forecast to be flat over the next calendar year. This is anticipated to remain for the foreseeable future.

Site Description

The subject site is located at Louisiana Highway 3134 (Leo Kerner / Laffite Highway) and Jefferson Parish Canal "C". Access and egress are provided by an easement along the north bound side of LA Hwy-3134. The characteristics of the site are summarized as follows:

Site Characteristics

Gross Land Area:	0.10 Acres or 4,225 SF
Usable Land Area:	0.10 Acres or 4,225 SF
Usable Land %:	100.0%
Shape:	Rectangular
Average Depth:	84.50 feet
Topography:	Level
Drainage:	Adequate
Grade:	At street grade
Utilities:	All are available
Off-Site Improvements:	Aggregate surfaced drive, overhead power and electric along Leo Kerner Hwy.
Interior or Corner:	Interior
Signalized Intersection:	No:
Excess/Surplus Land:	None

Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	30' access easment from LA Hwy 3134	
Street Type:	Servitude	
Frontage (Linear Ft.):	30.00	
Number of Curb Cuts:	1	
Traffic Count (Cars/Day):	4,4984,498	

Additional Access

Alley Access:	No
Water or Port Access:	No
Rail Access:	No

Flood Zone Data

Flood Map Panel/Number:	22051C0275F
Flood Map Date:	02-02-2018
Flood Zone:	X; An area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Flood Insurance is not considered mandatory in this Flood Zone.

Portion in Flood Hazard Area: 100.00%

Other Site Conditions

Soil Type: Typical of the Area
Environmental Issues: No environmental issues were noted at the time of inspection or disclosed by involved parties that would impact value.
Easements/Encroachments: Right-of-Way easement and utility
Earthquake Zone: not a known earthquake zone.
Wetlands Classification: Not classified as wet.

Adjacent Land Uses

North: Drainage canal & undeveloped land
South: Public recreation
East: Undeveloped land & drainage canal
West: State highway and residential subdivisions

Site Ratings

Access: Average
Visibility: Average

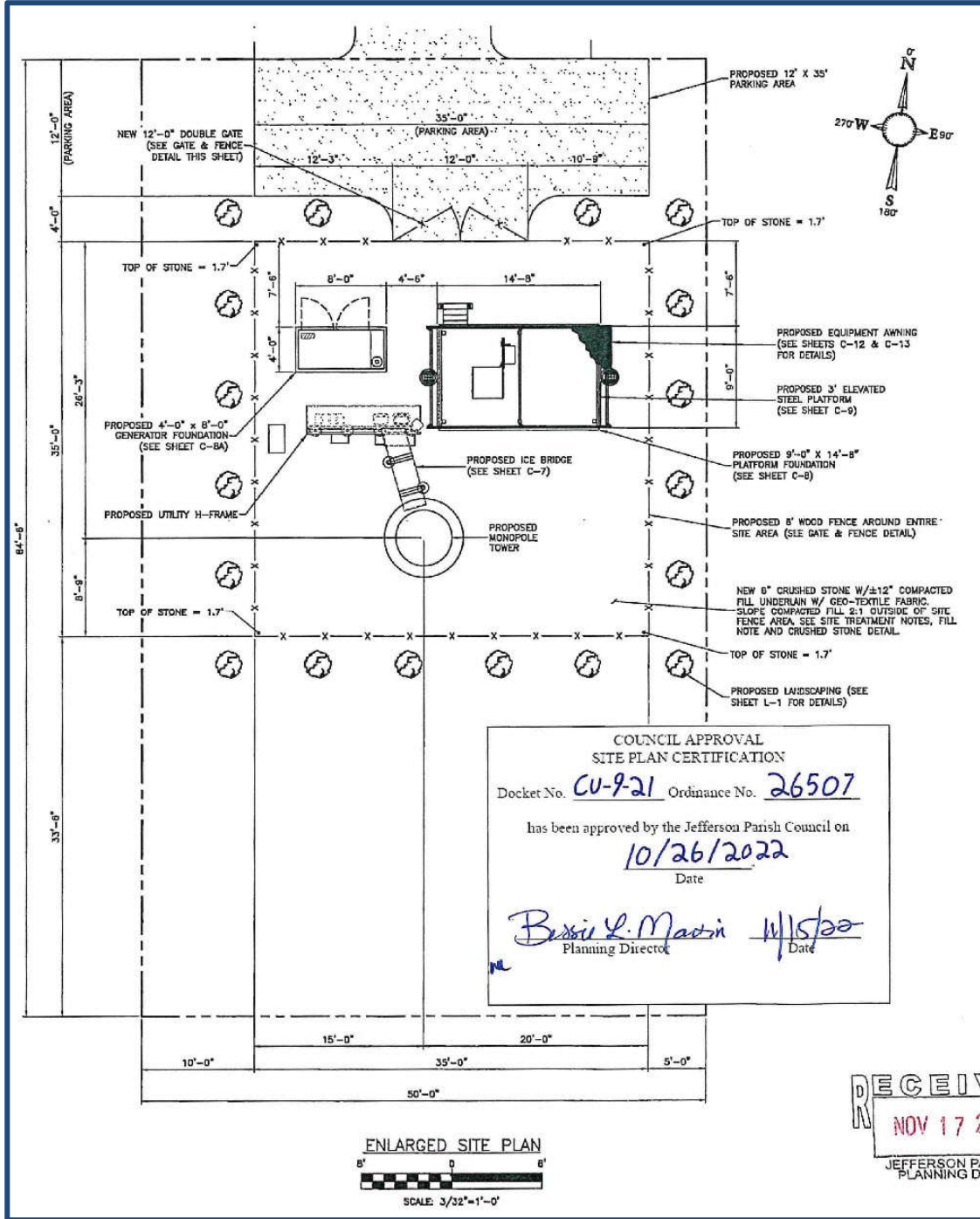
Zoning Designation

Zoning Jurisdiction: Jefferson Parish
Zoning Classification: R-1B with CPZ Overlay, Suburban Residential District/Commercial Parkway Overlay Zone
General Plan Designation: Suburban Residential
Permitted Uses: Homes, utility structures, land
Zoning Comments: This district is intended for single-family low density living only. Uses are limited to single-family detached dwelling units and such necessary or desirable uses that are normally compatible with residential living. The special permitted use criteria are designed to service low density residential development to ensure compatibility and minimize impact on residences.

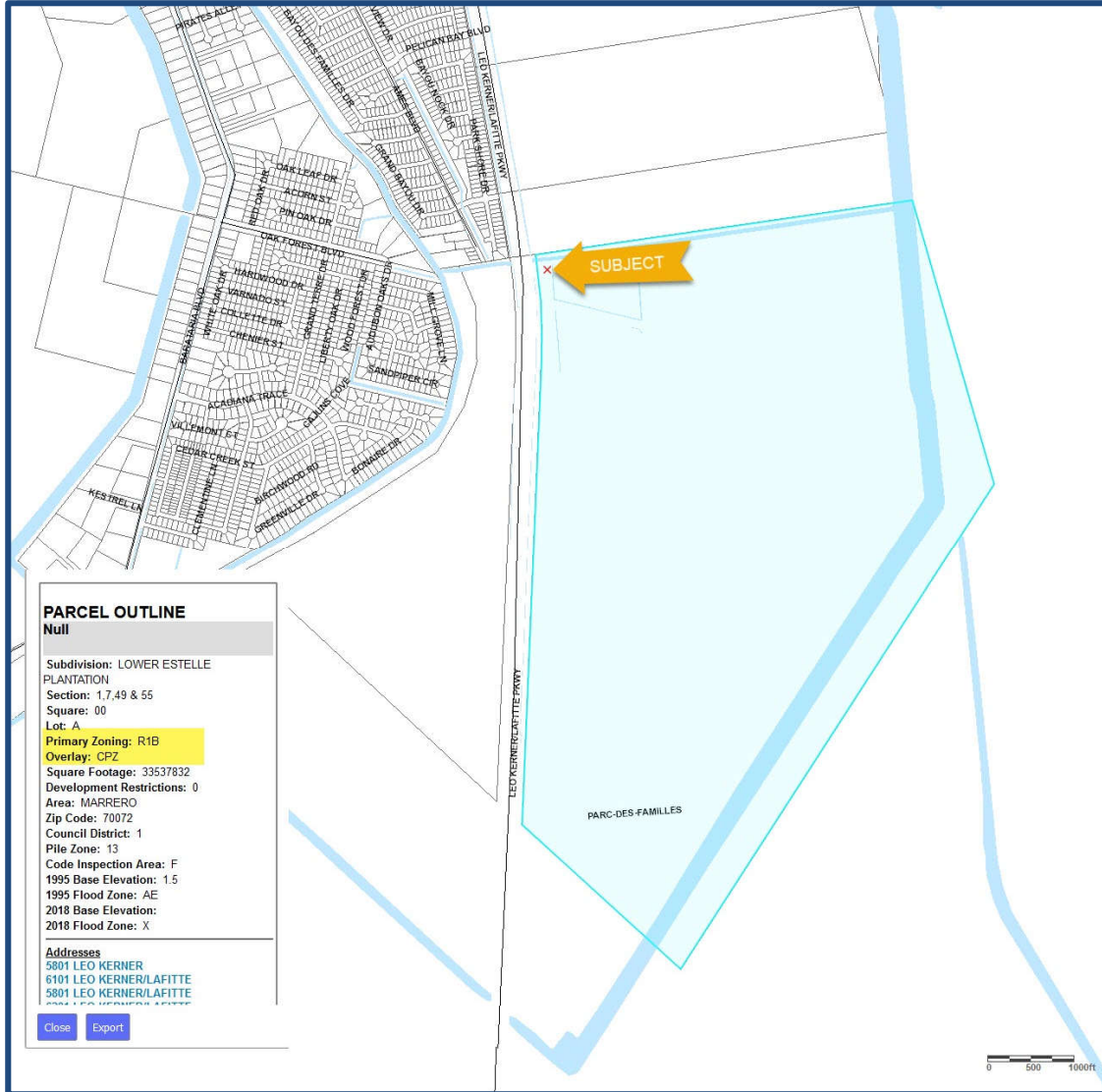
Analysis/Comments on Site

Site is located east of La Hwy 3134 and south of Jefferson Parish's Canal "C", on Parish land just north of Estell Playground and is located within the flood protection levee. The area west of Hwy 31334 is composed of densely populated single-family residential subdivisions and large tracts of undeveloped land.

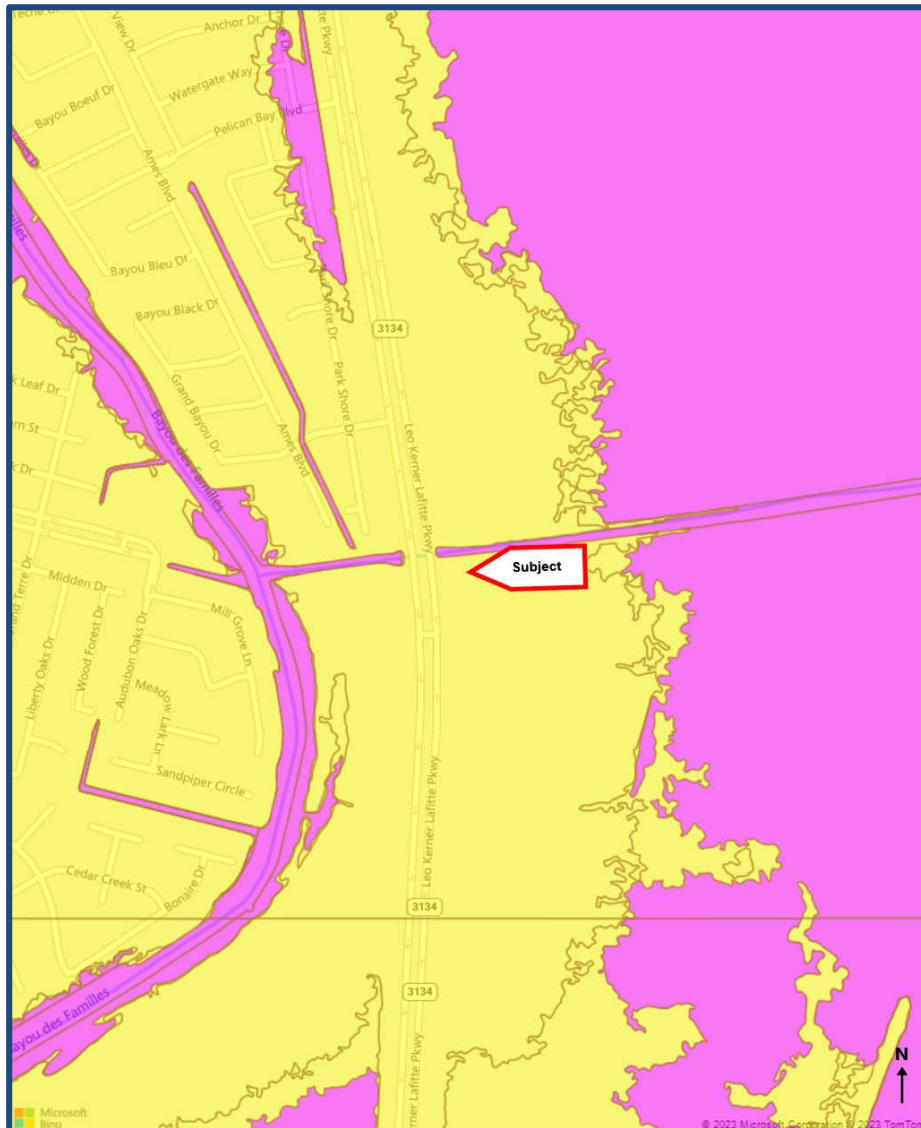
LEASE AREA SURVEY






PLAT MAP WITH ZONING






FLOOD MAP



Flood Zones

-  Areas inundated by 100-year flooding
-  Areas inundated by 500-year flooding
-  Areas of undetermined but possible flood hazards

-  Floodway areas with velocity hazard
-  Floodway areas
-  COBRA zone

Flood Zone Determination

Latitude: 29.818167
Longitude: -90.097028
Community Name:
 JEFFERSON PARISH
Community: 225199
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: Yes
Zone: X500L **Map #:** 22051C0255F
Panel: 0255F **Panel Date:** 02/02/2018
FIPS Code: 22051 **Census Tract:** 0278.19

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Subject Photographs



Looking south along LA Hwy 3134 with subject access/egress frame left



Looking east along access/egress from LA Hwy 3134



Looking south from access/egress at subject's north (front) side



Looking west along access/egress with subject frame left

Assessment and Tax Data

Assessment Methodology

The appraised value for the subject property is determined by the Jefferson Parish assessor. The basis for the property assessment, or taxable value, in the jurisdiction is 100.0% of appraised or market value. The subject property is currently under the ownership of Jefferson Parish and is tax exempt.

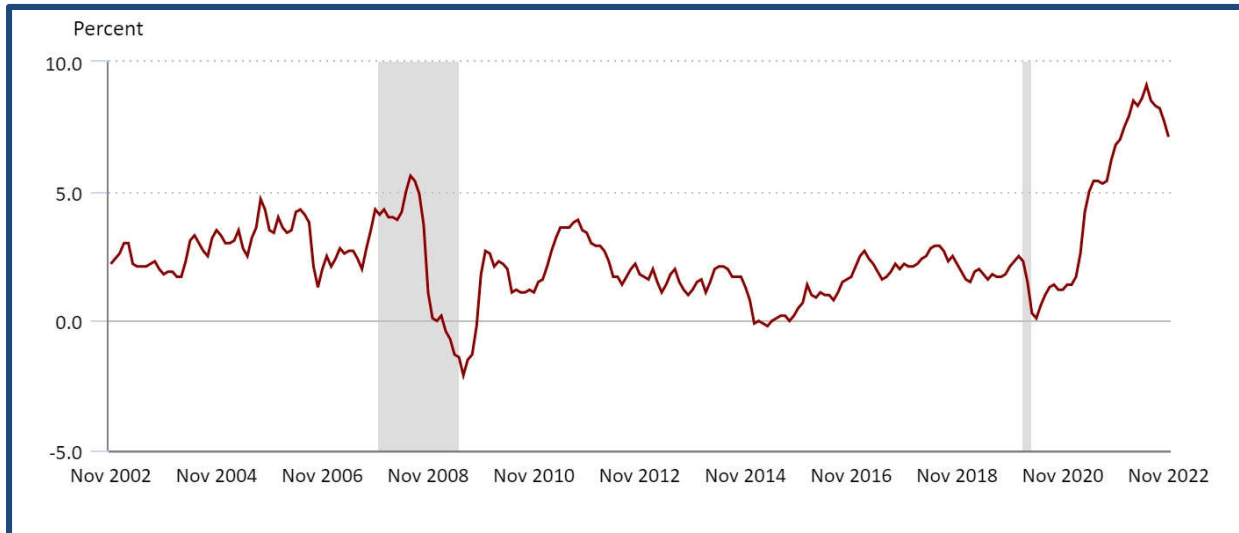
The subject's lease area is located within a larger parcel and the Parish Assessor has not yet published ad valorem taxes; therefore, the appraiser is not able to report the subject's proposed or actual Real Estate Taxes.

Market Analysis

Inflation

Inflation is perhaps the biggest 2023 concern for CRE markets and investors. High inflation rates are being driven by both demand (stimulus, more businesses opening, high savings rates) and supply factors (labor shortages and supply chain disruptions). While at the highest rate in 30 years, inflation will likely stay high for the next year. The following table presents historical inflations rates:

ANNUAL CPI RATE OF CHANGE



Source: U.S. Bureau of Labor Statistics

The November 2022 CPI reading was an annual rate of 7.1%, down from the annual rate of 9.0% in June, a pace not seen since 1990. Because of the unique nature of the causes of this rate of inflation, the demand outlook does not point to accelerating inflation over the medium term, which is most important for the overall economic outlook and for decision makers at the Federal Reserve. Market participants anticipate that the Fed will continue to hike interest rates in early 2023 to combat inflation. The biggest risk is that unexpected runaway inflation would be damaging to the economy and negatively affect commercial property markets. However, this is not the expected scenario and elevated inflation can have a net positive impact on commercial property values.

Interest Rates

To combat inflation, the Federal Reserve raised the federal funds rate by 25 basis points in March 2022, reflecting the first increase since 2018. However, this increase had little to no impact in year over year inflation and the Federal Reserve raised rates by an additional 50 basis points in May 2022, followed by 75 basis points in June, July, September, and November 2022. Interest rate increases were moderated in December at 50 basis points in response to CPI rolling over.

Interest rate increases affect capital-intensive industries like real estate. As credit becomes more expensive, investor return requirements increase, which can lead to higher capitalization rates expectations. As inflation persists and the market anticipates additional rate hikes by the Fed, slower growth in CRE pricing and transactions is expected.

In general, nominal (non-inflation adjusted) real estate returns perform well under a variety of rate environments, while inflation-adjusted real estate returns are strongest during periods of stability, according to research done by Trepp. In a March 2022 report on interest rates and commercial real estate, moderate declines or slight increases (0 to 50 basis points) create the strongest returns, with median annual growth at 3.1%. Trepp outlined the following possible impacts of higher interest rates on major CRE sectors:

Multifamily

Issuance in this sector surged in the low-interest-rate environment of 2020 and 2021. Sharply higher interest rates put a dent in issuance in late 2022, as higher borrowing costs reduced demand for debt financing. In the long-term, issuance could rebound. Despite the current trend of declining unemployment and rising income, wage inflation is outpacing price inflation as of now. If this inflation trend continues, consumer demand could be pushed further toward rental properties.

However, the market is currently experiencing a shift away from renting. According to data from the United States Census Bureau, the homeownership rate increased to 65.5% in Q4 2021, a decline from the Q2 2020 peak of 67.9% (a rate height that has yet to be surpassed by those seen post-2008 financial crisis). Additionally, those between the ages of 25 to 29 have increased their homeownership share to 35.4%, up from 34.8% a year earlier, possibly suggesting that younger families are moving away from renting.

Office

The office sector also benefited from the low-interest-rate environment. However, rising interest rates have resulted in an overall drag on growth in 2022 with some companies reducing their projections for future office space needs. With that in mind, landlords have been more willing to lock in tenants at their current rates rather than risk losing them. However, firms are in the midst of the debate over hybrid, in-person, and fully remote expectations from employees, and some are choosing to offload their excess office spaces and either downsize or do away with their in-person spaces for good.

Additionally, rising rates have been problematic when it comes to refinancing. The office market is already in turmoil and rising interest rates are adding to the uncertainty in the market.

Retail

With rising interest rates and a slowing economy, some retailers may curtail plans for growth in response to an up-and-coming potential drop in disposable consumer income. This curtailment may make it more difficult to backfill vacant spaces and lead to consolidation by retailers. Investors could choose to approach 2023 with a more conservative view of retail occupancy going forward.

Lodging

The hotel industry faces challenges from both a supply and demand perspective. CMBS lenders abruptly stopped funding loans when the pandemic took effect in 2020, but, since then lodging loan issuance has picked up. While this seems like good news, the uptick in issuance could prove too fast and there is a potential for the supply to outpace demand. There may not be enough demand to absorb the new supply if consumers and businesses maintain and reduce their levels of spending.

Conclusions

Various market participants will feel the effects of rising interest rates. As highlighted above, each sector of the CRE space will react differently to these rising rates. Ultimately there was some volatility

in late 2022 experience across most CRE sectors, which is expected to continue until interest rates moderate.

Highest and Best Use Analysis

Highest and Best Use

The determination of the highest and best use of the subject property, as-is, is focused on three possible conditions that may represent the maximally productive use of the property: (1) continuation of the existing use, (2) modification of the existing use, or (3) demolition and redevelopment of the land. In addition, the presence of surplus or excess land is identified.

As noted, the analyzed use of the subject property is a vacant site directly adjacent to a Parish drainage lift-station.

Continuation of Existing Use

The appraised site is a vacant site; thus its continuation without development provides no additional return.

Modification of the Existing Use

The existing use meets market expectations for commercial/industrial users. While the site is zoned R-1B with CPZ overlay, residential development is not maximally productive since the site is adjacent to a Parish drainage lift-station. However, a use such as a communications (cellular) tower or advertisement board would not be adversely affected. While neither use is permitted by right, their legal permissibility is unknown; however, in the immediate case, the subject site has been approved on a two-year basis with renewals at the Parish's pleasure. Further, market demand and existing supply levels provide economic support for modification of the existing use.

Demolition and Redevelopment

The appraised site is a vacant site; thus the contemplation of demolition and redevelopment is moot.

Interim Use

In instances where the highest and best use will likely change in the reasonable near future, the use during that period is an interim use. Examples include surface uses (farms, parking lots, exterior/stabilized storage, or recreational uses) or older structures no longer appropriate for the site due to low density or functional issues. The current use is an interim use.

Highest and Best Use Conclusion

The highest and best use of the subject property, as-is, is for development with the recently Parish Council approved communications tower.

Market Rent Analysis

Methodology

An opinion of market rent is developed by analyzing executed leases, listings, or pending leases of properties similar to the subject property, using the most relevant units of comparison. The comparative analysis focuses on the difference between the comparables and the subject property using all appropriate elements of comparison.

A systematic procedure for determining the market rent includes the following steps: (1) researching and verifying similar transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable rents for differences in various elements of comparison, and (4) reconciling the adjusted rents into a conclusion of market rent for the subject.

Unit of Comparison

The primary unit of comparison selected depends on the assignment problem and nature of the property. The primary unit of comparison in the market for properties such as the subject is rent per square foot of net rentable area.

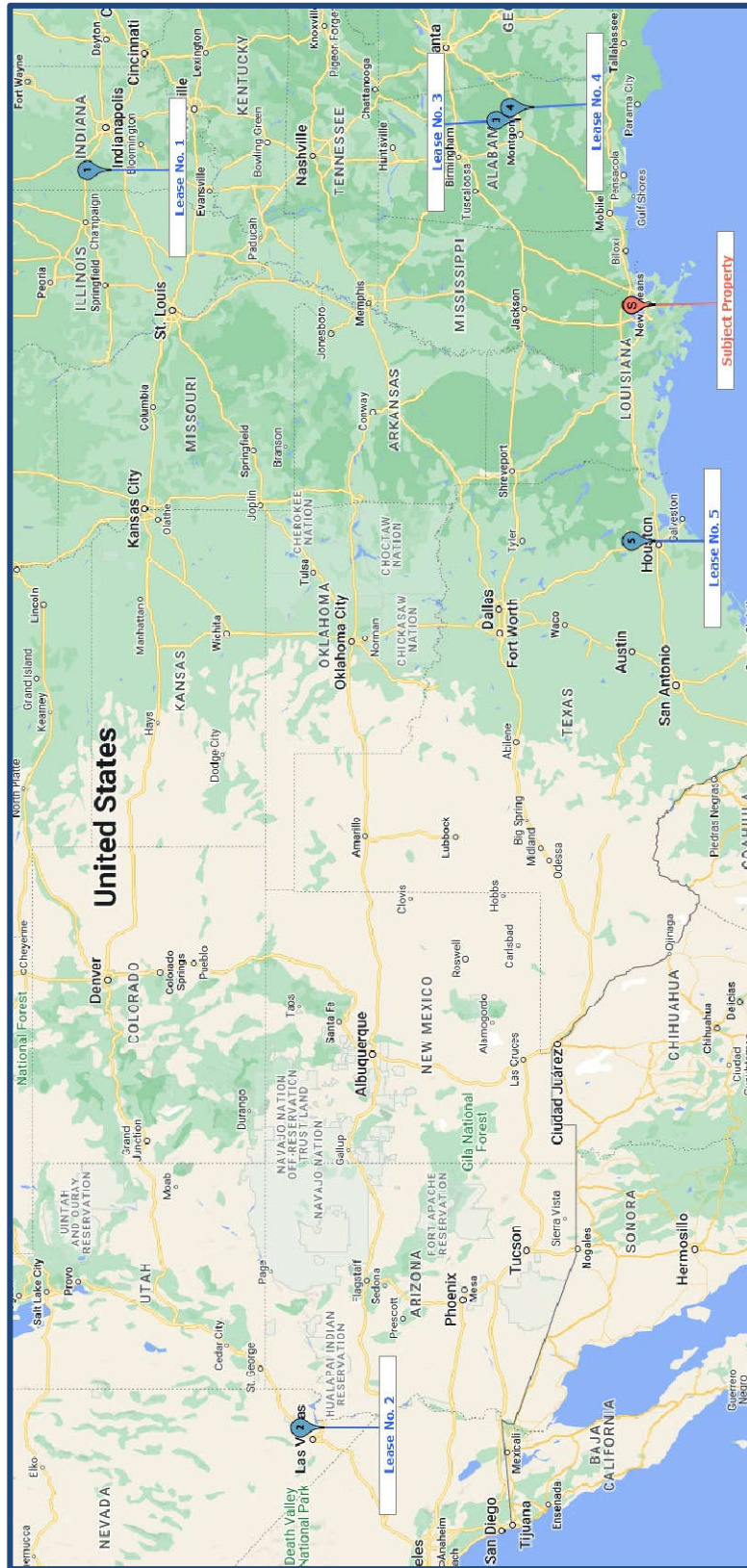
Market Rent Estimate

The market was studied to identify the most comparable properties with a focus on those that compete for occupants based on location and appeal. Of these properties, rental data was available for the following rent comparables, which were analyzed to estimate market rent for the subject property. Each rent comparable is identified in the following table and is followed by a map illustrating the location of each comparable relative to the subject property. Details of each comparable follow the location map.

Rent Comparable Summary

Comp. No.	Lease Commences	Comp. Type	Location	Property	Rental Rate / SF	Lease Structure
1	July-22	Lease	7048 E Mansfield Rd	Rockville, Indiana	0.0%	\$0.90 Triple Net
2	August-21	Lease	NEC U.S. 95 & Silverline Rd	Boulder City, Nevada	100.0%	\$2.95 Triple Net
3	January-19	Lease	Hwy 80	Shorter, Alabama	0.0%	\$0.72 Triple Net
4	September-18	Lease	State Highway 223	Union Springs, Alabama	0.0%	\$1.31 Triple Net
5	February-18	Lease	6921 2/3 Homestead Road	Houston, Texas	0.0%	\$5.04 Triple Net

RENT COMPARABLE LOCATION MAP



SPECIAL PURPOSE RENT COMPARABLE 1



Property Identification

Property/Rent ID	11282384/636498
Property Type	Cell Tower
Current Use	Land for cell tower development
Property Name	Ground Lease for Cell Tower
Address	7048 E Mansfield Rd
City, State Zip	Rockville, Indiana 47872
County	Parke
MSA	
Latitude/Longitude	39.674729/-87.106738
Tax ID	part of parcel 61-16-07-000-202.000-007; -08-000-101.000-007

Transaction Data

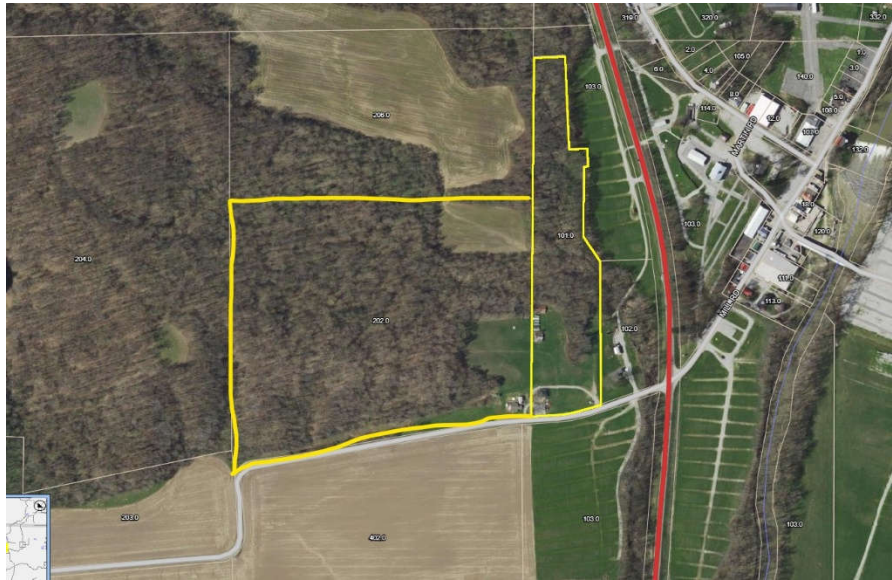
Tenant SF	10,019	Renewal Detail	Seventeen 5-year options w/10% rent increase
Lease Status	Executed		
Commencement	07-01-2022		
Expiration	06-30-2027	Rental Rates	
Term (mos.)	60	Initial Rent/SF	\$0.90
Lease Type	Ground	Current Rent/SF	\$0.90
Renewal Options	Yes	Effective Rent/SF	\$0.90

Property Description

Gross Building SF	10,019	Flr. Area Ratio (FAR)	1.00
Net Rentable SF	10,019	Land to Bldg Ratio	1.00
Tenancy	Single-Tenant	Access	Average
Occupancy Type	Credit Tenant	Visibility	None
Gross Acres	0.23	Corner/Interior	Interior
Usable Acres	0.23		

Remarks

Rent increased by \$150 for every additional wireless carrier that collocates on the facility. Tenant has 60-day notice to cancel. Tower is planned to be 280 foot. Lease also includes access easement to the site.



Aerial

SPECIAL PURPOSE RENT COMPARABLE 2



Property Identification

Property/Rent ID	11201683/585303
Property Type	Cell Tower
Current Use	vacant land
Property Name	Crown Castle Cell Tower Site
Address	NEC U.S. 95 & Silverline Rd
City, State Zip	Boulder City, Nevada 89005
County	Clark
MSA	Las Vegas, NV-AZ
Latitude/Longitude	35.957867/-114.897942
Tax ID	189-12-801-001

Transaction Data

Lessor	City of Boulder City	Tenant Imp./SF	\$.00
Lessee	NCWPCS MPL 28 - YEAR SITES TOWER HOLDINGS, LLC	TI's/SF over Base	\$.00
Tenant SF	9,000	Free Rent (mos.)	0
Entire Bldg Lease	Yes	Concessions/SF	\$.00
Lease Status	Renewal	Concessions Detail	None provided
Commencement	08-10-2021	%/Overage Clause	No
Expiration	12-31-2031	Rent Escalation	3% annual increase
Term (mos.)	125	Property Occup. (%)	100.0%
Lease Type	Absolute Net	Rental Rates	
Expense Stop	No	Initial Rent/SF	\$2.95
Renewal Options	Yes	Current Rent/SF	\$2.95
Renewal Detail	One five-year option	Effective Rent/SF	\$2.95

Property Description

Gross Acres	0.21	Usable Acres	0.21
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Access Good
Visibility Good

Corner/Interior Mid-Block

Verification

Confirmed With BC Real Estate Manager, Brok Armantrout, 702-293-9449
Confirmed By Gary Hardy
Confirmation Date 12-14-2021

Remarks

This property is located on the east side of U.S. 93 freeway approximately 2,300 feet north of the I-11/US 95 interchange on the old U.S. 95 road section that connects I-11 with Business Route U.S. 93 (also known as Boulder City Parkway).

Crown Castle's cell tower lease was expiring with the City of Boulder City. The cell tower site signed a new lease in effective August 10, 2021 and starting August 10, 2021 with a term of 10-years and five months so as to expire on the last day of December in 2031. The starting rate is \$26,520 per year with 3% annual increases. The starting rent in January of 2022 is \$27,300 per year. Information was confirmed with a copy of the cell tower lease and the City of Boulder City Real Estate Manager.



SPECIAL PURPOSE RENT COMPARABLE 3



Property Identification

Property/Rent ID	11288657/639528
Property Type	Cell Tower
Property Name	Collet Farms Cell Tower
Address	Hwy 80
City, State Zip	Shorter, Alabama 36085
County	Macon
MSA	Montgomery
Latitude/Longitude	32.376518/-85.996393
Tax ID	13-04-18-0-000-001.001

Transaction Data

Tenant SF	10,000	Renewal Detail	8 Five year options
Lease Status	Executed		
Commencement	01-01-2019	Rental Rates	
Expiration	12-31-2023	Initial Rent/SF	\$0.72
Term (mos.)	60	Current Rent/SF	\$0.72
Lease Type	Triple Net	Effective Rent/SF	\$0.72
Renewal Options	Yes		

Property Description

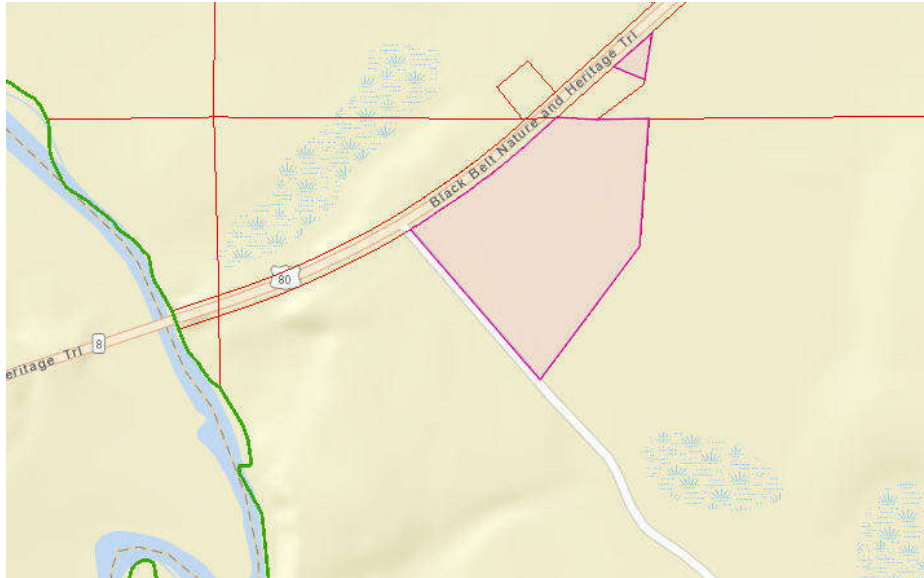
Gross Acres	0.23	Visibility	Average
Usable Acres	0.23		

Verification

Confirmed With	Owner
Confirmed By	John E. Hall III
Confirmation Date	12-27-2022

Remarks

This is a vacant site lease for the development and operation of a wireless communications tower. The lease area is 10,000 SF (100' X 100') and will be cyclone fenced around its perimeter with a subsurface ground ring, and aggregate surfaced. The mast will be designed for two tenants with all lines routed internally. Its development requires tree and brush removal with light grading. Access/egress will be via a 30' wide servitude with swing gate and concrete apron directly off of Highway 80. The initial lease rate of \$600 per month or \$7,200 annual equates to approximately \$0.72/SF



collett cell map

SPECIAL PURPOSE RENT COMPARABLE 4



Property Identification

Property/Rent ID	11130560/524853
Property Type	Cell Tower
Property Name	Union Springs Cell Tower Site
Address	State Highway 223
City, State Zip	Union Springs, Alabama 36089
County	Bullock
MSA	0
Latitude/Longitude	32.128015/-85.725580
Tax ID	Part of 09 12 02 10 1 000 003.000

Transaction Data

Lessor	Joe W. Stewart and William B. Chancellor	Tenant Imp./SF	\$.00
Lessee	CitySwitch II-A LLC	TI's/SF over Base	\$.00
Tenant SF	6,400	Concessions/SF	\$.00
Lease Status	Executed	Concessions Detail	None
Commencement	09-19-2018	%/Overage Clause	No
Expiration	09-18-2023	%/Overage Rent/SF	\$.00
Term (mos.)	60	Rent Escalation	10% at every 5 year option
Lease Type	Absolute Net	Property Occup. (%)	0.0%
Expense Stop	No	Rental Rates	
Expense Stop/SF	\$.00	Initial Rent/SF	\$ 1.31
Renewal Options	Yes	Current Rent/SF	\$ 1.31
Renewal Detail	9 five year options	Effective Rent/SF	\$ 1.31

Property Description

Net Rentable SF	6,400	Access	Average
Gross Acres	0.15	Visibility	Average
Usable Acres	0.15	Corner/Interior	Interior

Verification

Confirmed With	Lease Document
Confirmed By	Anthony S. Mule
Confirmation Date	03-09-2021

Remarks

This is a ground lease for a cell tower site located in Union Springs, Bullock County, Alabama. The property is located along the west of State Highway 223, just south of the main town boundaries. The cell site is part of a larger parcel that is 105.94 acres in size. The leased area is 80' x 80' or 6,400-square feet. The lease calls for a 30-foot ingress/egress utility easement that is approximately 343 feet in length and measures approximately 9,165-square feet. Additionally, there are three 20' guy easements on the site that provide additional support to the tower improvements on the main site pad. The 20' SE Guy Easement A is approximately 4,158 square feet, the 20' SW Guy Easement B is approximately 4,752 square feet and the 20' NE Guy Easement C is approximately 4,517-square feet. The lease indicates that the landlord grants to the tenant an exclusion option to the lease the 6,400-square foot pad site including the air space above the ground space.

The initial term of the lease commenced in September of 2018 and is five years in length. There are an additional 9 (nine) 5 (five) year options to extend the lease. Unless there is a 6 month notice by either party at the expiration of the final extension, the lease automatically renews for one year terms. The initial rent is \$700 per month (\$8,400 annual) or \$1.31 per square foot of leased land area. During the extension options, the monthly rent will increase by 10% over the rent paid during the previous five year term. Termination of the lease maybe made by either party with 30 days written notice if the other party remains in default under the terms of the lease or within 60 day prior written notice for any reason, so long as Tenant pays Landlord a termination fee equal to three months rent.

The tenant will have 24 hour access to the property via the aforementioned access easement. The tenant is responsible for paying all utility charges for the property including electric, telephone service and any other utility used or consumed by the tenant. The landlord is responsible for taxes levied upon the land while the tenant is responsible for all taxes levied upon the leasehold improvements. The tenant will also have the right to assign or sublease the premises without the Landlord's consent. The landlord also agrees not to use or sell any areas of the site for wireless communication use.

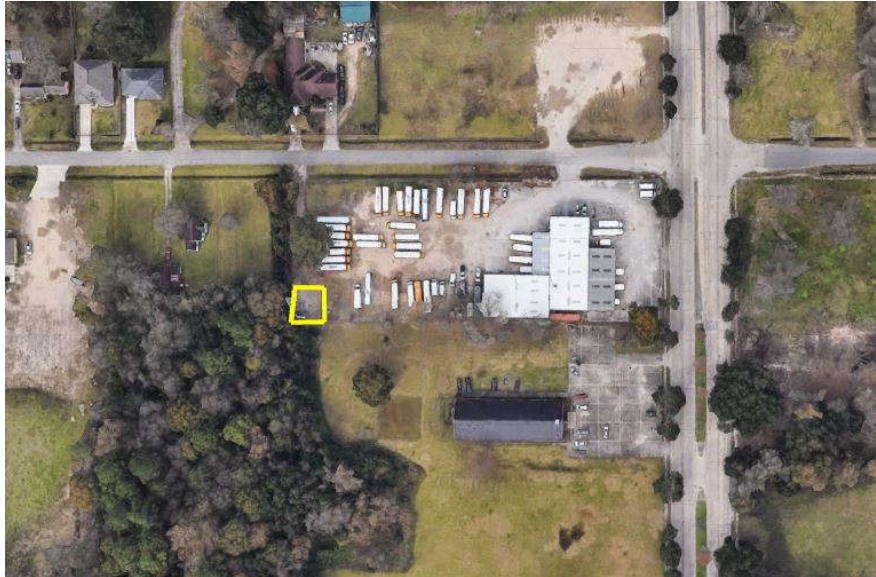
The tenant has the first right of refusal on any bona fide written offer on the property, whether a sale or conveyance or assignment of interests in the property. The tenant has 90 days to match the financial terms of the offer in writing. It should be noted that the original tenant was New Cingular Wireless PCS, LLC and on August 15th, 2019, the lease rights were assigned to CitySwitch II-A, LLC.

On March 11th 2020, the tenant received a Right of First Refusal Notice from the landlord in regards to a bonafided offer they received from TVT I, LLC for the intent to purchase the interest in the subject property via grant of easement. The offer was for \$130,000. The tenant, CitySwitch II-A, LLC then exercised their option to match the financial terms of the offer and subsequently executed a 55-year lease extension, which is set to expire on October 10, 2074. In lieu of monthly rent, the tenant made a one-time payment of \$130,000 on June 1, 2020, thereby, matching the terms of the offer by TVT I, LLC.

For purposes of this comparable, we are utilizing the ground rent terms prior to the execution of the purchase option via the right of first refusal. The original lease was an arms length transaction between the parties. It demonstrates recent ground rent terms for rural cell tower pad sites.



SPECIAL PURPOSE RENT COMPARABLE 5



Property Identification

Property/Rent ID	11001363/453850
Property Type	Cell Tower
Property Name	Cell Tower Site
Address	6921 2/3 Homestead Road
City, State Zip	Houston, Texas 77028
County	Harris
MSA	Houston
Latitude/Longitude	29.822345/-95.302704
Tax ID	066-0296-003-0003

Transaction Data

Lessee	STC Two, LLC	Renewal Detail	10, 5-Year options
Tenant SF	2,500	Rent Escalation	10.0% increase at each option renewal
Lease Status	Executed		
Commencement	02-01-2018		
Expiration	01-31-2028	Rental Rates	
Term (mos.)	120	Initial Rent/SF	\$5.04
Lease Type	Gross	Effective Rent/SF	\$0.42
Renewal Options	Yes		

Property Description

Gross Acres	0.06	Visibility	Good
Usable Acres	0.06	Corner/Interior	Corner
Access	Good		

Verification

Confirmed With	Lease agreement
Confirmed By	Steven C. Rodman

Remarks

This site is located at the southwest corner of Homestead Road and Apache Street, off of Frey Road, between E. Crosstimbers and Bennington Streets in north central Houston. The cell tower site is 50' x 50' and is situated at the rear of the or southwest corner of the primary site, approximately 450 feet west of Homestead Street and 160 feet south of Apache Street. Access is provided by an easement along the western boundary of the site, extending from the cell tower site to Apache Street.

Market Rent Analysis

When necessary, adjustments were made for differences in the various elements of comparison, including lease structure, market conditions, location, size and other relevant factors. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment is applied if inferior. A summary of the elements of comparison follows.

Transaction Adjustments

Transaction adjustments were considered for each and include expense structure, concessions, tenant improvement allowances, and conditions of lease. These items are applied prior to the market conditions and property adjustments. When appropriate and necessary, those adjustments were applied in the adjustment grid shown later in this section.

Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable rent transactions consummated during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicates market rental rates for this property type have shown improvement in recent quarters. Published market studies indicate rental rates to be trending upwards. Recent leases in the submarket confirm this trend. Based on these factors, we have applied a positive annual adjustment as noted in the grid that follows.

Property Adjustments

Considerations of a likely positive or negative impact on the rent of each comparable due to material differences is based on an analysis of the available data and past experience with similar properties.

Location

Location ratings may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors. When warranted, the analysis has accounted for rent variance caused by the location.

Zoning / Permitted by Right

Adjustments have an inverse relationship to rent rates, that is to say if a property is located in an area that has no zoning or in a zoning district permitting towers by right, a lease rate does not increase because the ability to lease a property does not change within that zoning favorable location. In a difficult zoning environment such as the subject where communications towers are not permitted by right and a zoning variance is required, rents are typically higher due to the lack of development at will, therefore, the comparable leases have been adjusted upwards in relation to the subject for more favorable zoning.

Rent Comparison

The differences between the subject property and the rents in this set were considered. Presented below is a summary of the ratings or rankings assigned to the rent comparables.

RENT COMPARABLE ADJUSTMENT GRID

Rent Comparable Adjustment Grid

		Rental # 1	Rental # 2	Rental # 3	Rental # 4	Rental # 5
Comparable ID		636498	585303	639528	524853	453850
Date of Value & Survey/Lease	March-23	November-22	August-21	December-22	September-18	November-17
Property Name	Proposed Cell Tower Site- Vacant Land	Ground Lease for Cell Tower	Crown Castle Cell Tower Site	Collet Farms Cell Tower	Union Springs Cell Tower Site	Cell Tower Site
Net Rentable Area	4,225 sf	10,019 sf	9,000 sf	10,000 sf	6,400 sf	
Land Area (acres)	0.097	0.23	0.20661	0.22957	0.14692	0.05739
Annual Rental Rate		\$0.90	\$2.95	\$0.72	\$1.31	\$5.04
Transactional Adjustments						
Expense Structure	<i>Triple Net Annual Expenses (PSF)</i>	<i>Triple Net</i>	<i>Triple Net</i>	<i>Triple Net</i>	<i>Triple Net</i>	<i>Triple Net</i>
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rent Concessions Adjustment		<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>None</i>
Tenant Imp. Allowance - Over Base Amount Adjustment		None	None	None	None	None
Net Lease Structure Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Effective Rental Rate		\$0.90	\$2.95	\$0.72	\$1.31	\$5.04
Conditions of Lease Adjustment		<i>Executed</i>	<i>Renewal</i>	<i>Executed</i>	<i>Executed</i>	<i>Executed</i>
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Rental Rate		\$0.90	\$2.95	\$0.72	\$1.31	\$5.04
Market Conditions Adjustments						
Elapsed Time from Date of Value		<i>0.35 years</i>	<i>1.64 years</i>	<i>0.27 years</i>	<i>4.54 years</i>	<i>5.37 years</i>
Market Trend Through	March-23	0.5%	2.5%	0.4%	6.8%	8.1%
Analyzed Rental Rate		\$0.90	\$3.02	\$0.72	\$1.40	\$5.45
Property Adjustments						
Location	<i>5801 LA Hwy-3134 Marrero, Louisiana</i>	<i>7048 E Mansfield Rd Rockville, Indiana</i>	<i>NEC U.S. 95 & Silverline Rd Boulder City, Nevada</i>	<i>Hwy 80 Shorter, Alabama</i>	<i>State Highway 223 Union Springs, Alabama</i>	<i>6921 2/3 Homestead Road Houston, Texas</i>
Adjustment		100.0%	-20.0%	100.0%	25.0%	-50.0%
Zoning / Permitted by Right Adjustment	<i>R-1B / No</i>	<i>AP / Yes</i>	<i>S / Yes</i>	<i>No Zoning</i>	<i>AR / Yes</i>	<i>No Zoning</i>
		10.0%	10.0%	20.0%	10.0%	20.0%
Net Physical Adjustment		110.0%	-10.0%	120.0%	35.0%	-30.0%
Adjusted Annual Rental Rate		\$1.90	\$2.72	\$1.59	\$1.89	\$3.81

Market Rent Conclusions

After adjustment, the Comparable Rentals range from \$1.59 to \$3.89 with a median of \$1.90 and a mean of \$2.38. Giving greatest consideration to Comparable Rental No. 2, which required the least amount of net adjustment, a value above the indicated mean and median or \$2.50/SF is reconciled.

Rent Comparable Statistics			
Metric	Unadjusted	Analyzed	Adjusted
Minimum Rental Rate	\$0.72	\$0.72	\$1.59
Maximum Rental Rate	\$5.04	\$5.45	\$3.81
Median Rental Rate	\$1.31	\$1.40	\$1.90
Mean Rental Rate	\$2.18	\$2.30	\$2.38
Standard Deviation	1.82	1.98	0.90

Based on the preceding analysis, a market based rental is indicated below.

Market Rent Conclusion

Space Type	NRA	Market Rent	Annual	Monthly
Ground Lease	4,225	\$2.50	\$10,560.00	\$880.00

General Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | .
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | . "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by VPA of South Louisiana, Inc.. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
41. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

Certification – Andrew Miles

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Andrew Miles has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.



Andrew B. Miles, Jr.
Senior Appraiser
Louisiana Certified General
Real Estate Appraiser #G1337

Addenda

Glossary

Qualifications

- Andrew Miles, - Senior Appraiser

Information on Valbridge Property Advisors

Office Locations

Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 7th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an “as is” value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but that are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Bulk Value

The value of multiple units, subdivided plots, or properties in a portfolio as though sold together in a single transaction. (Dictionary)

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center’s common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, [amenities,] and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

An attached, detached, or stacked unit within or attached to a structure with common areas that are held as tenants in common (an undivided interest) with other owners in the project. The units can be residential, commercial, industrial, or parking spaces or boat docks. These units are commonly defined by state laws in their locations. Because units can be stacked on top of other units, these units can be defined both vertically and horizontally. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may

permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI \div I_m$), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date.

In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation;
3. Both the buyer and seller are acting prudently and knowledgeably;
4. The seller is under compulsion to sell;
5. The buyer is typically motivated;
6. Both parties are acting in what they consider to be their best interests;

7. An adequate marketing effort will be made during the exposure time;
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (Dictionary)

Double Net (Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net lease is defined as a lease in which the tenant is responsible to pay both property taxes and premiums for insuring the building(s). (Valbridge)

(The market definition of a double net lease varies depending on the market)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (USPAP, 2020-2021 ed.)
3. The date that a lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings.

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or

index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the

governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. In essence, floor common area represents all of the area on the floor that is common to that respective floor with the exception of those areas that penetrate through the floor, such as the elevator shaft and stairwell. The significant point to be made is that floor common area is not part of the tenant's usable area. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as “grossed up.” (Dictionary)

Gross Sellout Value (Sum of the Retail Values)

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sale prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values, aggregate retail selling price or sum of the retail values.* (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset’s existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform

Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Insurable Value (Replacement Cost for Insurance Purposes)

The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted). (Dictionary)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor’s specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest (Leasehold Estate)

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

See also Positive Leasehold and Negative Leasehold.

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all the conditions requisite to a fair lease transaction, the lessee and the lessor each acting prudently and knowledgeably, and

assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

1. Lessee and lessor are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
4. The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs). (Appraisal Institute)

Market Value

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary; 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation)

Master Lease

1. A lease in which a part or the entire property is leased to a single entity (the master lessee) in return for a stipulated rent. The master lessee then subleases the property to multiple tenants.
2. The first lease in a sandwich lease. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

Negative Leasehold

A lease situation in which the market rent is less than the contract rent. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (*TOE/EGI*); the complement of the net income ratio, i.e., $OER = 1 - NIR$ (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common or easement. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Percentage Lease

A lease in which the rent or some portion of the rent represents a specified percentage of the volume of business, productivity, or use achieved by the tenant. (Dictionary)

Positive Leasehold

A lease situation in which the market rent is greater than the contract rent. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make that claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

TPO

Thermoplastic polyolefin, a resilient synthetic roof covering.

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease*, *net net net lease*, or *fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned. (FASB Accounting Standards Codification, Master Glossary)
2. Formerly used in valuation practice as a synonym for *contributory value* or *use value*. (Dictionary)

VTAB (Value of the Total Assets of a Business)

The total amount that the real property, tangible personal property, and intangible property assets of a business would sell for in an asset-based transaction. (Dictionary)

Qualifications

«Insert_From_Library_office_Dynamic_File_AssignedAppraiser_Qualifications»



Valbridge

PROPERTY ADVISORS



FAST FACTS COMPANY INFORMATION

- Valbridge is the largest independent commercial property valuation and advisory service firm in North America.
 - Total number of MAI-designated appraisers (200+ on staff)
 - Total number of office locations (80+ across the U.S.)
 - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

Valbridge Property Advisors, Inc.

3033 Riviera Drive, Suite 106
Naples, FL 34103
Phone: 888.981.2029



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PROPERTY ADVISORS

VALBRIDGE PROPERTY ADVISORS OFFICE LOCATIONS

ALABAMA

26241 Equity Dr., Ste. 101
Daphne, AL 36526
(251) 929-9090

3100 Lorna Rd., Ste. 201
Birmingham, AL 35216
(205) 440-2998

4732 Woodmere Blvd.
Montgomery, AL 36106
(334) 277-5077

CALIFORNIA

4915 Calloway Dr., Ste. 101
Bakersfield, CA 93312
(661) 587-1010

1306 Higuera St.
San Luis Obispo, CA 93401
(805) 544-2472

3160 Crow Canyon Pl.
San Ramon, CA 94583
(925) 327-1660

825 Colorado Blvd., Ste. 243
Los Angeles, CA 90041
(626) 486-9327

17822 17th St., Ste. 211
Tustin, CA 92780
(714) 449-0852

775 Sunrise Ave., Ste. 260
Roseville, CA 95661
(916) 361-2509

1530 The Alameda, Ste. 100
San Jose, CA 95126
(408) 279-1520

COLORADO

23272 Two Rivers Rd., Ste. 101
Basalt, CO 81621
(970) 340-1016

5345 Arapahoe Ave., Ste. 7
Boulder, CO 80303
(303) 867-1935

7445 E. Peakview Ave.
Centennial, CO 80111
(303) 867-1933

COLORADO (CONT'D)

1099 Main Ave., Ste. 311
Durango, CO 81301
(970) 340-1016

CONNECTICUT

17 Covewood Dr.
Norwalk, CT 06853
(860) 246-4606

15 Concord St.
Glastonbury, CT 06033
(860) 246-4606

FLORIDA

10950 San Jose Blvd.
Jacksonville, FL 32223
(904) 608-2948

301 Almeria Ave., Ste. 350
Coral Gables, FL 33134
(305) 639-8029

734 Rugby St.
Orlando, FL 32804
(407) 493-6426

2711 Poinsettia Ave.
West Palm Beach, FL 33407
(561) 833-5331

3033 Riviera Dr., Ste. 106
Naples, FL 34103
(239) 514-4646

2601 West Horatio St. Unit 6
Tampa, FL 33609
(321) 228-6488

GEORGIA

2675 Paces Ferry Rd., Ste. 425
Atlanta, GA 30339
(404) 354-2331

IDAHO

1875 N. Lakewood Dr., Ste. 100
Coeur d'Alene, ID 83814
(208) 292-2965

ILLINOIS

566 W. Lake St., Ste. 240
Chicago, IL 60661
(312) 429-0132

INDIANA

6801 Lake Plaza Dr., Ste. C-301
Indianapolis, IN 46220
(317) 687-2747

KANSAS

10990 Quivira Rd., Ste. 100
Overland Park, KS 66210
(913) 451-1451

KENTUCKY

1890 Star Shoot Pkwy.
Lexington, KY 40509
(502) 585-3651

9401 Williamsburg Plaza, Ste. 204
Louisville, KY 40222
(502) 585-3651

LOUISIANA

2030 Dickory Ave., Ste. 200
Elmwood, LA 70123
(504) 541-5100

MARYLAND

11100 Dovedale Ct.
Marriottsville, MD 21104
(443) 333-5525

MASSACHUSETTS

260 Bear Hill Rd., Ste. 106
Waltham, MA 02451
(781) 790-5645

MICHIGAN

1420 Washington Blvd.
Detroit, MI 48226
(313) 986-3313

2127 University Park Dr.
Okemos, MI 48864
(517) 336-0001

MINNESOTA

255 E. Kellogg Blvd., Ste. 102A
St. Paul, MN 55101
(651) 370-1475

MISSISSIPPI

1010 Ford St.
Gulfport, MS 39507
(228) 604-1900

CORPORATE OFFICE

3033 Riviera Drive, Suite 106, Naples, FL 34103 | Phone: (239) 325-8234 | Fax: (239) 325-8356
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rev. 030323



MISSISSIPPI (CONT'D)

224 Avalon Cir.
Brandon, MS 39047
(601) 853-0736

501 Highway 12 W., Ste. 150-M
Starkville, MS 39759
(662) 617-2350

MISSOURI

1118 Hampton Ave., Ste. 208
St. Louis, MO 63139
(314) 255-1323

NEVADA

3034 S. Durango Dr., Ste. 100
Las Vegas, NV 89117
(702) 242-9369

6490 S. McCarran Blvd., Ste. 51
Reno, NV 89509
(775) 204-4100

NEW JERSEY

2740 Route 10 West, Ste. 204
Morris Plains, NJ 07950
(973) 970-9333

3500 Route 9 South, Ste. 202
Howell, NJ 07731
(732) 807-3113

NEW MEXICO

7000 Prospect Pl. NE, Ste. B
Albuquerque, NM 87110
(505) 884-4721

NEW YORK

325 West 38th St., Ste. 702
New York, NY 10018
(212) 268-1113

NORTH CAROLINA

5950 Fairview Rd., Ste. 405
Charlotte, NC 28210
(704) 376-5400

412 E. Chatham St.
Cary, NC 27511
(919) 859-2666

OHIO

1655 W. Market St., Ste. 130
Akron, OH 44313
(330) 899-9900

8291 Beechmont Ave., Ste. B
Cincinnati, OH 45255
(513) 785-0820

OHIO (CONT'D)

1422 Euclid Ave., Ste. 1160
Cleveland, OH 44115
(216) 367-9690

OKLAHOMA

6666 S. Sheridan Rd., Ste. 104
Tulsa, OK 74133
(918) 712-9992

3121 Quail Springs Pkwy., Ste. 150
Oklahoma City, OK 73134
(405) 603-1553

PENNSYLVANIA

150 S. Warner Rd., Ste. 440
King of Prussia, PA 19406
(215) 545-1900

4701 Baptist Rd., Ste. 304
Pittsburgh, PA 15227
(412) 881-6080

SOUTH CAROLINA

1250 Fairmont Ave.
Mt. Pleasant, SC 29464
(843) 884-1266

11 Cleveland Ct.
Greenville, SC 29607
(864) 233-6277

920 Bay St., Ste. 26
Beaufort, SC 29902
(843) 884-1266

TENNESSEE

3500 Ringgold Rd., Ste. 3
Chattanooga, TN 37412
(423) 206-2677

213 Fox Rd.
Knoxville, TN 37922
(865) 522-2424

756 Ridge Lake Blvd., Ste. 225
Memphis, TN 38120
(901) 753-6977

5205 Maryland Way, Ste. 300
Brentwood, TN 37027
(615) 369-0670

TEXAS

901 Mopac Expy. S., Bldg. 1, Ste. 300
Austin, TX 78746
(737) 242-8585

10210 North Central Expy., Ste. 115
Dallas, TX 75231
(214) 446-1611

TEXAS (CONT'D)

974 Campbell Rd., Ste. 204
Houston, TX 77024
(713) 467-5858

2731 81st St.
Lubbock, TX 79423
(806) 744-1188

9901 IH-10 West, Ste. 1035
San Antonio, TX 78230
(210) 227-6229

UTAH

527 E. Pioneer Rd., Ste. 240
Draper, Utah 84020
(801) 262-3388

20 North Main St.
St. George, UT 84770
(435) 773-6300

321 N. County Blvd., Ste. D
American Fork, UT 84003
(801) 492-0000

VIRGINIA

656 Independence Pkwy., Ste. 220
Chesapeake, VA 23320
(757) 410-1222

1231 Alverser Dr.
Midlothian, VA 23113
(757) 345-0010

5107 Center St., Ste. 2B
Williamsburg, VA 23188
(757) 345-0010

WASHINGTON

8378 W. Grandridge Blvd., Ste. 110-D
Kennewick, WA 99336
(509) 221-1540

324 N. Mullan Rd.
Spokane Valley, WA 99206
(509) 747-0999

WISCONSIN

12660 W. North Ave.
Brookfield, WI 53005
(262) 782-7990

NATIONAL COVERAGE. LOCAL KNOWLEDGE. TRUE VALUATION INDEPENDENCE.



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Exhibit D

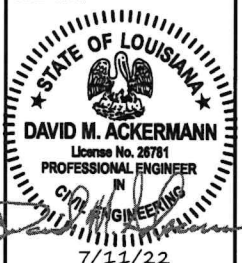
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TOWER ENGINEERING, INC.
 556 JEFFERSON ST.
 SUITE 201
 LAFAYETTE, LA 70501
 (337) 886-7176 TEL.
 2920 KINGMAN ST.
 SUITE 201
 METAIRIE, LA 70006
 (504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
▲	PRELIM. ISSUE	MDL	12/27/2019
▲	FINAL ISSUE	MDL	3/12/2021
▲	DIESEL DRE GEN.	MDL	4/27/2021
▲	LANDSCAPING	NAS	11/10/2021
▲	RFD5	JKC	7/11/2022
▲	REMOVE LOGO	JSD	5/4/2023

SITE NUMBER:
475683
 SITE NAME:
BARATARIA
 SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

STAMP HERE:



7/11/22

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

SHEET TITLE:
TITLE SHEET AND PROJECT INFORMATION
 SHEET NUMBER: **T-1** REV. # **6**

PROJECT INFORMATION
ENGINEER:
 TOWER ENGINEERING, INC.
 556 JEFFERSON ST.
 SUITE 201
 LAFAYETTE, LA 70501
 TEL: (337) 886-7176

SURVEYOR:
 TURNER SURVEYS
 15732 E. HOFFMAN ROAD
 PONCHATOULA, LA 70454
 TEL: (985) 386-2358

PROPERTY OWNER:
 CONSOLIDATED REC. & COMMUNITY CENTER & PLAYGROUND DISTRICT NO. 2 OF JEFFERSON PARISH
 1221 ELWOOD PARK BLVD
 SUITE 701
 JEFFERSON, LA 70123
 TEL: (504) 736-8744

PROJECT DATA:
 PARISH/COUNTY : JEFFERSON PARISH
 ZONING : N/A
 TYPE OF CONSTRUCTION : II-B
 TYPE OF OCCUPANCY : U
 IBC : 2015
 LEASE AREA : SEE SHEET C-1

GEOGRAPHIC COORDINATES:
 LATITUDE : 29° 49' 05.40" N
 LONGITUDE : 90° 05' 49.30" W

UTILITIES:
POWER COMPANY:
 ENTERGY
 CONTACT: WALTER MAPLES
 TEL: 504-365-2868

FIBER COMPANY:
 ONE FIBER

PROJECT DESCRIPTION:
 RAWLAND SITE WITH A PROPOSED 170' MONOPOLE TOWER. INSTALL CONCRETE SLAB WITH 3' ELEVATED STEEL EQUIPMENT PLATFORM AND CONCRETE SLAB WITH DIESEL DRE GENERATOR.

PROJECT INFORMATION
 T-1 TITLE SHEET AND PROJECT INFORMATION

SURVEY:
 SU-1 SITE SURVEY
 SU-2 SITE SURVEY

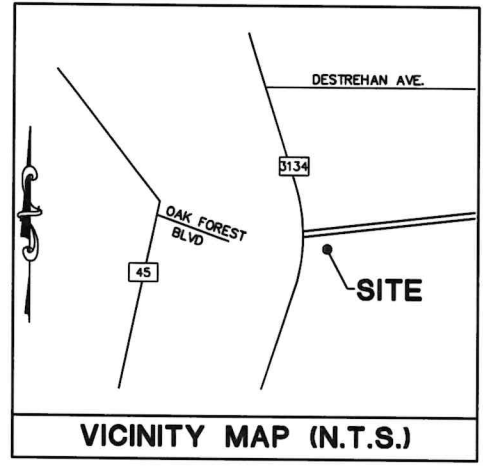
CIVIL:
 C-1 PLOT PLAN
 C-1A AERIAL OVERLAY
 C-2 SITE PLAN
 C-3 ENLARGED SITE PLAN
 C-4 DETAILED EQUIPMENT LAYOUT
 C-5 TOWER ELEVATION
 C-6 ANTENNA ORIENTATION PLAN
 C-7 ICE BRIDGE LAYOUT
 C-8 FOUNDATION DETAILS
 C-8A GENERATOR FOUNDATION DETAILS
 C-9 PLATFORM STEEL LAYOUT
 C-10 EQUIPMENT PLATFORM ELEVATIONS
 C-11 EQUIPMENT PLATFORM DETAILS
 C-12 AWNING DETAILS
 C-13 AWNING DETAILS

ELECTRICAL:
 E-1 UTILITY SERVICES AND GROUNDING PLAN
 E-2 EQUIPMENT CONDUIT ROUTING PLAN
 E-3 GROUNDING DETAILS
 E-4 GROUNDING DETAILS
 E-5 UTILITY H-FRAME DETAILS
 E-6 UTILITY WIRING DIAGRAM AND PANEL SCHEDULE
 E-7 WELD CONNECTION DETAILS
 E-8 GENERATOR SPECIFICATIONS

LANDSCAPING:
 L-1 LANDSCAPING PLAN

NOTES:
 N-1 GENERAL NOTES
 N-2 GENERAL ELECTRICAL AND GROUNDING NOTES

SITE NAME: BARATARIA
LOCATION CODE: 475683



DRIVING DIRECTIONS: FROM THE COVINGTON SWITCH, HEAD EAST ON HOLIDAY BLVD. TURN RIGHT ONTO US-190 E/TAMMANY PKWY. CONTINUE ONTO N CAUSEWAY BLVD/LAKE PONTCHARTRAIN CAUSEWAY. TAKE A SLIGHT RIGHT ONTO RAMP TO I-10 E. KEEP LEFT AT FORK, FOLLOW SIGNS FOR I-10 E. KEEP RIGHT AT FORK, FOLLOW SIGNS FOR NEW ORLEANS BUSINESS DISTRICT/I-10 E. KEEP LEFT AT FORK TO CONTINUE ON US-90 BUS W. TAKE EXIT 4B TOWARD LA-45/BARATARIA BLVD. MERGE ONTO WESTBANK EXPY. TURN LEFT ONTO BARATARIA BLVD. TURN LEFT ONTO LA-3134 S/LAFITTE PKWY/LEO KERNER PKWY. SITE WILL BE ON THE LEFT.



Know what's below
 Call before you dig.

LEGAL DESCRIPTIONS:

30' ACCESS & UTILITY SERVITUDE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO THE POINT OF BEGINNING FOR THE 30 FOOT WIDE ACCESS AND UTILITY SERVITUDE; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE ALONG SAID LINE S82°02'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID LINE; THENCE LEAVING SAID LINE N07°57'01"W A DISTANCE OF 12.28 FEET TO A POINT; THENCE S81°04'33"W A DISTANCE OF 204.77 FEET TO A POINT; THENCE N08°55'27"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 7426.9 S.F. (0.170 ACRE), BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

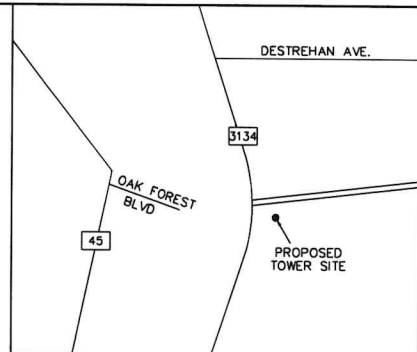
50' X 84.5' LAND SPACE FOR CELL TOWER AND EQUIPMENT

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN TOWNSHIP 14 SOUTH, RANGE 23 EAST, PARISH OF JEFFERSON, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HWY 3134 AND THE APPARENT NORTH LINE OF THE PARENT TRACT, MARKED BY A 2" PIPE FOUND; THENCE S30°26'01"W A DISTANCE OF 137.65 FEET TO A POINT; THENCE N81°04'33"E A DISTANCE OF 235.29 FEET TO A POINT; THENCE S07°57'01"E A DISTANCE OF 42.79 FEET TO A POINT ON THE NORTHERN LINE OF THE PROPOSED LAND SPACE; THENCE N82°02'59"E A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S07°57'01"E A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE S82°02'59"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET; THENCE N07°57'01"W A DISTANCE OF 84.50 FEET TO A 1/2" IRON ROD SET; THENCE N82°02'59"E A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.097 ACRE (4,225 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

SECTION 7
TOWNSHIP 14 SOUTH, RANGE 23 EAST
JEFFERSON PARISH, LOUISIANA

LINE	BEARING	DISTANCE
L1	N81°04'33"E	235.29'
L2	S07°57'01"E	42.79'
L3	S82°02'59"W	30.00'
L4	N07°57'01"W	12.28'
L5	S81°04'33"W	204.77'
L6	N08°55'27"W	30.00'



LEGEND

⊕	FIRE HYDRANT	—PP—	POWER POLE
⊕	WATER VALVE	—X—	FENCE
⊕	GAS METER	●	1/2" IRON ROD SET UNLESS OTHERWISE STATED
⊕	GAS VALVE	▲	60d OR MAG NAIL SET UNLESS OTHERWISE STATED
⊕	ANCHOR	(REF)	FROM REFERENCE SURVEY
⊕	TEL. PEDESTAL	(MEAS)	MEASURED
⊕	TREE	+	FIBER OPTIC SIGN
⊕	WATER METER	■	CONCRETE R/W MONUMENT

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88). B.M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARKS = MSIN, ENGS & DSTR CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION USING OPUS SOLUTION.

SITE BENCH MARK = 60d NAIL IN THE SOUTH FACE OF A POWER POLE. POLE IS LOCATED 26± S. OF THE ACCESS SERVITUDE & 80± EAST OF THE EAST EDGE OF HWY 3134. EL. 3.80' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION. REFERENCE SURVEY = DESCRIPTION OF THE PARENT TRACT. POSTED SPEED LIMIT IS 55 MPH.

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

F. I. A. ZONE: "AE"
BASE FLOOD ELEVATION: 1.5'
COMMUNITY PANEL NO.: 22051C0130 E
EFFECTIVE DATE: 3/23/95

NOTE: PLEASE CONTACT PARISH OFFICIALS FOR POSSIBLE ADDITIONAL ELEVATION REQUIREMENTS.

Stanley K. Turner

STANLEY K. TURNER, P.L.S.; LA. REG. NO. 4753
REGISTERED PROFESSIONAL LAND SURVEYOR

**TOPOGRAPHIC SURVEY OF
BARATARIA TOWER SITE
MARRERO, LOUISIANA**

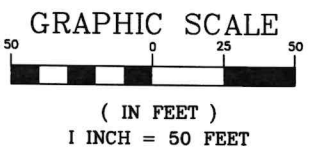
SEC. 7, T14S-R23E
JEFFERSON PARISH, LOUISIANA

DATE: 02/01/13	DRAWN BY: ANF	JOB NO. 13-0029A	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: DLG		

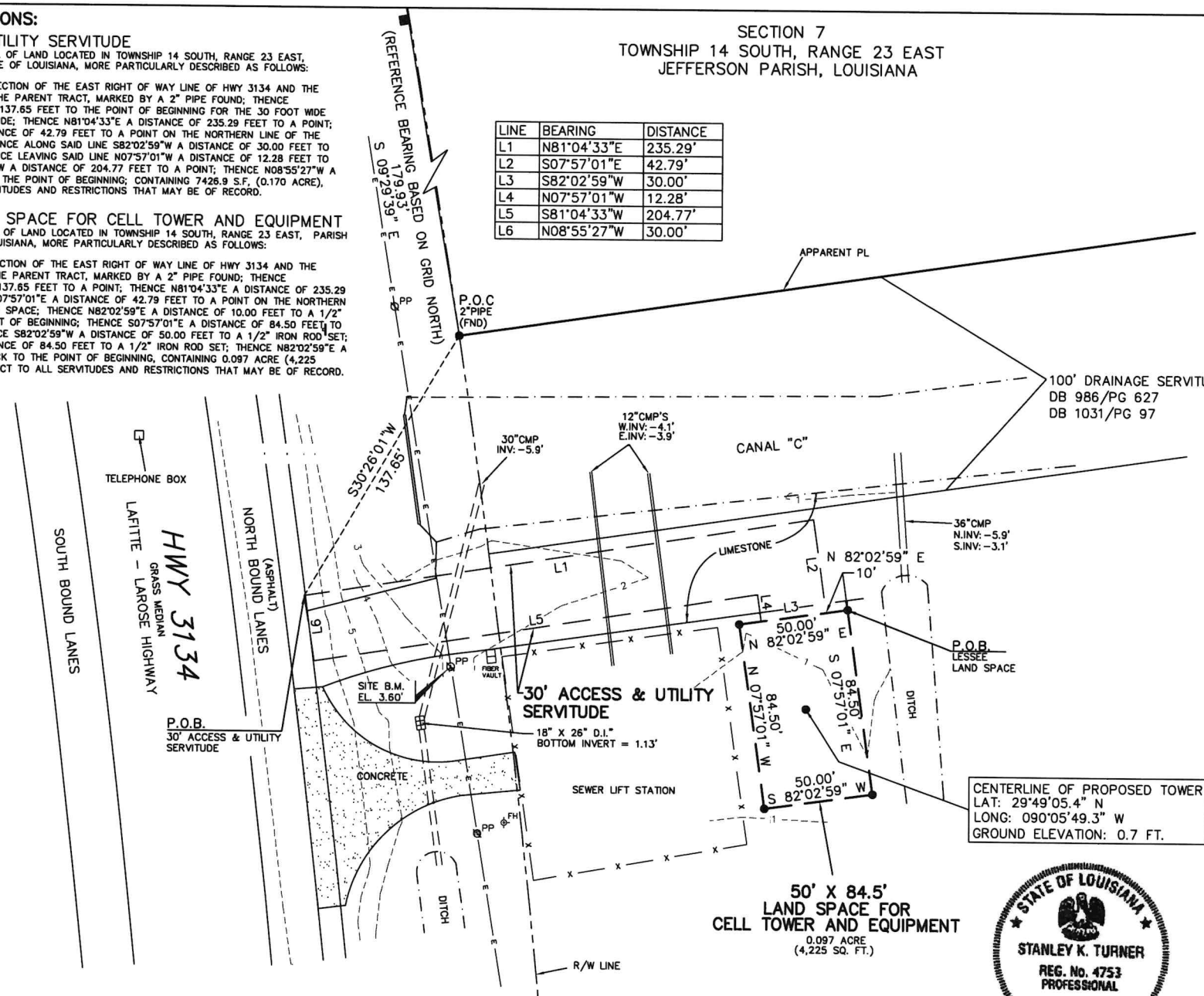


TURNER SURVEYS, LLC

15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70454
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DATE	DESCRIPTION	REVISED
11/05/21	ADDRESSED PUBLIC WORKS COMMENTS	SKT
09/29/21	UPDATED SURVEY	SKT
02/15/13	REVISED SITE NAME	SKT
02/14/13	REVISED FOR TITLE PACKAGE	DLG
02/01/13	PRELIMINARY ISSUE	ANF
DATE	DESCRIPTION	REVISED
	REVISIONS	



SECTION 7
TOWNSHIP 14 SOUTH, RANGE 23 EAST
JEFFERSON PARISH, LOUISIANA

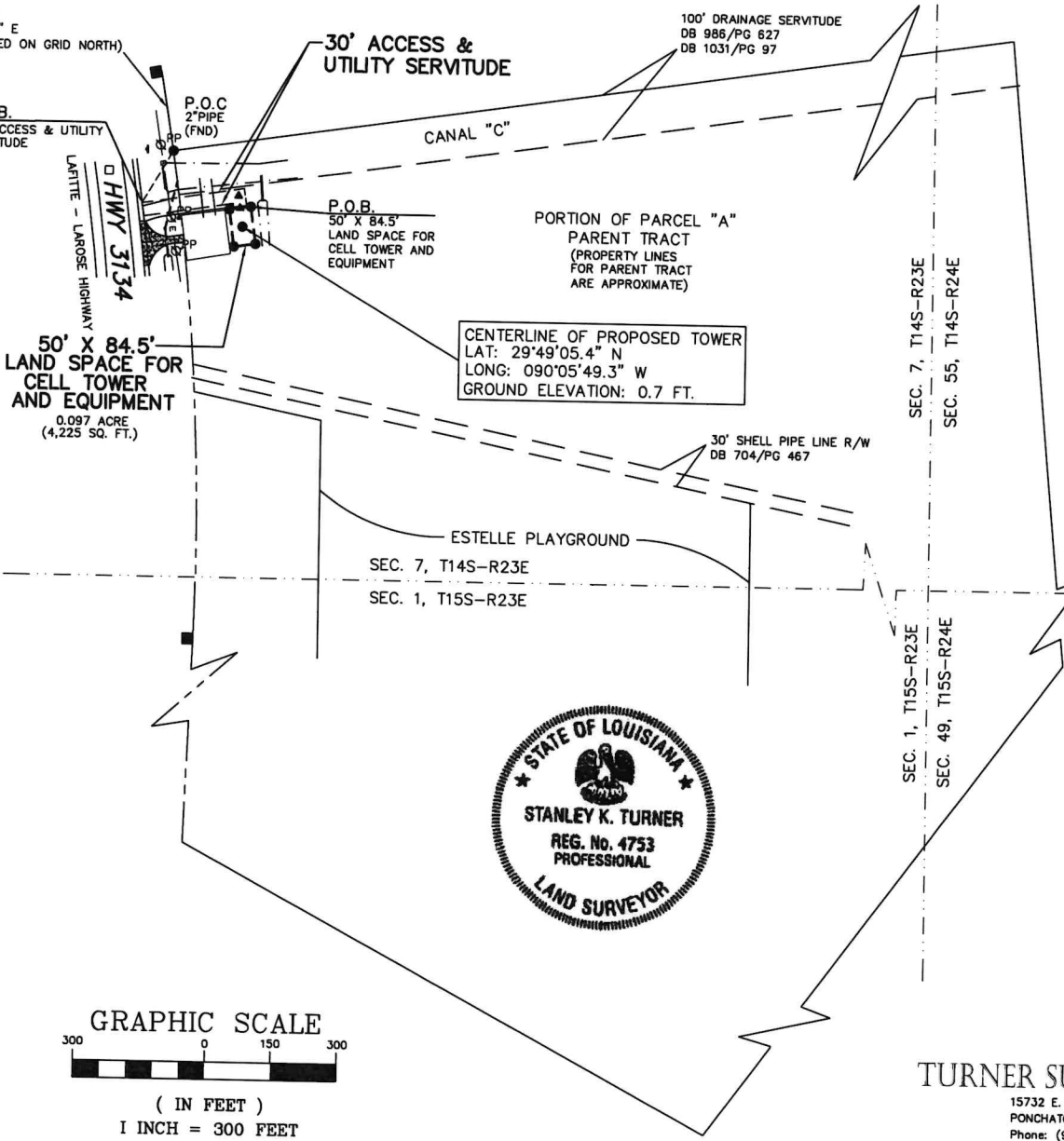
LEGEND

	FIRE HYDRANT		POWER POLE
	WATER VALVE		FENCE
	GAS METER		1/2" IRON ROD SET UNLESS OTHERWISE STATED
	GAS VALVE		60d OR MAG NAIL SET UNLESS OTHERWISE STATED
	ANCHOR	(REF)	FROM REFERENCE SURVEY
	TEL. PEDESTAL	(MEAS)	MEASURED
	TREE		FIBER OPTIC SIGN
	WATER METER		CONCRETE R/W MONUMENT

PARENT TRACT DESCRIPTION

A CERTAIN PORTION OF GROUND LOCATED IN AMES FARMS SUBDIVISION, LOWER ESTELLE PLANTATION, IN SECTION 7, T14S, R23E, SECTION 55, T14S, R24E, SECTIONS 1 AND 40, T15S, R23E, AND SECTION 49, T15S, R24E, JEFFERSON PARISH, LOUISIANA, IN AN AREA BOUNDED BY THE LAFITTE-LAROSE HIGHWAY, PRITCHARD ROAD, AND BAYOU BARATARIA, DESIGNATED AS A PORTION OF PARCEL A, AND DESCRIBED AS FOLLOWS:

COMMENCE FROM THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD AND THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY AND GO IN A SOUTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY A DISTANCE OF 10,579.83 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF LOT H-327, THE POINT OF BEGINNING. THENCE GO NORTH 82 DEGREES 21 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE NORTH HALF LOT H-327 A DISTANCE OF 4152.89 FEET TO THE WEST LINE OF PARCEL V-3; THENCE GO SOUTH 4 DEGREES 39 MINUTES 02 SECONDS EAST ALONG THE WESTERLY LINE OF PARCEL V-3 A DISTANCE OF 3338.52 FEET; THENCE GO SOUTH 33 DEGREES 29 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERN LINE OF PARCEL V-3 A DISTANCE OF 8087.39 FEET; THENCE GO NORTH 47 DEGREES 09 MINUTES 26 SECONDS WEST A DISTANCE OF 1741.48 FEET TO THE EAST LINE OF THE LAFITTE-LAROSE HIGHWAY; THENCE GO NORTH 2 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY A DISTANCE OF 5549.86 FEET TO A POINT OF CURVE, THENCE GO IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF THE LAFITTE-LAROSE HIGHWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5874.77 FEET AND AN ARC LENGTH OF 1110.53 FEET TO THE POINT OF BEGINNING.



TITLE REPORT NOTES

- TURNER SURVEYS, LLC HAS REVIEWED THE REPORT OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 15934904, DATED 01/28/2013, FOR SITE, "BARATARIA". THE PROPOSED LAND SPACE IS 50' X 84.5' AND WILL BE SERVED BY A PROPOSED 30' WIDE ACCESS AND UTILITY RIGHT OF WAY. THE LAND SPACE AND RIGHT OF WAY ARE SITUATED IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 23 EAST ON A PORTION OF PARCEL "A", AMES FARMS SUBDIVISION, LOWER ESTELLE PLANTATION, JEFFERSON PARISH, LOUISIANA, NOW OR FORMERLY, OWNED BY CONSOLIDATED RECREATION AND COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. 2.
- THE SURVEYOR MAKES NOTE OF THE FOLLOWING:
- ITEM 2: PLAT RECORDED ON PLAT BOOK 84, PAGE 41. THE SUPPORTING INSTRUMENT IS ILLEGIBLE.
 - ITEM 3: RIGHT OF WAY GRANT IN FAVOR OF SOUTHERN NATURAL GAS COMPANY, RECORDED ON 12/04/1958 IN DEED BOOK 463, PAGE 274. THIS RIGHT OF WAY PLOTS EAST OF THE PARENT TRACT. IT IS NOT SHOWN AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 4: PIPELINE RIGHT OF WAY AGREEMENT IN FAVOR OF SHELL PIPE LINE CORPORATION, RECORDED ON 09/12/1989 IN DEED BOOK 704, PAGE 467. THIS 30' WIDE RIGHT OF WAY IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 5: PLAT RECORDED IN INSTRUMENT NO. 99-14345. THIS SUBDIVISION PLAT BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC., DATED 12/02/1998, CREATED PARCELS "A" AND "B". THE PARENT TRACT IS A PORTION OF PARCEL "A".
 - ITEM 7: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 09/18/1979 IN DEED BOOK 966, PAGE 78. THIS WATER LINE SERVITUDE PLOTS ON THE WEST SIDE OF HIGHWAY 3134. IT IS NOT SHOWN AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 8: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 08/12/1980 IN DEED BOOK 986, PAGE 627. THIS 100' WIDE SERVITUDE IS FOR CANAL "C". THIS SERVITUDE IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 10: SERVITUDE TO THE PARISH OF JEFFERSON, RECORDED ON 08/23/1982 IN DEED BOOK 1031, PAGE 97. THIS 100' WIDE SERVITUDE IS FOR CANAL "C". THIS SERVITUDE IS PLOTTED AND DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 12: ORDINANCE NO. 20596, RECORDED ON 03/15/1999 IN DEED BOOK 3003, PAGE 448. THIS ORDINANCE APPROVED THE SUBDIVISION PLAT CREATING PARCELS "A" AND "B" (ITEM 5).
 - ITEM 13: CONSERVATION SERVITUDE TO JEFFERSON PARISH DEPARTMENT OF PARC DES FAMILLES, RECORDED ON 06/03/2008, DEED BOOK 3229, PAGE 727. THIS SERVITUDE CREATED A DUAL USE WETLAND AREA FOR A PORTION OF THE PARENT TRACT SOUTH OF ESTELLE PLAYGROUND. IT DOES NOT AFFECT THE LAND SPACE OR ACCESS.
 - ITEM 14: ORDINANCE NO. 23404, RECORDED ON 11/07/2008 IN DEED BOOK 3238, PAGE 942. THIS ORDINANCE APPROVED A PARKING VARIANCE FOR ESTELLE PLAYGROUND.
 - ITEM 15: RIGHT OF WAY INSTRUMENT IN FAVOR OF ENERGY LOUISIANA, LLC, RECORDED ON 10/07/2009 IN DEED BOOK 3253, PAGE 996. THIS RIGHT OF WAY WAS TO PROVIDE ELECTRICAL SERVICE TO ESTELLE PLAYGROUND FROM HIGHWAY 3134. IT DOES NOT AFFECT THE LAND SPACE OR ACCESS.



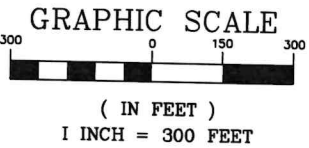
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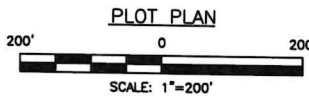
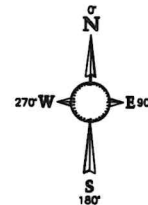
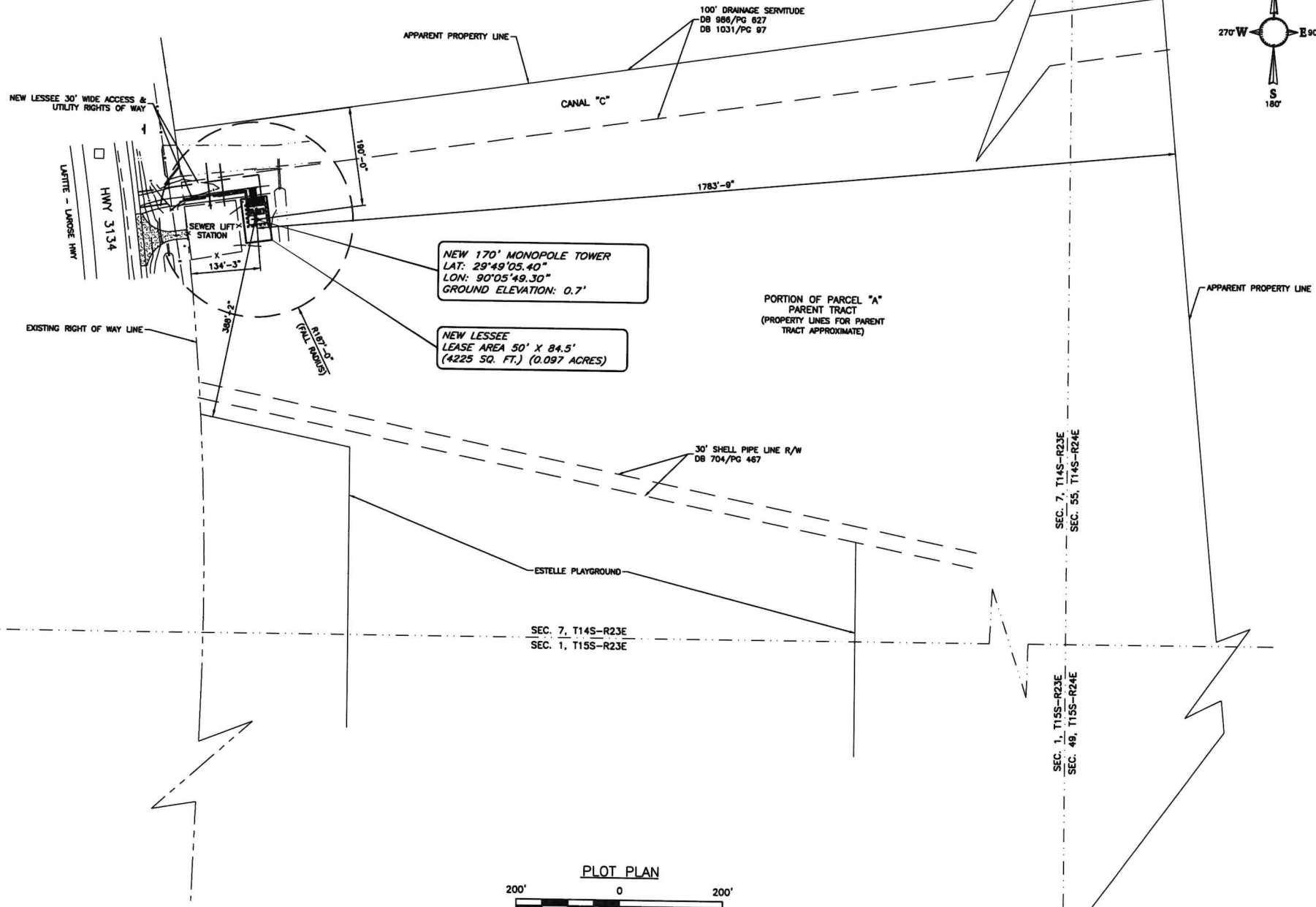
**TOPOGRAPHIC SURVEY OF
BARATARIA TOWER SITE
MARRERO, LOUISIANA**
SEC. 7, T14S-R23E
JEFFERSON PARISH, LOUISIANA

DATE: 02/01/13	DRAWN BY: ANF	JOB NO.	DRAWING NO. 2
SCALE: 1" = 300'	CHECKED BY: DLG	13-0029B	



DATE	DESCRIPTION	REVISED
11/05/21	ADDRESSED PUBLIC WORKS COMMENTS	SKT
09/29/21	UPDATED SURVEY	SKT
02/15/13	REVISED SITE NAME	SKT
02/14/13	REVISED FOR TITLE PACKAGE	DLG
02/01/13	PRELIMINARY ISSUE	ANF
DATE	DESCRIPTION	REVISED

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2920 KINGMAN ST.
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(504) 756-3112 TEL

REVISION		
NO.	DESCRIPTION	DATE
△	PRELIM. ISSUE	MDL 12/27/2019
△	FINAL ISSUE	MDL 3/12/2021
△	DIESEL DME GEN.	MDL 4/27/2021
△	LANDSCAPING	NKS 11/10/2021
△	RFPDS	JKC 7/11/2022
△	REMOVE LOGO	JGD 5/4/2023
△		

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

STAMP HERE:

DAVID M. ACKERMANN
License No. 28761
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

7/11/22

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

SHEET TITLE:
PLOT PLAN

SHEET NUMBER:
C-1

REV. #
6

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NEW 170' MONOPOLE TOWER
 LAT: 29°49'05.40"
 LON: 90°05'49.30"
 GROUND ELEVATION: 0.7'

NEW LESSEE LEASE AREA 50' X 84.5'
 (4225 SQ. FT.) (0.097 ACRES)

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REVISION		
NO.	DESCRIPTION	BY DATE
1	PRELIM. ISSUE	MDL 12/27/2019
2	FINAL ISSUE	MDL 3/12/2021
3	DIESEL DRE GEN.	MDL 4/27/2021
4	LANDSCAPING	NAS 11/10/2021
5	RFDS	JKC 7/11/2022
6	REMOVE LOGO	JGD 5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

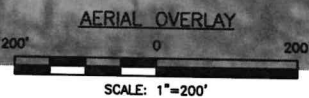
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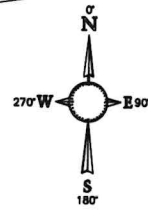
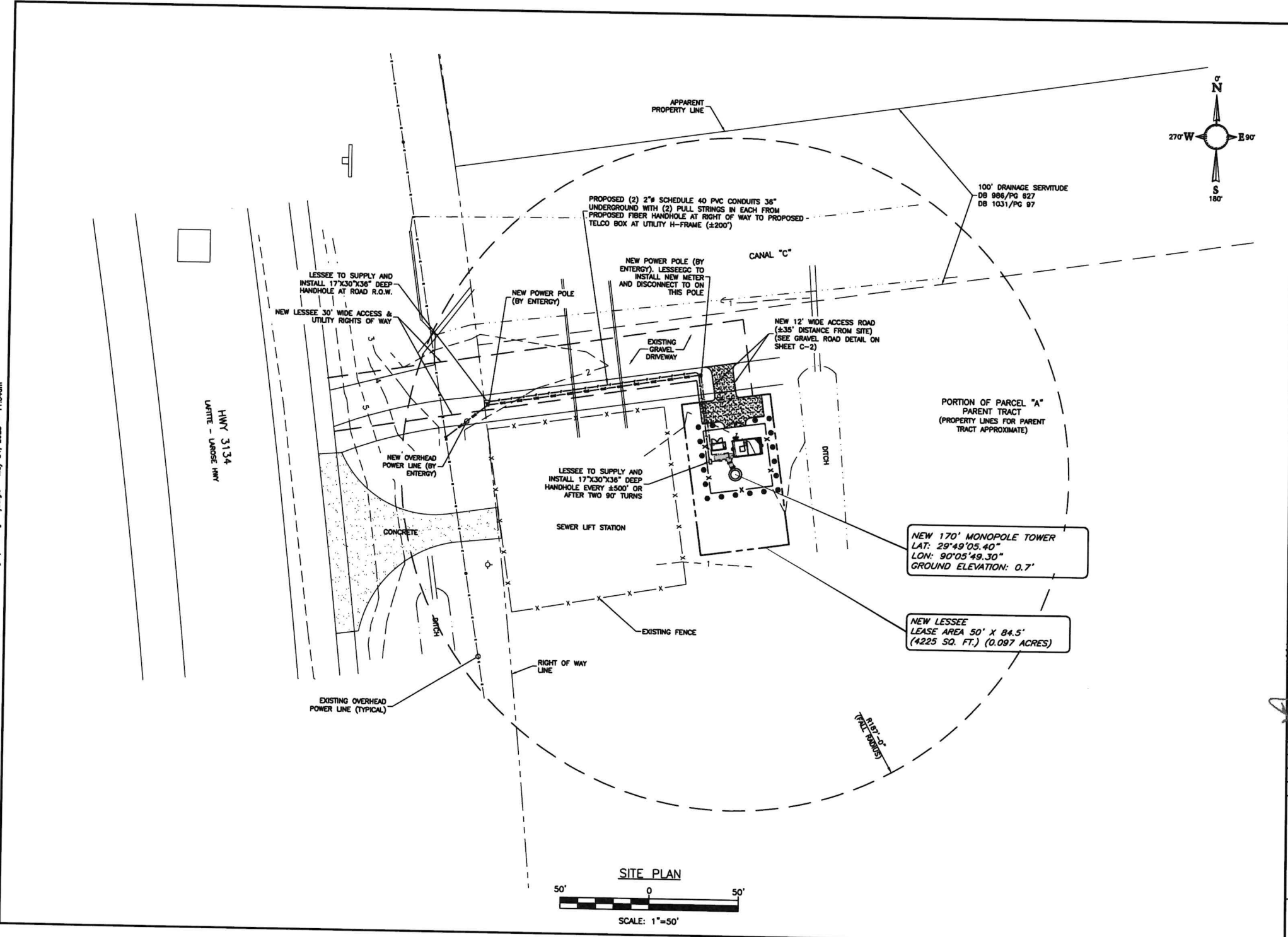
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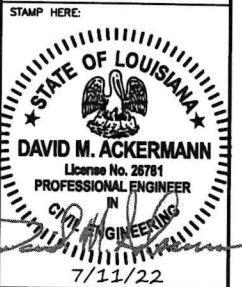
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REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	MDL	12/27/2019
2	FINAL ISSUE	MDL	3/12/2021
3	DESIGN DRE GEN.	MDL	4/27/2021
4	LANDSCAPING	MAS	11/10/2021
5	RFDIS	JMC	7/11/2022
6	REMOVE LOGO	JJD	3/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

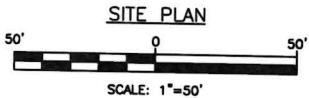
SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072



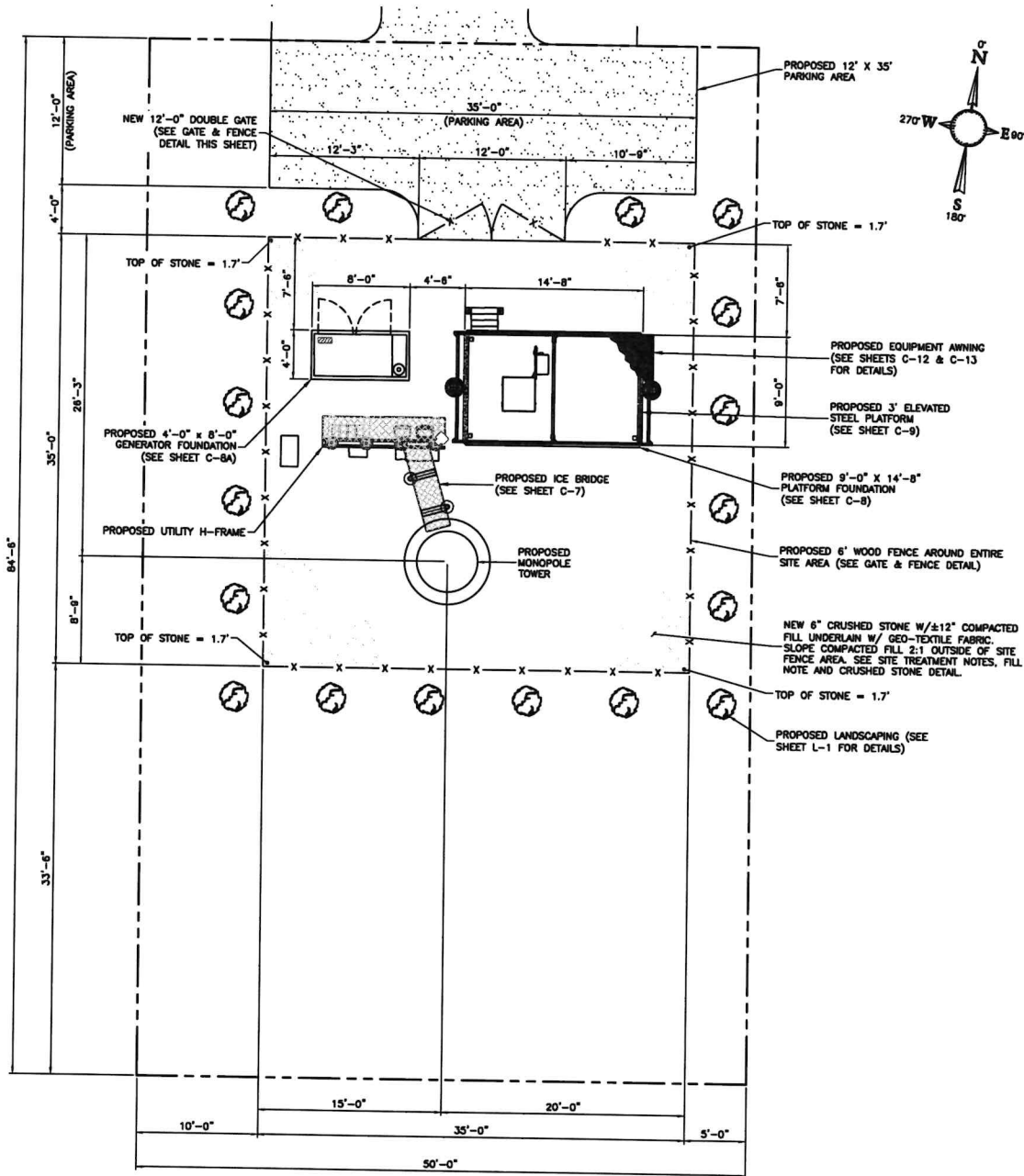
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DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043
SHEET TITLE:	

SITE PLAN

SHEET NUMBER: **C-2** REV. # **6**



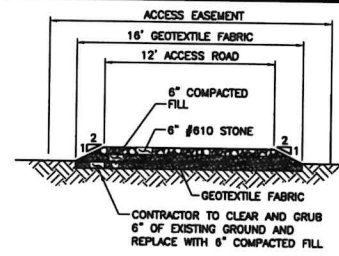
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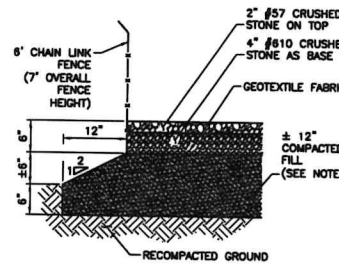
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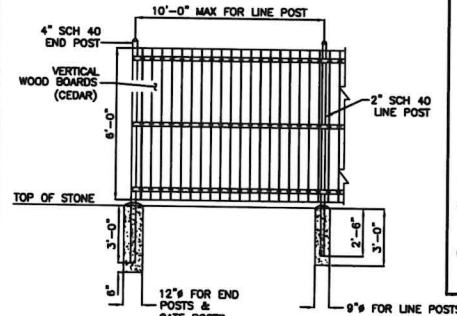
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GRAVEL ROAD DETAIL
NOT TO SCALE



CRUSHED STONE DETAIL
NOT TO SCALE



GATE AND FENCE DETAIL
NOT TO SCALE

ROAD CONSTRUCTION NOTES:

1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER Tired VEHICLE.
3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE TREATMENT NOTES:

1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC. SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

FENCE DETAIL NOTES:

1. WOOD BOARDS MINIMUM 5/8" DRESSED THICKNESS. ATTACH EACH BOARD TO RAILS WITH TWO (2) 6d GALVANIZED NAILS OR #10 GALVANIZED SCREW.
2. ALL NAILS AND CONNECTORS SHALL BE GALVANIZED.
3. WOOD RAILS MAXIMUM DISTANCE FROM TOP AND BOTTOM 12 INCHES. MINIMUM RAIL SIZE 2"x4" WITH 4 RAILS REQUIRED.
4. TOP RAIL SHALL BE USED.
5. POSTS SHALL BE EMBEDDED TO WITHIN 6" FROM THE BOTTOM OF THE FOUNDATION.
6. THE BOTTOM OF THE FENCE MAY NOT CLEAR THE CONTOUR OF THE GROUND BY MORE THAN 3".

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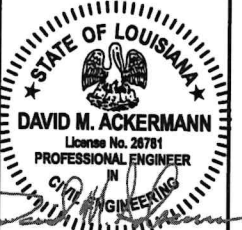
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2	FINAL ISSUE	MDL	3/12/2021
3	DIESEL ORE OIEL	MDL	4/27/2021
4	LANDSCAPING	NAS	11/10/2021
5	RFDIS	JKC	7/11/2022
6	REMOVE LOGO	JDO	5/4/2023

SITE NUMBER:
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SITE NAME:
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SITE ADDRESS:
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MARRERO, LA 70072

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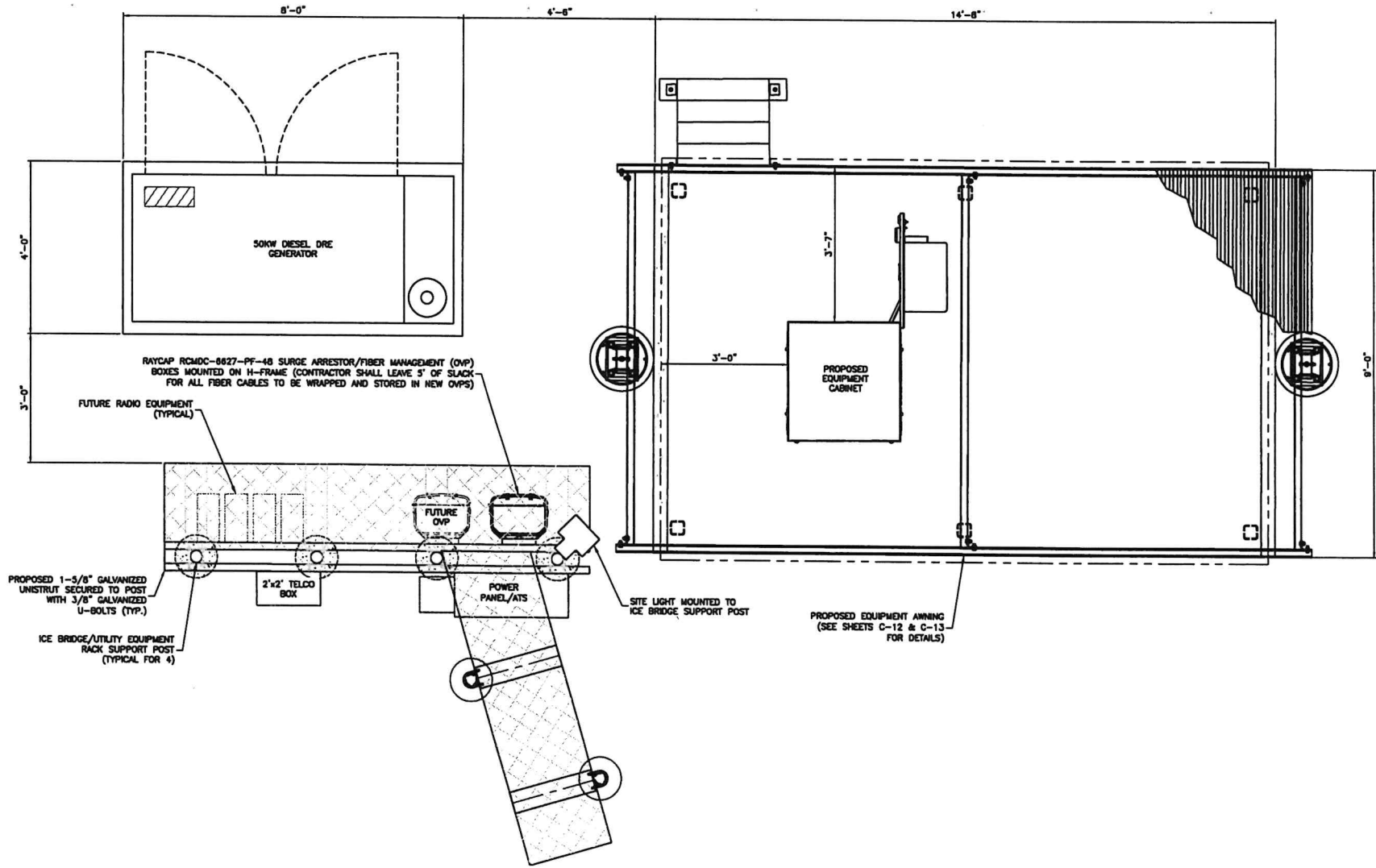
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DATE DRAWN:	10/23/2019
TEI JOB NO.:	2119-120-1001-043

ENLARGED
SITE PLAN

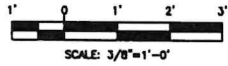
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C-3

REV. #
6

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DETAILED EQUIPMENT LAYOUT



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REVISION		
NO.	DESCRIPTION	DATE
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3	DIESEL DRE OVP	4/27/2021
4	LANDSCAPING	11/10/2021
5	RFD	7/11/2022

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

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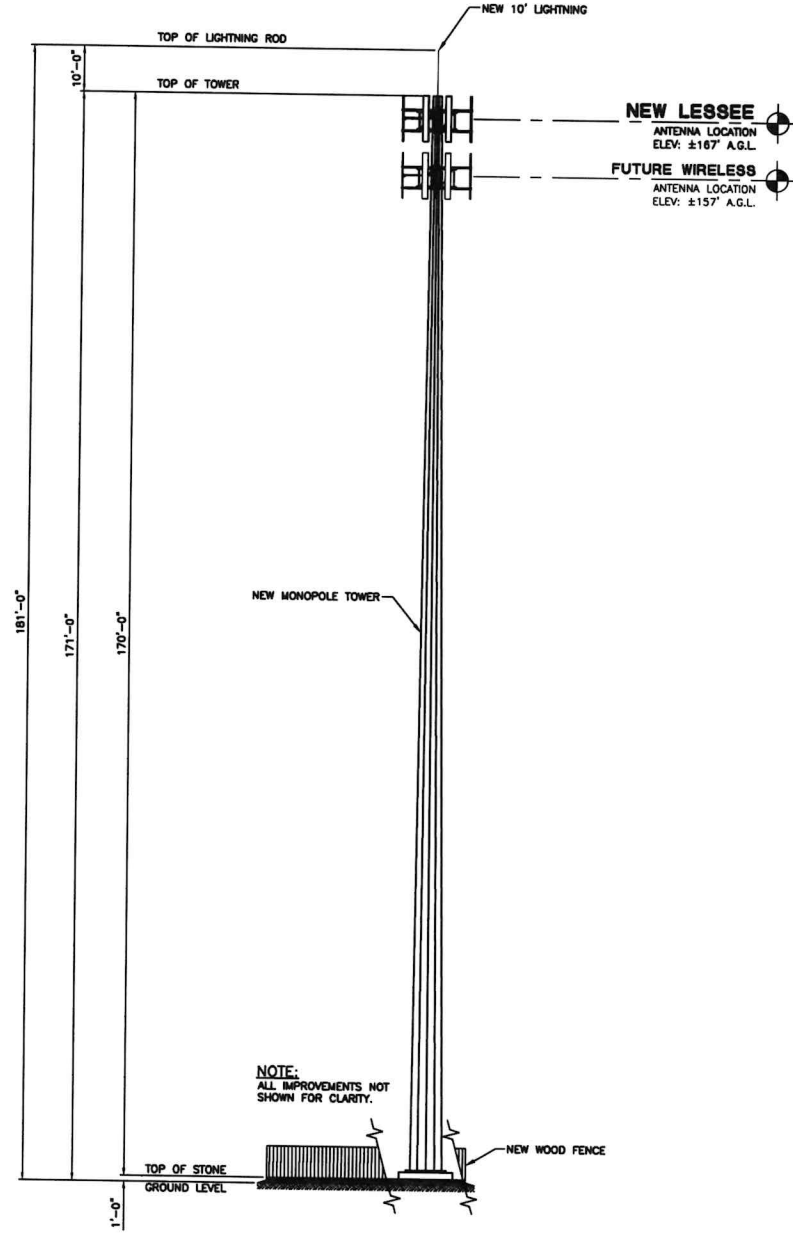
STATE OF LOUISIANA
 DAVID M. ACKERMANN
 License No. 28781
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING
 7/11/22

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

SHEET TITLE:
DETAILED EQUIPMENT LAYOUT

SHEET NUMBER: C-4	REV. # 5
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NOTE:
ALL IMPROVEMENTS NOT
SHOWN FOR CLARITY.

TOWER ELEVATION
NOT TO SCALE

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△	PRELIM. ISSUE	MDL	12/27/2019
△	FINAL ISSUE	MDL	3/12/2021
△	DIESEL DRE GEN.	MDL	4/27/2021
△	LANDSCAPING	NAS	11/10/2021
△	RFDS	JKC	7/11/2022
△	REMOVE LOGO	JGD	5/4/2023

SITE NUMBER:
475683
SITE NAME:
BARATARIA
SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

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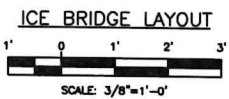
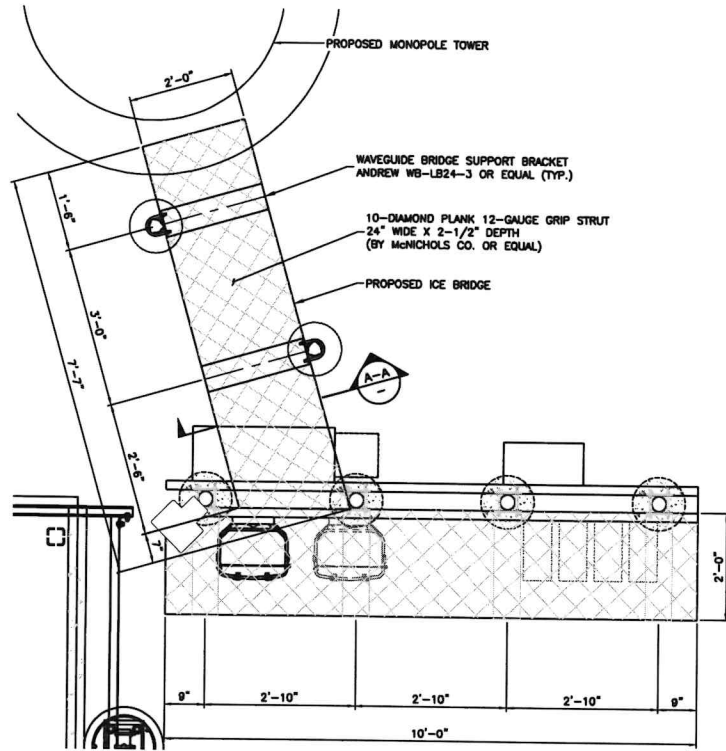
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DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

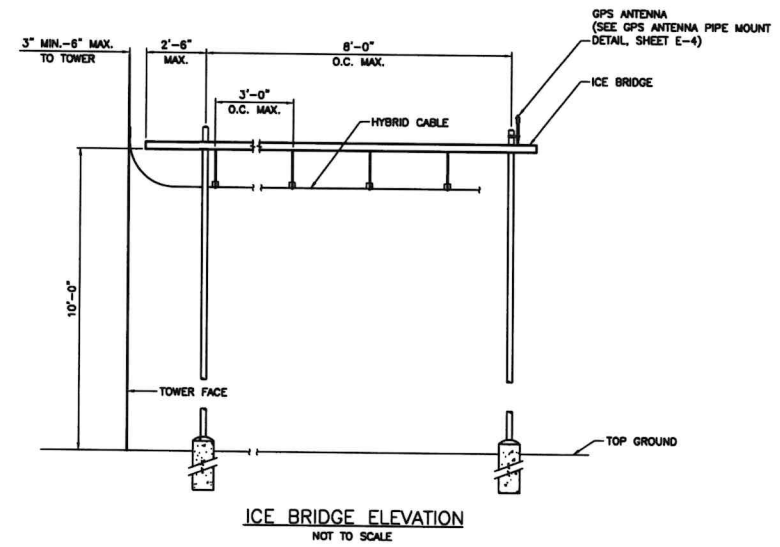
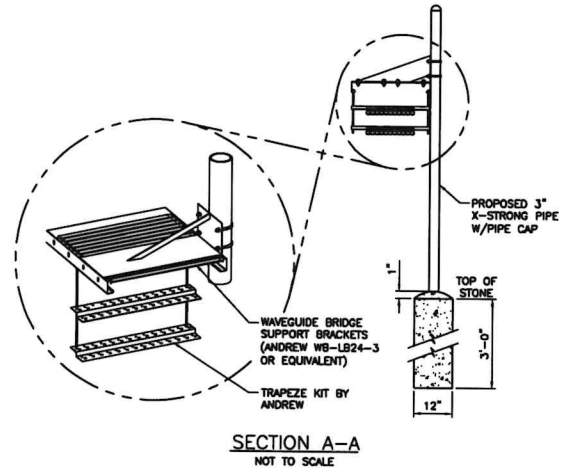
SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
C-5
REV. #
6

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ICE BRIDGE TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR



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 SUITE 201
 METAIRIE, LA 70006
 (504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
▲	PRELIM. ISSUE	MDL	12/27/2019
▲	FINAL ISSUE	MDL	3/12/2021
▲	DIESEL DRE GEN.	MDL	4/27/2021
▲	LANDSCAPING	MKS	11/10/2021
▲	RFDIS	AKC	7/11/2022
▲	REMOVE LOGO	JDD	5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

STAMP HERE:

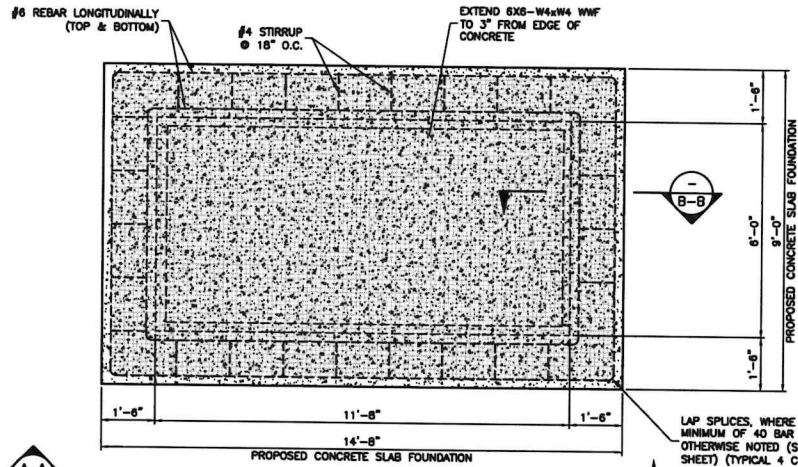
DAVID M. ACKERMANN
 License No. 26781
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING
 7/11/22

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

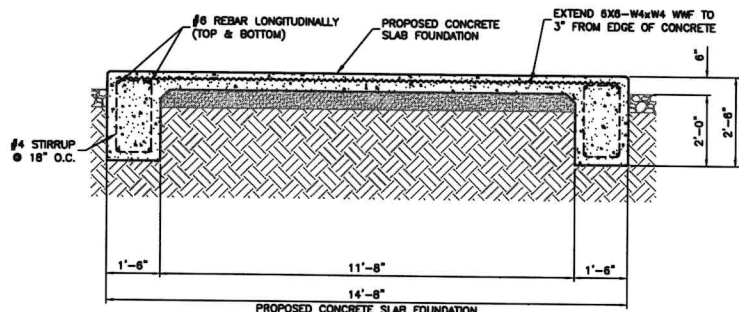
SHEET TITLE:
ICE BRIDGE LAYOUT

SHEET NUMBER: **C-7** REV. # **6**

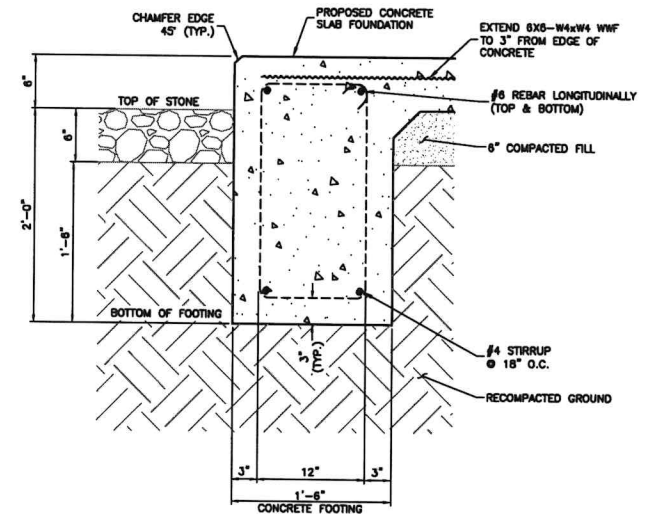
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FOUNDATION PLAN
SCALE: 1/4"=1'-0"



SECTION A-A
SCALE: 1/4"=1'-0"



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

LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED (SEE NOTE "E" ON THIS SHEET) (TYPICAL 4 CORNERS)

GENERAL NOTES

CONCRETE

- A. ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 (LATEST EDITION).
- B. ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE & SHALL DEVELOP 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. CONCRETE MIX DESIGN 5-1/2 SACKS MINIMUM PER CUBIC YARD. 4" MAXIMUM SLUMP, 3/4" MAXIMUM AGGREGATE. USE TYPE I OR II CEMENT.
- C. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, GRADE 60, ASTM A615, WITH 60,000 PSI MINIMUM YIELD POINT; EXCEPT NO. 4 TIES WHICH MAY BE GRADE 40.
- D. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 3" CONCRETE COVER.
- E. ALL BAR LENGTHS ARE NOT DRAWN TO SCALE UNLESS NOTED. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AS AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- F. DETAIL BARS IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. PROVIDE CORNER BARS.
- G. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS.
- H. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.

STEEL

- A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A 36, OR AS OTHERWISE NOTED.
- B. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE 9TH EDITION OF AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE.
- C. ALL STEEL BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED.

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REVISION			
NO.	DESCRIPTION	BY	DATE
▲	PRELIM. ISSUE	MDL	12/27/2019
▲	FINAL ISSUE	MDL	3/12/2021
▲	DIESEL ORE CEN.	MDL	4/27/2021
▲	LANDSCAPING	MAS	11/10/2021
▲	RFTDS	JKC	7/11/2022
▲	REMOVE LOGO	JOD	5/4/2023

SITE NUMBER:
475683
SITE NAME:
BARATARIA
SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

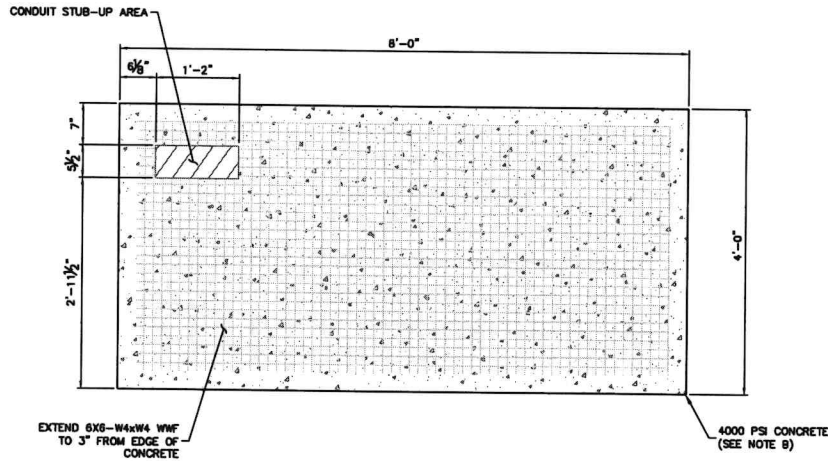
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DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043
SHEET TITLE:	

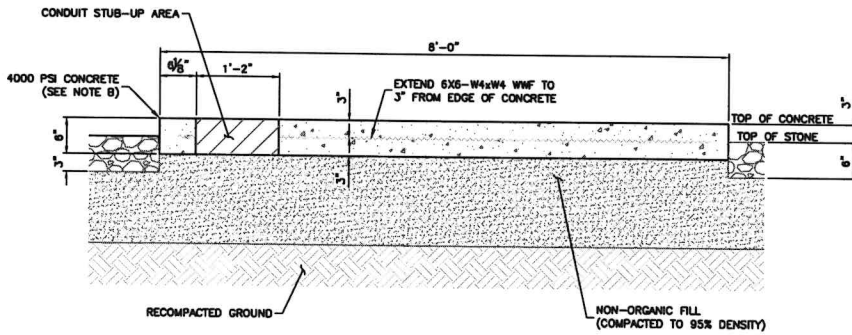
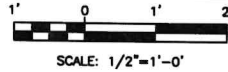
FOUNDATION DETAILS

SHEET NUMBER: **C-8** REV. # **6**

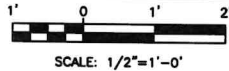
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GENERATOR FOUNDATION PLAN



GENERATOR FOUNDATION ELEVATION



GENERAL NOTES

CONCRETE

- A. ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 (LATEST EDITION).
- B. ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE & SHALL DEVELOP 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. CONCRETE MIX DESIGN 5-1/2 SACKS MINIMUM PER CUBIC YARD. 4" MAXIMUM SLUMP, 3/4" MAXIMUM AGGREGATE. USE TYPE I OR II CEMENT.
- C. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS, GRADE 60, ASTM A615, WITH 60,000 PSI MINIMUM YIELD POINT; EXCEPT NO. 4 TIES WHICH MAY BE GRADE 40.
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- H. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.

STEEL

- A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, OR AS OTHERWISE NOTED.
- B. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE 14TH EDITION OF AISC MANUAL OF STEEL CONSTRUCTION AND CODE OF STANDARD PRACTICE.
- C. ALL STEEL, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED.

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NO.	DESCRIPTION	BY	DATE
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△	DIESEL DRE GEN.	MDL	4/27/2021
△	LANDSCAPING	MAS	11/10/2021
△	RFDIS	JMC	7/11/2022
△	REMOVE LOGO	JGD	5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

STAMP HERE:

7/11/22

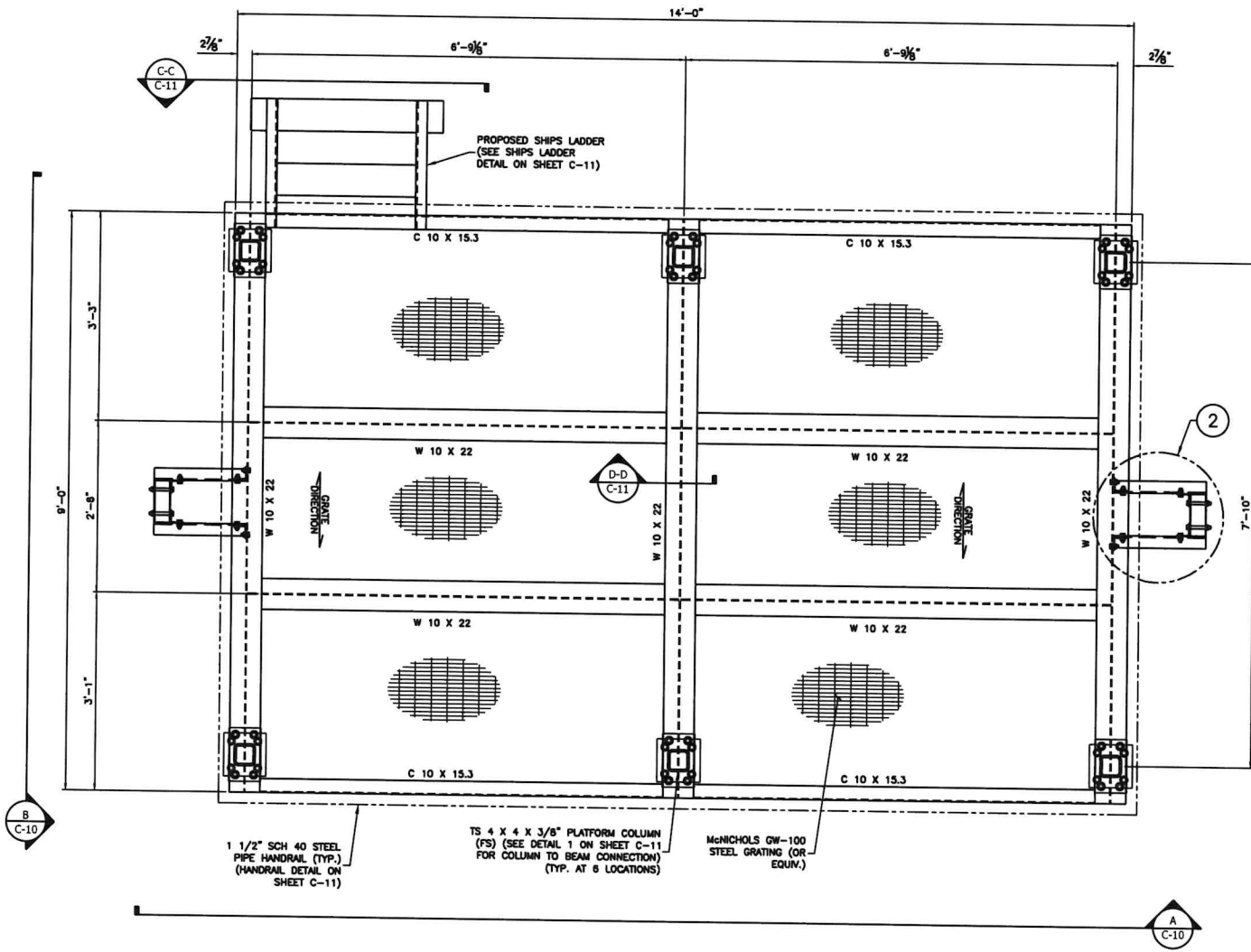
DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEJ JOB NO:	2119-120-1001-043

SHEET TITLE:
GENERATOR FOUNDATION DETAILS

SHEET NUMBER: **C-8A** REV. # **6**

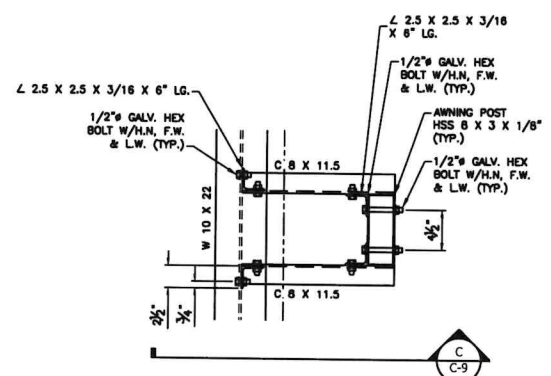
NOTES:

1. ALL STRUCTURE MEMBERS SHALL BE GALVANIZED PER ASTM A123.
2. ALL GALVANIZED BOLTS TO BE ASTM A325 UNLESS OTHERWISE STATED.
3. SEE SECTION AND ALL DETAILS ON SHEETS C-10 & C-11.
4. FABRICATOR TO SUPPLY MCNICHOLS G-STYLE CLIPS TO SECURE GRATE TO FRAME @ 4'-0" MAXIMUM SPACING. (OR EQUIV.)

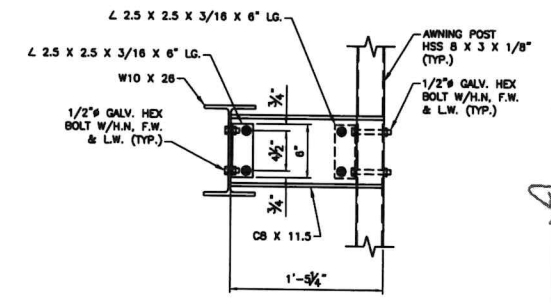


PLATFORM STEEL LAYOUT
SCALE: 1/2"=1'-0"

PLATFORM TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR



2 AWNING TO PLATFORM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



C AWNING TO PLATFORM CONNECTION ELEVATION
SCALE: 3/4"=1'-0"

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REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	MDL	12/27/2019
2	FINAL ISSUE	MDL	3/12/2021
3	MISCELL. COR. GEN.	MDL	4/27/2021
4	LANDSCAPING	MAS	11/10/2021
5	RFPDS	JKC	7/11/2022
6	REMOVE LOGO	JOD	5/4/2023

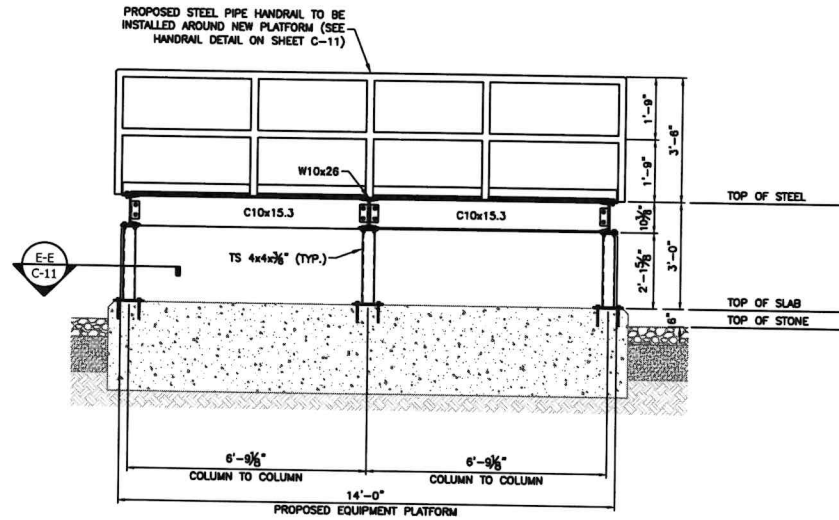
SITE NUMBER:
475683
SITE NAME:
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SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

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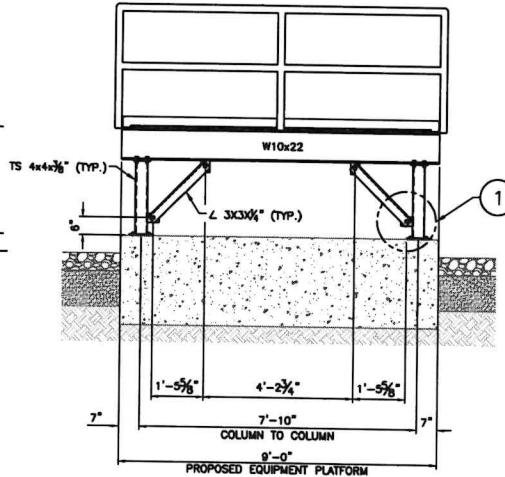
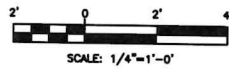
DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043
SHEET TITLE:	

PLATFORM STEEL LAYOUT
SHEET NUMBER: **C-9** REV. # **6**

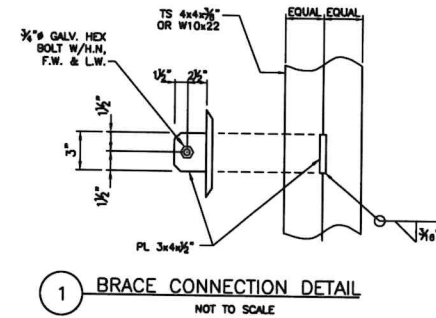
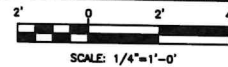
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(A) EQUIPMENT PLATFORM ELEVATION



(B) EQUIPMENT PLATFORM SIDE ELEVATION



(1) BRACE CONNECTION DETAIL
NOT TO SCALE

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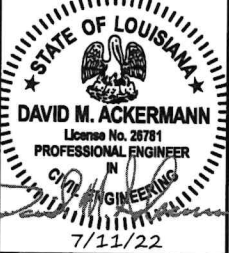
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REVISION		
NO.	DESCRIPTION	DATE
1	PRELIM. ISSUE	MDL 12/27/2019
2	FINAL ISSUE	MDL 3/12/2021
3	DIESEL DRE GEN.	MDL 4/27/2021
4	LANDSCAPING	MAS 11/10/2021
5	RFTS	JVC 7/11/2022
6	REMOVE LOGO	JOD 5/4/2023

SITE NUMBER:
475683
 SITE NAME:
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SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
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STAMP HERE:

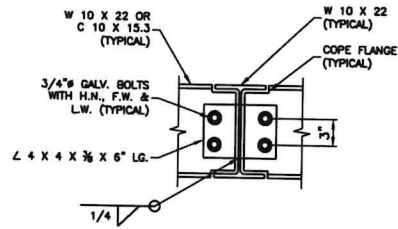


DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

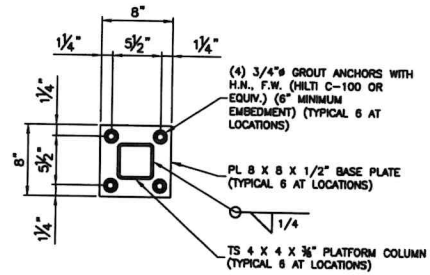
EQUIPMENT PLATFORM ELEVATIONS

SHEET NUMBER: **C-10**
 REV. # **6**

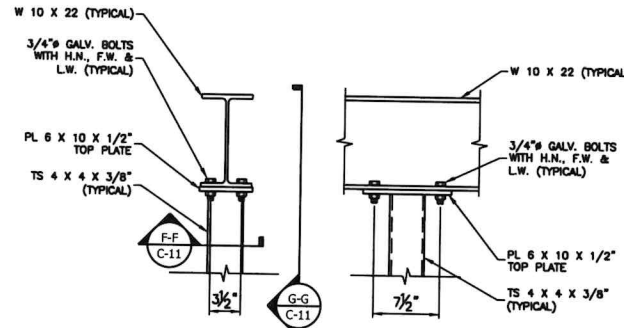
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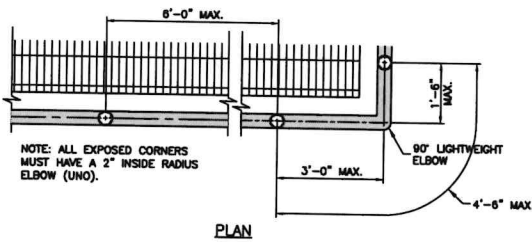
SECTION D-D
SCALE: 3/4"=1'-0"



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

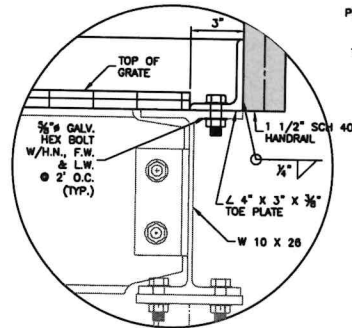


DETAIL 1 SCALE: 3/4"=1'-0"
VIEW G-G SCALE: 3/4"=1'-0"

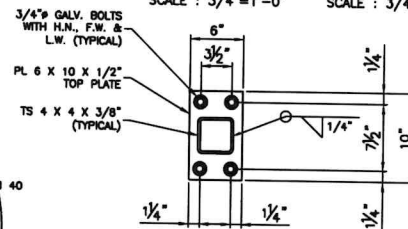


NOTE: ALL EXPOSED CORNERS MUST HAVE A 2" INSIDE RADIUS ELBOW (UNO).

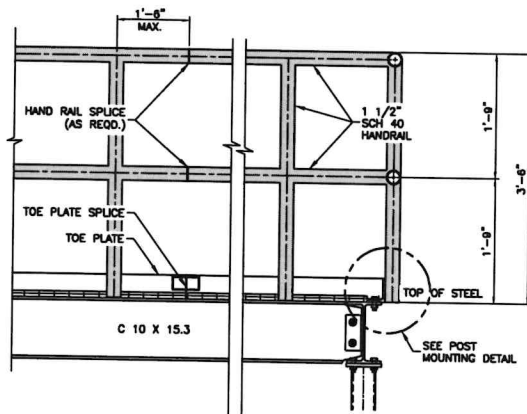
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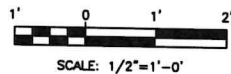
POST MOUNTING DETAIL
NOT TO SCALE



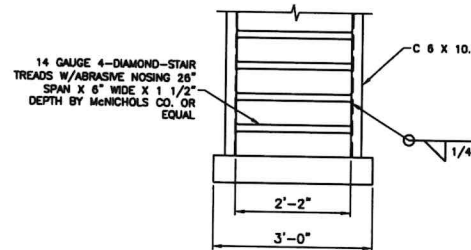
SECTION F-F
SCALE: 3/4"=1'-0"



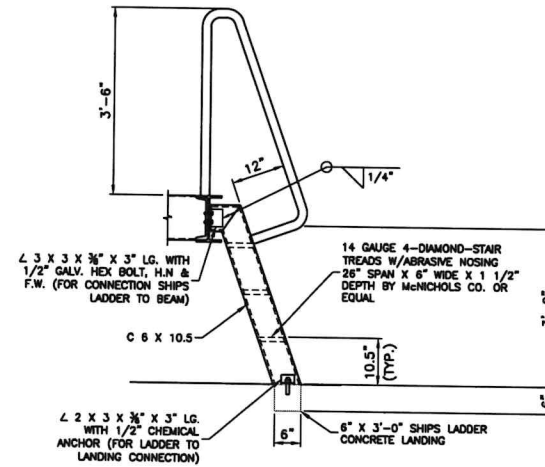
HANDRAIL DETAIL



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



VIEW C-C
SCALE: 1/4"=1'-0"



SHIPS LADDER DETAIL
NOT TO SCALE

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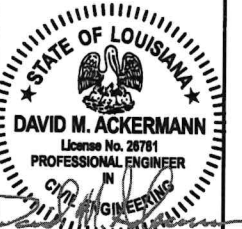
REVISION		
NO.	DESCRIPTION	DATE
1	PRELIM. ISSUE	MDL 12/27/2019
2	FINAL ISSUE	MDL 3/12/2021
3	DIESEL DRE GEN.	MDL 4/27/2021
4	LANDSCAPING	NAS 11/10/2021
5	RFD5	JKC 7/11/2022
6	REMOVE LOGO	JJD 5/4/2023

SITE NUMBER:
475683

SITE NAME:
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SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

STAMP HERE:



DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043
SHEET TITLE:	

EQUIPMENT PLATFORM DETAILS

SHEET NUMBER: **C-11** REV. # **6**

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FABRICATION NOTES:

THIS STRUCTURE IS DESIGNED FOR A BASIC WIND SPEED OF 170 MPH AND A LIVE LOAD OF 20 PSF ON TOP OF DECK.

THE CALCULATIONS WERE MADE ACCORDING TO THE IBC 2018, ASCE 7-16 & AISC REQUIREMENTS.

ALL PLATES CONFORM TO ASTM A-36, GRADE 36 KSI MINIMUM YIELD.

ALL ANGLES CONFORM TO ASTM A-36, GRADE 36 KSI MINIMUM YIELD.

ALL HSS CONFORM TO ASTM A-500, GRADE C, 50 KSI MINIMUM YIELD.

ALL BOLTS CONFORM TO ASTM A-325 & GALVANIZED.

ALL ANCHOR THREADED RODS CONFORM TO ASTM A307, GRADE A.

ALL WELDS TO BE E70XX.

ALL STEEL TO BE HOT DIPPED GALVANIZED.

PLATFORM MATERIAL LIST			
NBR	PART	QTY.	LENGTH
1	HSS 8x3x1/8	2	15'-1 1/8"
2	8002S200-97 BY MARINOWARE 1-800-627-4661 (OR EQUIVALENT)	2	16'-5"
3	8002S200-97 BY MARINOWARE 1-800-627-4661 (OR EQUIVALENT)	3	8'-8"
4	L2.5x2.5x3/16	6	0'-8"
5	A-325 GALV. BOLTS #1/2"	24	LENGTH UNDER HEAD 1 1/4"
6	A-325 GALV. BOLTS #1/2"	16	LENGTH UNDER HEAD 4 1/4"
7	METAL DECK	1	9'-0" x 16'-5"
8	LARGE WASHER (O.D. 1.75")	40	FOR # 1/2" BOLTS
9	1" BASE PLATE	2	0'-9" x 1'-0"
10	#1" ANCHOR ROD	8	1'-8"
11	LOCK WASHER	40	FOR # 1/2" BOLTS

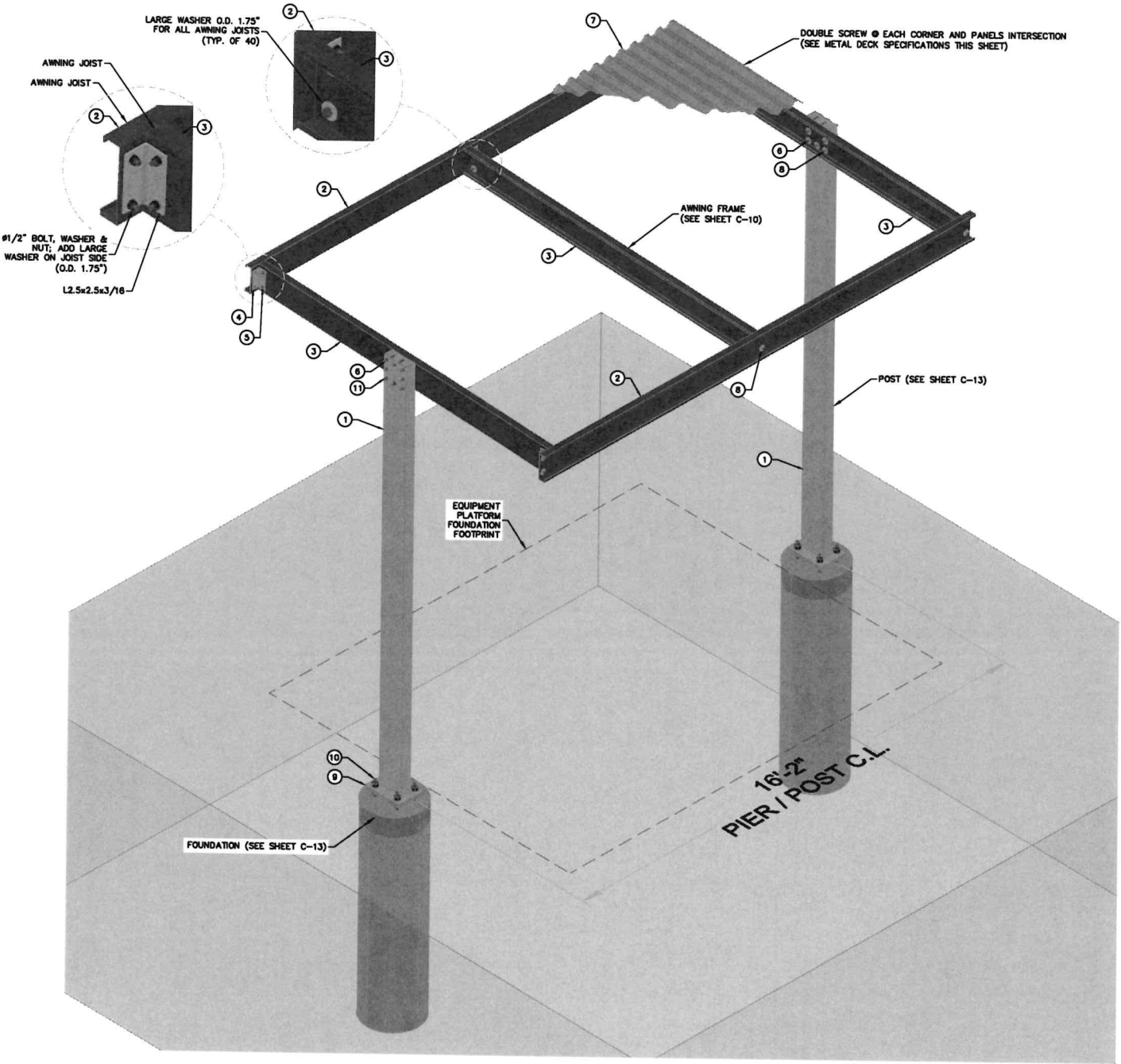
METAL DECK SPECIFICATIONS:

GAGE 20.

lmin. = 0.143 IN⁴

Smin. = 0.207 IN³

- ATTACH WITH #10 SCREWS @ 8" O.C. ON EACH SUPPORTING ELEMENT.
- DOUBLE SCREWS AT EACH CORNER & EACH PANELS INTERSECTION (2" APART).
- USE #10 SCREWS BY (McMASTER-CARR) PART No.900644450 OR EQUIVALENT.



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4	LANDSCAPING	MAS	11/10/2021
5	RFDIS	JKC	7/11/2022
6	REMOVE LOGO	JDD	5/4/2023

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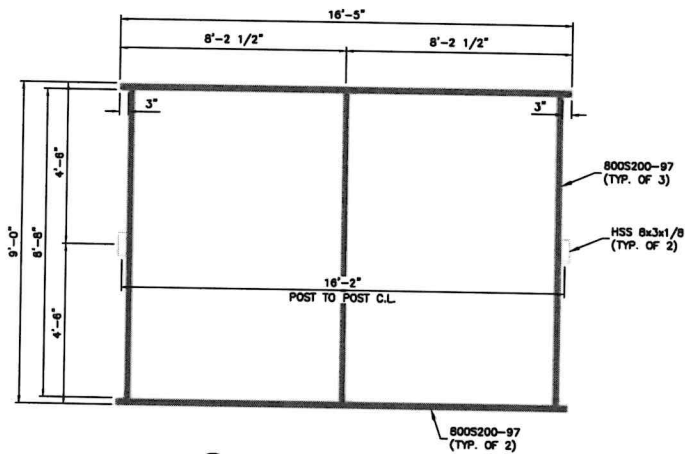
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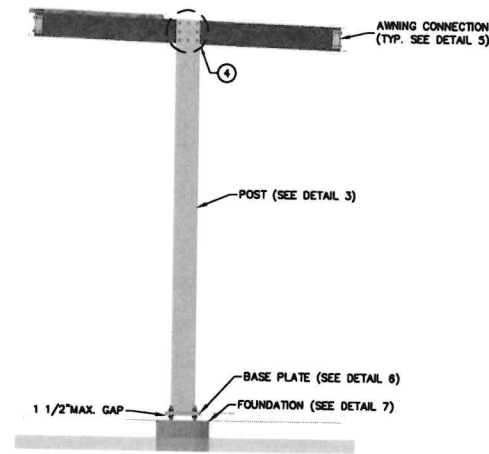
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AWNING DETAILS

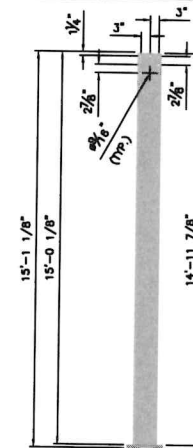
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① AWNING FRAME PLAN



② EQUIPMENT CANOPY SIDE VIEW



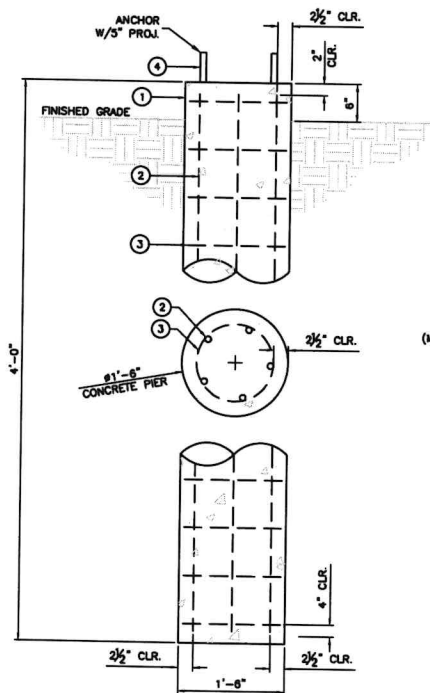
③ POST SIDE VIEW

MAX. REACTIONS AT POST BASE:

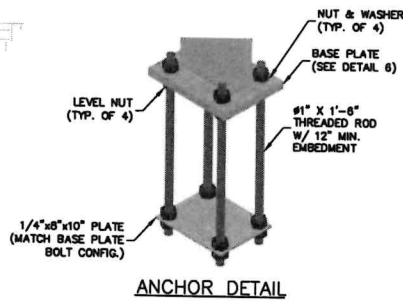
ULT. COMP. LOAD = 5.188 KIPS
 ULT. UPLIFT = 3.470 KIPS
 ULT. HORIZONTAL = 0.711 KIPS
 ULT. O.T.M. = 13.621 K-FT

LEGEND:

- ① #1'-6" CONCRETE PIER
- ② (5) #5 RE-BAR (4'-0" LONG)
- ③ #3 TIES @ 8" o.c.
- ④ (4) #1" x 1'-6" ANCHOR RODS EMBEDDED 12" MIN.



⑦ FOUNDATION DETAIL

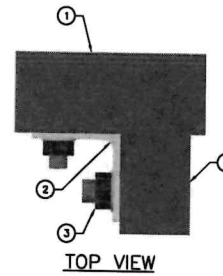


CONCRETE NOTES:

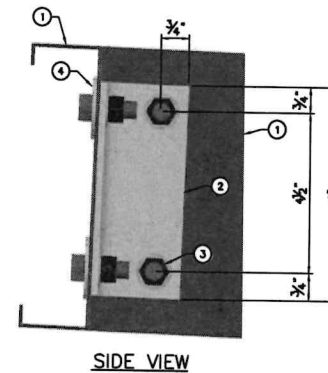
- A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3000 PSI.
- B. USE SPACERS & CHAIRS TO SUPPORT REINFORCING STEEL.
- C. #5 BARS CONFORM TO ASTM A615, GRADE 60 (GRADE 40 FOR #3 TIES).

LEGEND:

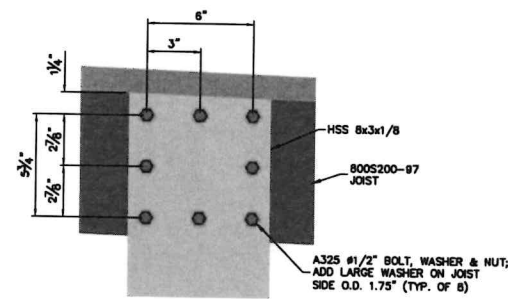
- ① 800S200-97 JOIST
- ② L2.5x2.5x3/16
- ③ #1/2" BOLT, NUT & WASHER (TYP.)
- ④ LARGE WASHER O.D. 1.75" (TYP.)



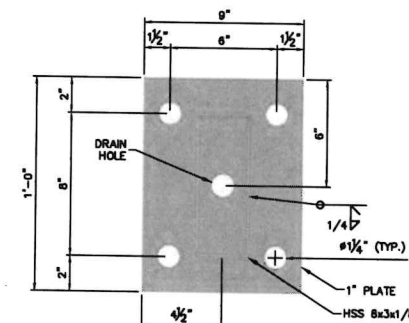
⑤ AWNING TYP. CONNECTION



SIDE VIEW



④ POST TOP CONNECTION DETAIL



⑥ BASE PLATE DETAIL

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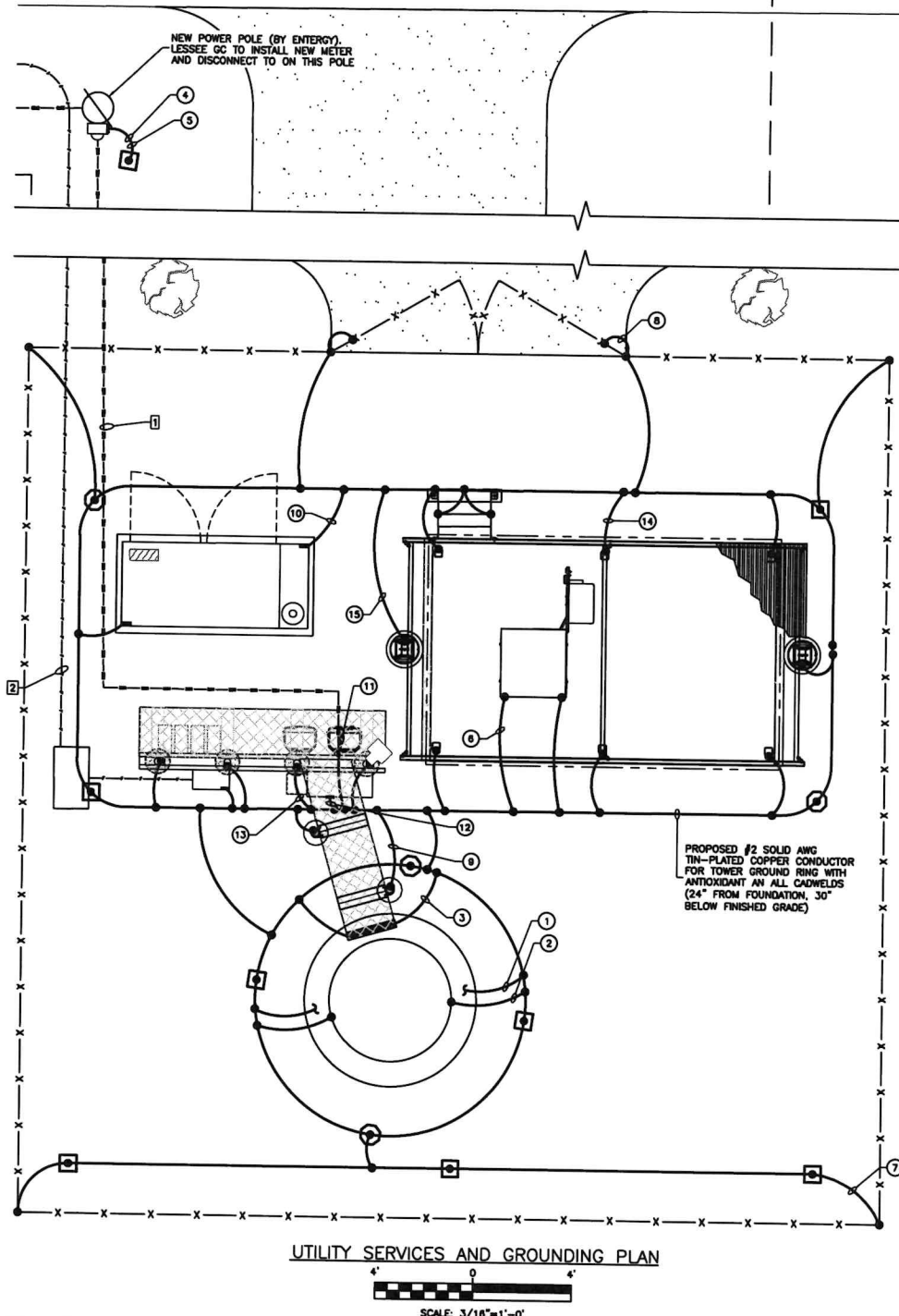
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 PROFESSIONAL ENGINEER
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AWNING DETAILS
 SHEET NUMBER: **C-13**
 REV. # **6**

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UTILITY SERVICE KEY NOTES:

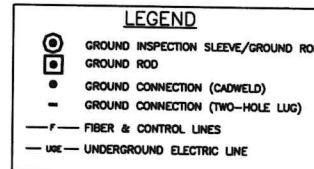
1. PROPOSED 3" UNDERGROUND CONDUIT WITH PULL ROPE FROM NEW 200A METER AND DISCONNECT TO PPC AT UTILITY H-FRAME (BY ELECTRICAL CONTRACTOR). CONTRACTOR TO SUPPLY (3) LENGTHS OF SCHEDULE 80 PVC TO RISE UP POWER POLE TO POLE MOUNTED UTILITY TRANSFORMER. ENERGY TO SUPPLY WIRE FROM TRANSFORMER TO METER. LESSEE GC TO SUPPLY WIRE FROM DISCONNECT SWITCH TO PPC (±70')
2. PROPOSED (2) 2" SCHEDULE 40 PVC CONDUITS 36" UNDERGROUND WITH (2) PULL STRINGS IN EACH FROM PROPOSED FIBER HANDHOLE AT RIGHT OF WAY TO PROPOSED TELCO BOX AT UTILITY H-FRAME (±200')

GROUNDING KEY NOTES:

1. TOWER FOUNDATION GROUND CONNECTION (TYPICAL FOR 2)
2. TOWER GROUND CONNECTION (TYPICAL FOR 2)
3. TOWER EXIT GROUND BAR CONNECTION (TYPICAL FOR 2)
4. 200A METER GROUND CONNECTION (GROUND EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS)
5. 200A DISCONNECT SWITCH GROUND CONNECTION (GROUND EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS)
6. BATTERY/EQUIPMENT CABINET TWO-HOLE LUG GROUND CONNECTION (GROUND EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS) (TYPICAL)
7. FENCE CORNER GROUND CONNECTIONS (ALL FENCE POSTS WITHIN 6'-0" OF BURIED GROUND RING SHALL BE BONDED TO THE GROUND RING AT EVERY OTHER FENCE POST) (ALL REQUIRED CONNECTIONS TO OBJECTS ARE NOT NECESSARILY INDICATED ON THE PLAN)
8. GATE POST GROUND CONNECTIONS (PROVIDE GATE JUMPERS TO ALLOW FULL TRAVEL OF GATE)
9. ICE BRIDGE/UTILITY EQUIPMENT RACK SUPPORT POST GROUND CONNECTIONS (ALL MEMBERS OF ICE BRIDGE SHALL BONDED TOGETHER WITH #6 COPPER AND TWO-HOLE CRIMP LUGS)
10. GENERATOR GROUND CONNECTION (TYPICAL FOR 2).
11. RAYCAP RCMDC-8627-PF-48 GROUND CONNECTION.
12. PPC GROUND CONNECTION.
13. FIBER DEMARC GROUND CONNECTION.
14. GROUND CONNECTION TO PLATFORM COLUMNS. DO NOT WELD DIRECTLY TO POST USE GROUNDING FLANGE (8 TYP.)
15. GROUND CONNECTION TO AWNING POST. DO NOT WELD DIRECTLY TO POST USE GROUNDING FLANGE (2 TYP.)

GENERAL NOTES:

1. ALL GROUNDING CONDUCTORS ARE #2 AWG BARE TINNED COPPER, UNLESS NOTED OTHERWISE.
2. ALL BONDS TO BURIED GROUND RING SHALL BE PARALLEL TYPE EXOTHERMIC WELD (EXCEPT BONDS TO GROUND RODS WHICH SHALL BE TEE TYPE).
3. ALL METALLIC ITEMS WITHIN 6' OF THE NEW GROUND RING OR NEW GROUND CONDUCTORS SHALL BE CONNECTED TO THE NEW GROUND SYSTEM.
4. ANTI-OXIDE COMPOUND SHALL BE APPLIED TO ALL EXTERIOR, ABOVE-GRADE GROUND CONNECTIONS.
5. ALL UNDERGROUND CONNECTIONS TO BURIED GROUND RING SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL).
6. GROUND RODS SHALL BE 3/4" x 8' LONG, COPPER CLAD TYPE. TOP OF ROD SHALL BE 30" BELOW FINISHED GRADE. ALL GROUND RODS SHALL BE DRIVEN STRAIGHT DOWN, PERPENDICULAR TO FINISHED GRADE. SUITABLE PROTECTION SHALL BE PROVIDED ON END OF RODS TO PREVENT MUSHROOMING DURING INSTALLATION. FRICTION ACCESS COVERS FOR GROUND INSPECTION SLEEVE SHALL BE BROUGHT FLUSH WITH FINISHED GRADE. SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHEET E-3.
7. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.
8. A PULL BOX IS TO BE INSTALLED AFTER A MAXIMUM OF 500' OR TWO 90 DEGREE BENDS FOR ALL UTILITY SERVICE CONDUIT RUNS.
9. FOR UTILITY WIRING DIAGRAM, SEE SHEET E-6.
10. FOR ELECTRICAL SPECIFICATIONS & GROUNDING NOTES, SEE SHEET N-2.



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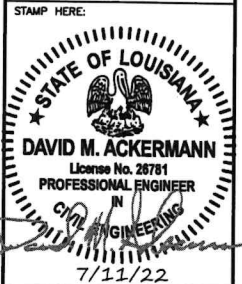
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▲	RFDS	JKC 7/11/2022
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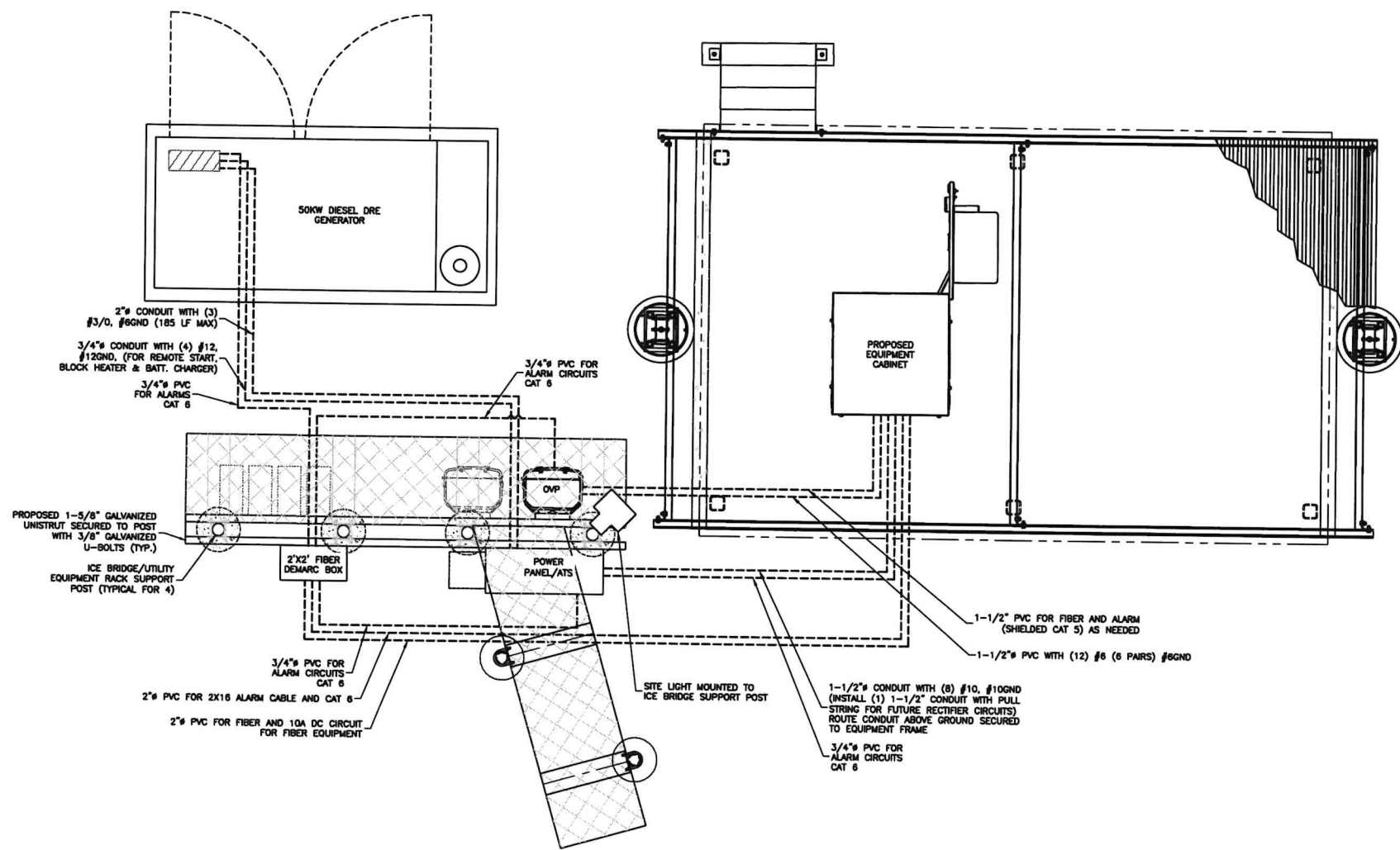


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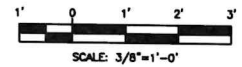
SHEET TITLE:
UTILITY SERVICES AND GROUNDING PLAN

SHEET NUMBER: **E-1** REV. # **6**

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EQUIPMENT CONDUIT ROUTING PLAN



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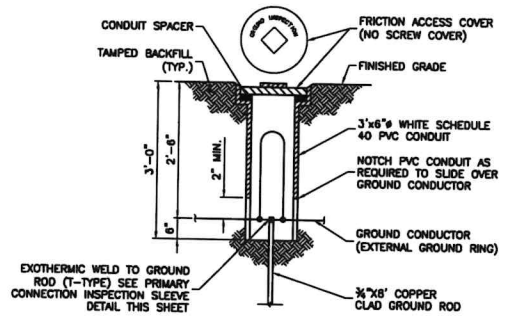
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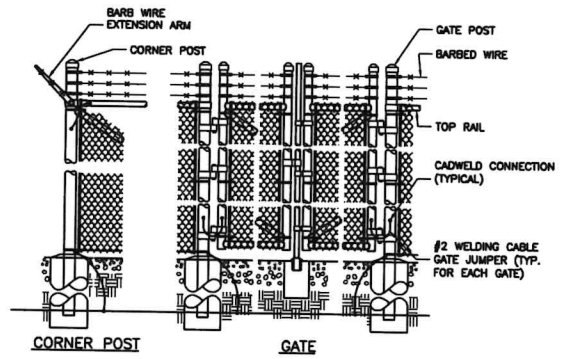
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E-2	6

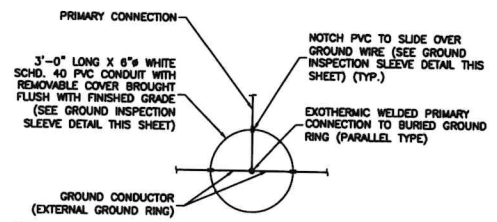
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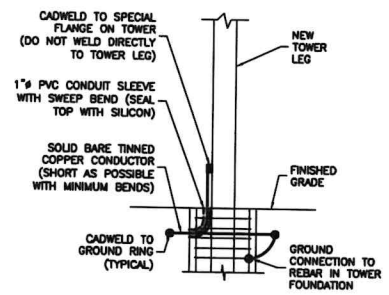
GROUND INSPECTION SLEEVE DETAIL
NOT TO SCALE



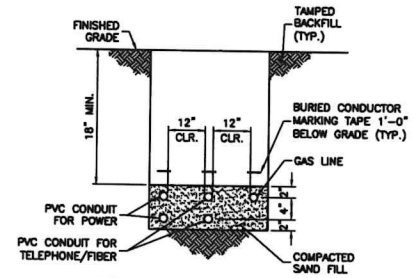
FENCE GROUNDING DETAIL
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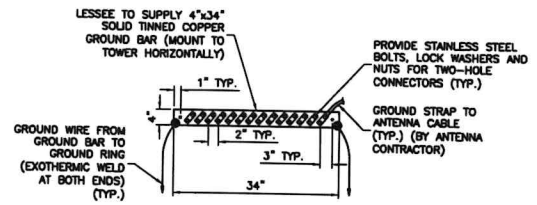
PRIMARY CONNECTION INSPECTION SLEEVE DETAIL
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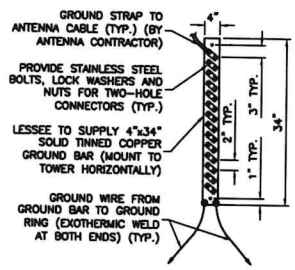
TOWER GROUNDING DETAIL
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

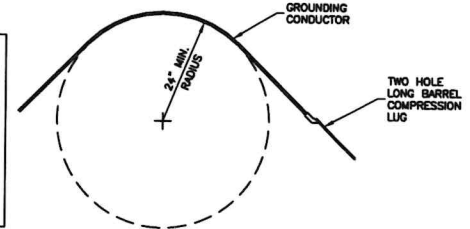


HORIZONTAL TOWER EXIT GROUND BAR DETAIL
NOT TO SCALE



VERTICAL TOWER EXIT GROUND BAR DETAIL
NOT TO SCALE

1. CLEAN SURFACES TO BE WELDED OF ALL PAINT, DIRT, MOISTURE, CORROSION AND OTHER FOREIGN MATTER.
2. MAKE APPROPRIATE WELDED CONNECTION (REFER TO DETAILS). USE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
3. IF WELDED MATERIALS HAVE A GALVANIZED FINISH, APPLY A PROTECTIVE COLD GALVANIZE COATING.



MINIMUM GROUNDING CONDUCTOR RADIUS
NOT TO SCALE

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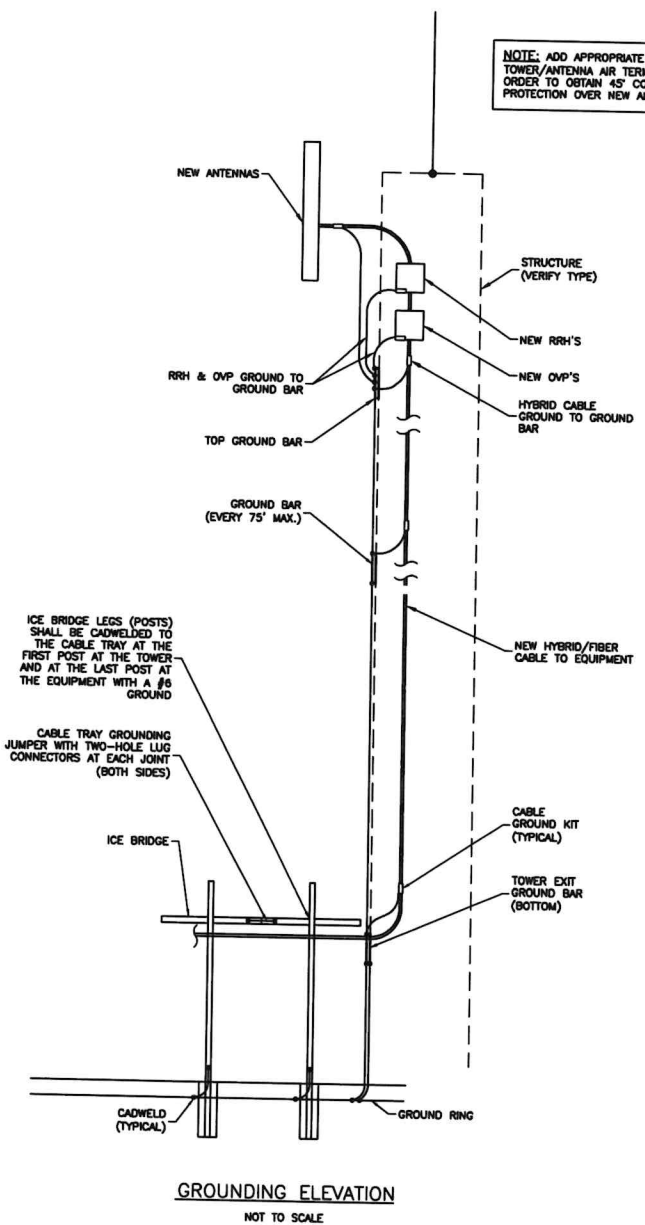
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SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
E-3

REV. #
6

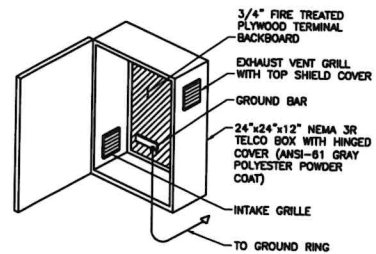
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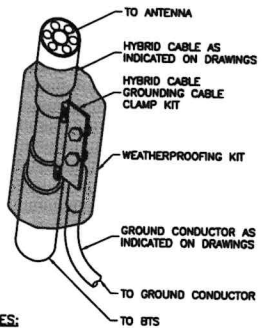
GROUNDING ELEVATION
NOT TO SCALE

NOTE: ADD APPROPRIATE TOWER/ANTENNA AIR TERMINAL IN ORDER TO OBTAIN 45° CONE OF PROTECTION OVER NEW ANTENNAS.

- NOTES:**
1. ELECTRICAL CONTRACTOR IS TO BE PRESENT AT OR IMMEDIATELY AFTER THE DELIVERY OF THE LUCENT CABINETS TO CRIMP THE LUGS TO THE CABINET GROUNDS AND SECURE THE CABINETS WITH STAINLESS STEEL HARDWARE.
 2. EQUIPMENT GROUND BAR MAY BE INSTALLED HORIZONTALLY WITH TWO (2) GROUND LEADS OR VERTICALLY WITH ONE (1) GROUND LEAD.
 3. ALL METALLIC COMPONENTS (SUCH AS ICE BRIDGE, ICE BRIDGE LEGS, GPS ANTENNA, GPS PIPE, GRATING, ETC.) SHALL BE BONDED TOGETHER WITH #6 GROUND CONNECTION.
 4. CABLE GROUND KIT AT PROPOSED ANTENNA TO BE MOUNTED WITHIN 6" OF CONNECTION TO ANTENNA.
 5. CABLE GROUND KIT AT BASE OF STRUCTURE TO BE MOUNTED WITHIN 36" ABOVE WHERE THE CABLING BENDS AWAY FROM THE STRUCTURE.

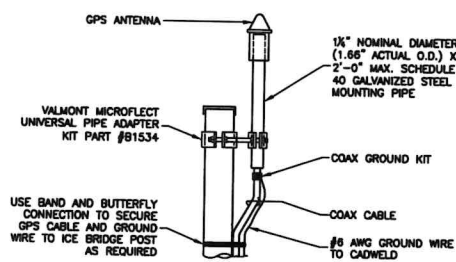


FIBER DEMARC BOX DETAIL
NOT TO SCALE



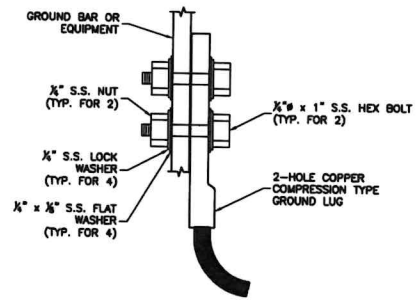
- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND.
 2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 3. GROUNDING KIT AND WEATHERPROOFING KIT SHALL BE TYPE AND PART # AS SUPPLIED OR RECOMMENDED BY HYBRID CABLE MANUFACTURER.

HYBRID CABLE GROUNDING DETAIL
NOT TO SCALE



- NOTES:**
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
 3. 2" STRIP OF ELECTRICAL TAPE 3 LAYERS THICK WHERE COAX ENTERS 1 1/2" PIPE TO PROTECT COAX INSULATION.

GPS ANTENNA PIPE MOUNT
NOT TO SCALE



- NOTE:**
- THE SURFACE OF THE EQUIPMENT SHALL BE SANDED DOWN TO THE BARE METAL AND FREE OF ANY DIRT BEFORE APPLYING NO-OX OR EQUAL COMPOUND. PAINT TO MATCH EQUIPMENT.

2-HOLE LUG CONNECTION DETAIL
NOT TO SCALE

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(337) 886-7176 TEL

2920 KINGMAN ST.
SUITE 201
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(504) 756-3112 TEL

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△	LANDSCAPING	NAS 11/10/2021
△	RFD5	JKC 7/11/2022
△	REMOVE LOGO	JSD 5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

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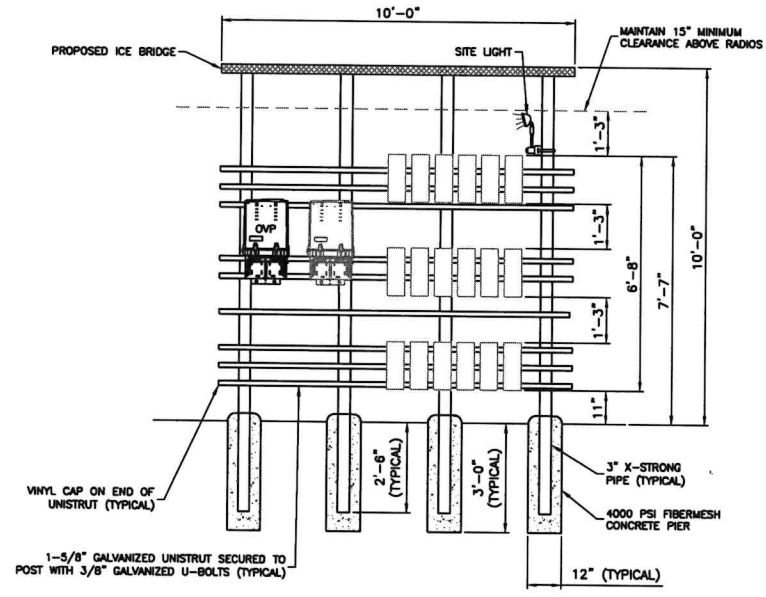
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DATE DRAWN:	10/23/2019
TEI JOB NO.:	2119-120-1001-043

SHEET TITLE:

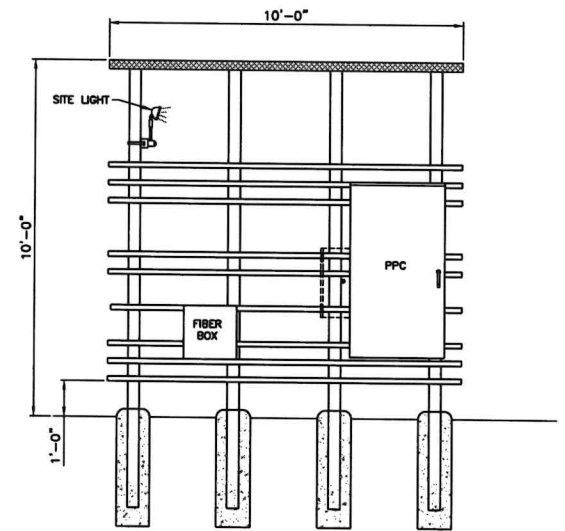
GROUNDING DETAILS

SHEET NUMBER: **E-4** REV. # **6**

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UTILITY H-FRAME DETAILS (FRONT)
SCALE: 1/4"=1'-0"



UTILITY H-FRAME DETAILS (REAR)
SCALE: 1/4"=1'-0"

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▲	RTDS	JKC 7/11/2022
▲	REMOVE LOGO	JGD 5/4/2023

SITE NUMBER:
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SITE NAME:
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SITE ADDRESS:
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SHEET TITLE:
UTILITY H-FRAME DETAILS

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

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NOTE:
 PANEL SCHEDULE AND SINGLE LINE DIAGRAM REPRESENT A SITE WITH A NEW POWER PLANT, 50 KW DIESEL GENERATOR, AND TWO SOURCE ILC (THREE SOURCE ILC OPTIONAL AS NEEDED). ADJUST AS NECESSARY PER LOCAL SITE CONDITIONS.

LOAD CALCULATION	
LOAD	AMPS
PROPOSED LOAD:	140.0
TOTAL DEMAND:	140.0
VOLTAGE: 120/240V SINGLE PHASE 3W 200A	

PANEL NAME:	VZW ILC	MODEL NUMBER:	ASCO D300L SERIES		
RATED VOLTAGE:	240 120 VOLTS	PHASE/WIRE:	1	3	
MAIN BREAKER:	200 AMPS	BUS RATING:	200	KEY DOOR LATCH:	YES
MOUNT:	SURFACE	NEUTRAL BAR:	YES	HINGED DOOR:	YES
ENCLOSURE TYPE:	NEMA 3R	AIC:	65K		

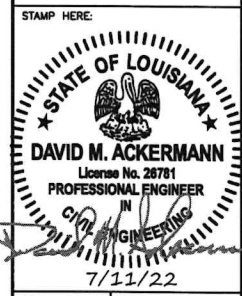
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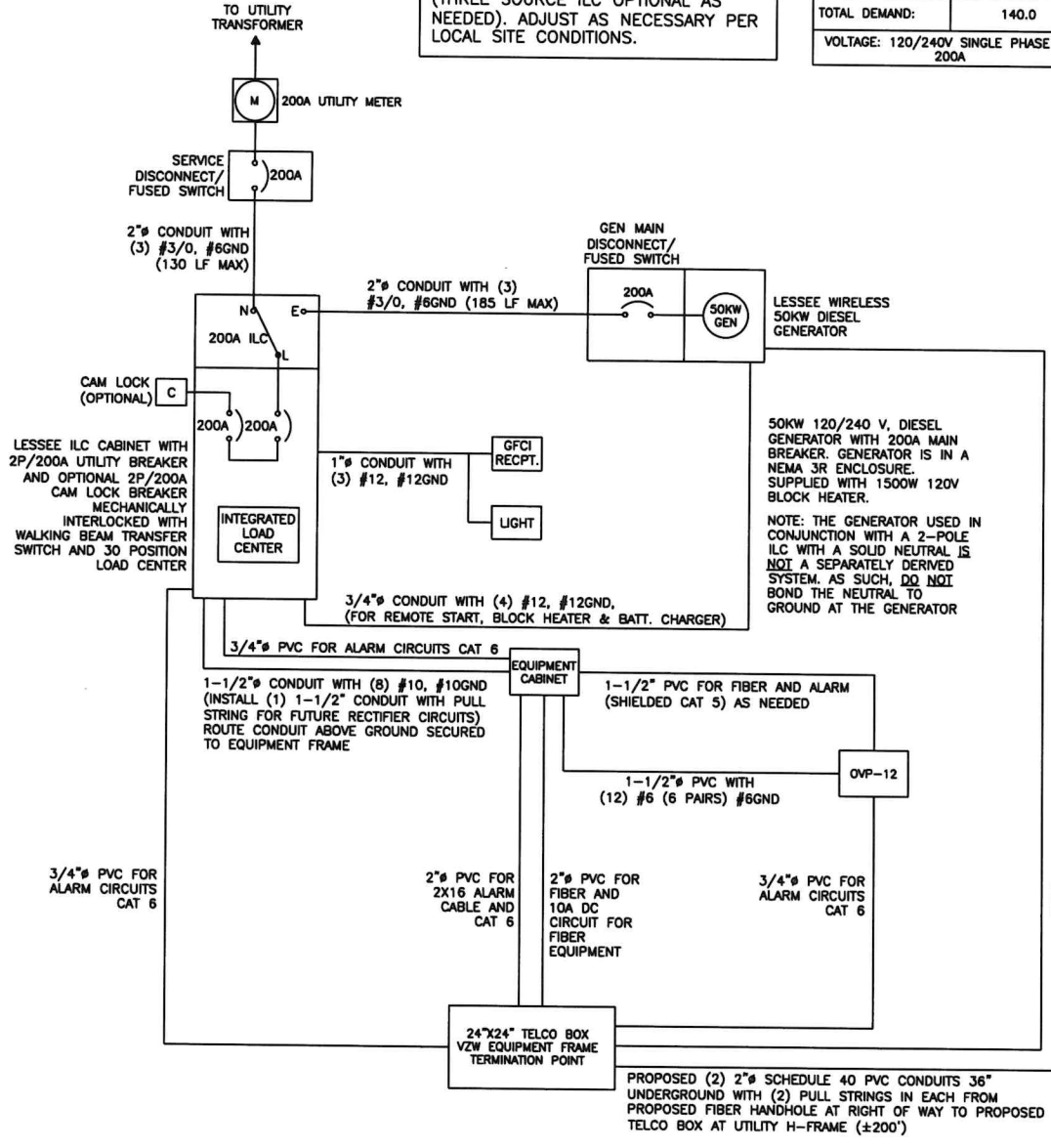
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SHEET TITLE:
UTILITY WIRING DIAGRAM & PANEL SCHEDULE

SHEET NUMBER:
E-6
 REV. #
6



SINGLE LINE WIRING DIAGRAM

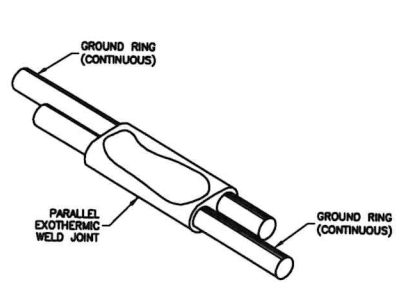
POS	USAGE FACTOR	BUS AMPS		LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS		USAGE FACTOR	POS
		L1	L2									L1	L2		
1	1	18										18			2
3	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER		18		4
5	1	18										18			6
7	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER			18	8
9	1	18													10
11	1	18		RECTIFIER	2	30A									12
13	1	18													14
15	1	18		RECTIFIER	2	30A									16
17	1.25	16		GFI RECEPT./LIGHT	1	20A									18
19	1	16		BLOCK HEATER	1	20A									20
21	1	16		BATT. CHARGER	1	20A									22
23															24
25															26
27															28
29															30
		104	88	:SUB TOTAL AMPS								SUB TOTAL AMPS:		36	36
												FACTORED TOTAL AMPS:		140	124

NOTES:
 1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
 2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50 FT.
 3. ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
 4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
 5. IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.

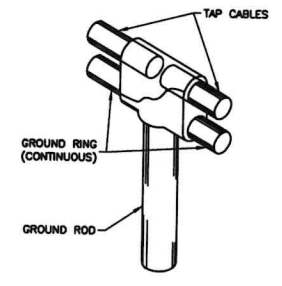
ELECTRICAL PANEL SCHEDULE

NOTES:
 1. ALL EQUIPMENT SHALL BE NEMA 3R RATED.
 2. ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND LESSEE WIRELESS STANDARDS.
 3. CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
 4. WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.

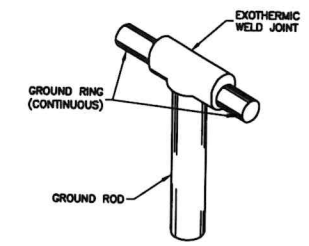
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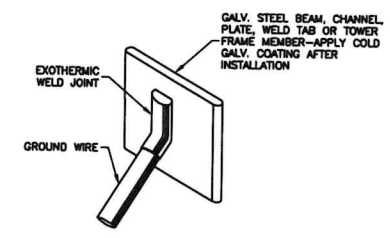
DETAIL A
GROUND RING
CONNECTION OR SPLICE



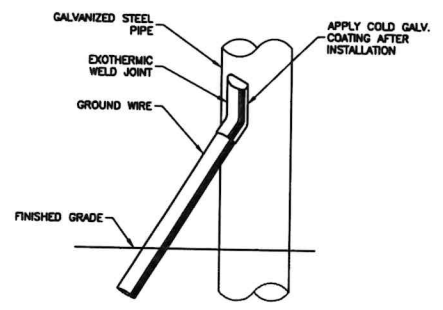
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



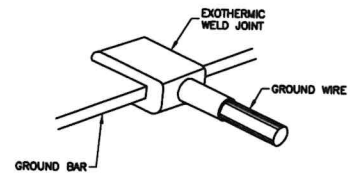
DETAIL C
TEE OF HORIZONTAL
RUN



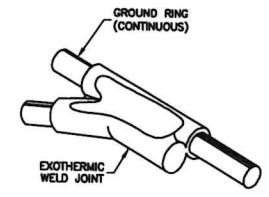
DETAIL D
MISC. STEEL
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL F
GROUND BAR
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

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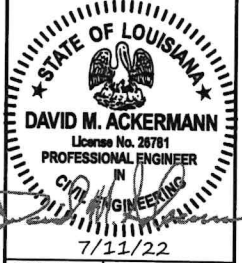
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5	RFTS	JKC	7/11/2022
6	REMOVE LOGO	JGD	5/4/2023

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SHEET TITLE:

**WELD CONNECTION
DETAILS**

SHEET NUMBER:	REV. #
E-7	6

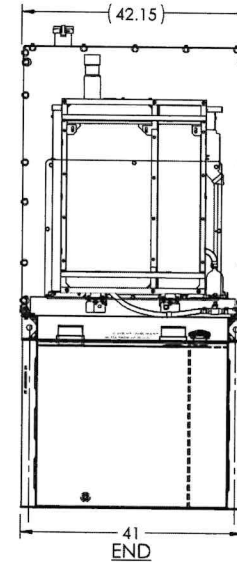
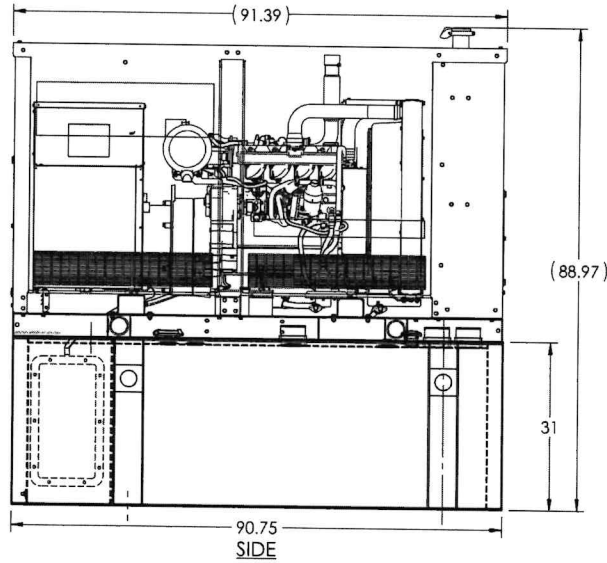
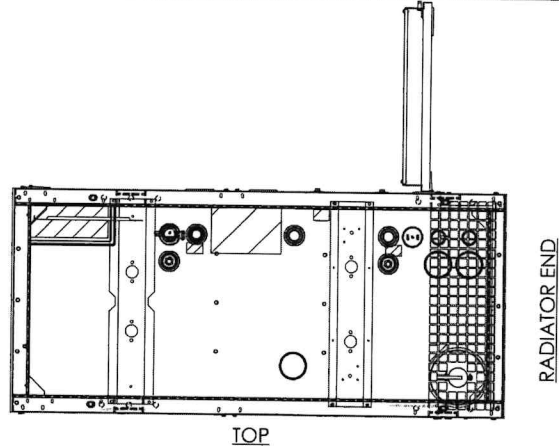
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JOB #	TANK CAPACITY ACTUAL	TANK CAPACITY USEABLE	TANK WEIGHT	GENSET MODEL	GENSET FOOTPRINT
34744	221 GAL	210 GAL	1575 LBS	50REOZK SAE	41" X 90.6"

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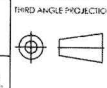
NOTE
MANUFACTURER
SPECIFICATIONS FOR 50KW
DIESEL DRE GENERATOR

REV.	DESCRIPTION	DATE	BY



GLOBAL POWER COMPONENTS
2300 S. 31ST ST
MILWAUKEE, WI 53219
PH (414) 475-3000 FAX (414) 475-3441
www.gpc.com

Underwriters
Laboratories[®] Inc.
Listed
MH18481
FILE NO. MH46243
MH25279



CUSTOMER NAME:
KOHLER COMPANY
JOB REFERENCE:
ES-88579
DRAWING REFERENCE:
15-34517*

DATE:
2/8/2021
DRAWN BY:
CAH

DESCRIPTION:
**SUBBASE TANK WITH RUPTURE BASINS
& CORNER STUB UP**
SIZE:
SCALE: 1:22
DWG. NO.:
15-34744
REV. #
SHEET 8 OF 8

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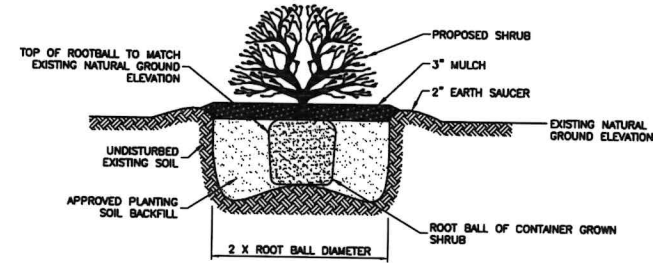
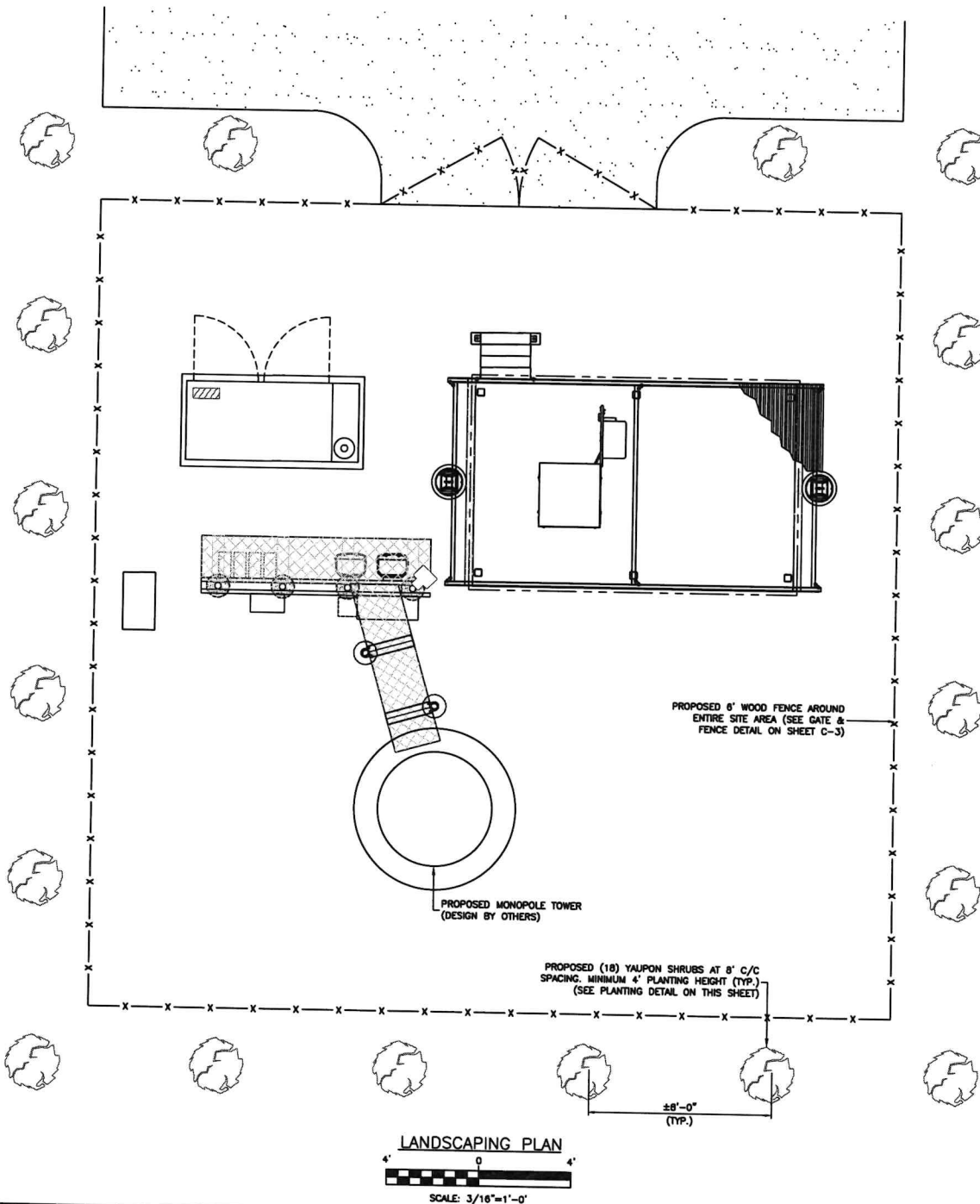
7/11/22

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**GENERATOR
SPECIFICATIONS**

SHEET NUMBER:
E-8
REV. #
6

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SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES

- THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION AS SHOWN ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, AND MATERIALS CALLED FOR, AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION AS SHOWN ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTENANCE OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER AND THE FULFILLING OF GUARANTEE PROVISIONS SPECIFIED HEREIN.
- THE CONTRACTOR SHALL BE FULLY ACQUAINTED WITH THE RELATED PAVING, SITE GRADING, WATER SUPPLY, ELECTRICAL SUPPLY, AND OTHER UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES TO EXISTING FACILITIES THAT MAY RESULT FROM WORK PERFORMED BY THE CONTRACTOR. THE WORK PERFORMED UNDER THIS CONTRACT WILL INTERFERE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION OF SUCH MATERIALS.
- PLANT MATERIALS WILL BE INSPECTED AT THE JOB SITE BY THE OWNER'S REPRESENTATIVE. WHEN INSPECTION WORK DOES NOT COMPLY WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL WORK IS REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH DO NOT REPRESENT SUCH AN INSTALLATION.
- TREES SHALL BE A MINIMUM OF 8 FT. IN HEIGHT WHEN PLANTED. SHRUBS SHALL BE A MINIMUM OF 4 FT. IN HEIGHT WHEN PLANTED. SHRUBS SHALL FORM AN OPAQUE BARRIER AROUND PERIMETER OF SITE AT MATURITY.
- A MINIMUM PLANTING AREA OF 9 SQUARE FEET IS REQUIRED FOR ALL SHRUBS. ALL PLANTING BEDS SHALL BE MULCHED WITH CYPRESS MULCH IN ACCORDANCE WITH THE PLANTING DETAILS.
- APPLY "CHIPCO RONSTAR G" WITH A PROPERLY CALIBRATED GRANULAR APPLICATOR AFTER INITIAL PLANTINGS HAVE BEEN COMPLETED. APPLY AT A RATE OF 4 LBS PER 1000 SQ. FT. OF PLANTED AREA SPECIFIED. DO NOT APPLY PRE-EMERGENT CHEMICAL DIRECTLY ON PLANT MATERIAL.
- PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS TOPSOIL, ONE (1) PART CLEAN SAND AND ONE (1) PART COMMERCIAL COMPOST (CONSOLIDATED RESOURCE RECOVERY SCREENED YARD MULCH FINES OR EQUAL). PLANTING SOIL MIXTURE SAMPLE MUST BE SUBMITTED FOR APPROVAL. NO DRAWING SHALL OCCUR UNTIL PLANTING SOIL IS APPROVED.
- ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR FROM PLANTING TIME TO FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL CLEAN UP AND REMOVE ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION ON A DAILY BASIS.
- ALL TREES AND SHRUBS SHALL BE WARRANTED BY THE CONTRACTOR FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR SHALL REQUEST A FINAL INSPECTION BY OWNER'S REPRESENTATIVE IN WRITING.
- CONTRACTOR WILL BE NOTIFIED BY LETTER OF FINAL ACCEPTANCE WITHIN TEN DAYS AFTER FINAL INSPECTION OR TEN DAYS AFTER REINSPECTION.
- UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE CONTRACTORS ONE YEAR WARRANTY PERIOD BEGINS.

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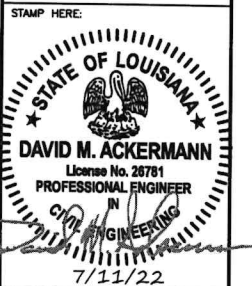
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SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER: **L-1** REV. # **6**

GENERAL NOTES:

- VERIFY ALL EXISTING SITE CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.
- CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
- THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND OTHER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
- RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
- FOR THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS, THE FOLLOWING DEFINITIONS SHALL APPLY:
OWNER: LESSEE WIRELESS
PROJECT MANAGER: LESSEE WIRELESS OR DESIGNATED ALTERNATE
LESSEE: LESSEE WIRELESS
- CARE SHALL BE TAKEN TO LOCATE ALL EXISTING UNDERGROUND OBSTRUCTIONS, UTILITIES AND/OR EASEMENTS BEFORE DIGGING OR DRILLING ON THIS SITE.
- UTILITY CHECK – BEFORE COMMENCING ANY WORK AT THE SITE, CONTACT THE ONE CALL SYSTEM IN THE STATE IN WHICH UNDERGROUND WORK IS BEING DONE. REFER TO ONE CALL NOTE ON THE TITLE SHEET.
- CARE SHALL BE TAKEN TO PROTECT THE SITE AND THE SURROUNDING AREA FROM FIRE HAZARD DURING 'HOT' OPERATIONS. ADEQUATE EQUIPMENT, PERSONNEL AND EMERGENCY COMMUNICATIONS SHALL BE PROVIDED TO PROTECT LIFE AND PROPERTY IN AND SURROUNDING THE CONSTRUCTION SITE.
- ALL EXCAVATIONS SHALL BE BARRICADED FOR PERSONNEL PROTECTION AND CONCRETE PIERS SHALL BE FILLED BY END OF DAY.
- VERIFY REQUIREMENTS OF OTHER TRADES PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.
- COMPLETE SHOP DRAWINGS SHALL BE PROVIDED FOR ALL FABRICATED ITEMS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.
- ALL BIDDERS SHALL VISIT THE SITE BEFORE BIDDING TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE WITH NO ADDITIONAL COSTS TO THE OWNER/LESSOR/PROJECT MANAGEMENT TEAM FOR ALL FEES, PERMITS, INSPECTION FEES RELATED TO THIS PROJECT, OR SEE THAT ANY AND ALL SUCH CHARGES ARE PAID BY THE RESPECTIVE SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT.
- THIS BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES AND SHALL REPLACE OR REPAIR TO THE ORIGINAL CONDITION AS DETERMINED BY THE PROJECT MANAGER.
- CUT AND PATCH ANY AREAS WHERE REQUIRED BY THE SCOPE OF THIS PROJECT. MATCH EXISTING WORK AND MATERIALS EVEN IF SUCH WORK FALLS OUTSIDE OF THE LIMITS OF THIS CONTRACT.
- THE OWNER OF THE SITE RETAINS SALVAGE RIGHTS TO ALL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING WORK. MATERIALS AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE BUILDER/SUBCONTRACTOR WHO SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE REMOVAL AND APPROPRIATE DISPOSAL THEREOF.
- DIMENSIONS NOTED AS '+/-' OR 'VERIFY' ARE BASED ON MATCHING EXISTING CONDITIONS AND MAY VARY SLIGHTLY FROM THE DIMENSIONS AS SHOWN. NOTIFY THE PROJECT MANAGER IF SIGNIFICANT VARIATIONS ARE ENCOUNTERED AT THE SITE.
- DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT NO DISRUPTION OF EXISTING FACILITY OPERATIONS WILL OCCUR.
- THE NATURE OF THE SITE RELATED ACTIVITIES REQUIRES THAT ACCESS TO THE SITE MUST BE MANAGED AT ALL TIMES DURING HOURS OF OPERATION AND WHEN THE SITE IS UNATTENDED. WORK WITH THE OWNERS REPRESENTATIVE FOR SAFETY AND SECURITY AT ALL TIMES.
- CONTRACTORS SHALL BE REQUIRED TO PICK UP ALL OWNER SUPPLIED EQUIPMENT AS DIRECTED BY THE PROJECT MANAGER WITH NO ADDITIONAL COST TO THE JOB.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH LESSEE REPRESENTATIVES TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THESE DRAWING TO ENSURE HE IS FAMILIAR WITH AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.

SITE DEVELOPMENT AND FINISHING NOTES:

- ALL CUT AND FILL SLOPES SHALL BE 2 : 1 MAXIMUM.
- DIGGING AND EXCAVATION – HAND DIG ALL EXCAVATIONS AND TRENCHES IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED UTILITIES.
- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
- COLLOCATION SITE FINISHING – UNLESS OTHERWISE DIRECTED BY THE LESSEE'S PROJECT MANAGER, AREAS OF COMPOUND EXPANSION OR SPACE LOCATED WITHIN THE LEASED AREA SHALL BE FINISHED TO THE SAME STANDARD AS THE BALANCE OF THE EXISTING COMPOUND OR AT THE SOLE DISCRETION OF THE PROJECT MANAGER. THE FINISH STANDARD OF THE LESSEE SHALL BE PROVIDED. REFER TO ITEM #5.
- LESSEE SITE FINISH STANDARD – PROVIDE A MINIMUM 4" THICK LAYER OF CRUSHED STONE (APPROX. 1" DIAMETER W/O FINES) OVER 6 MIL WEED BARRIER, OVER 6" COMPACTED BASE. FILL MATERIAL SHALL BE EQUAL TO CRUSHED LIMESTONE CONFORMING TO STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR TYPE "A" GRADE 2 MATERIAL COMPACTED TO 95% PROCTOR DENSITY OVER A COMPACTED SUB-GRADE THAT WAS SCARIFIED AND RECOMPACTED TO 95% PROCTOR DENSITY.
- REPAIR/REPLACE – AT NO ADDITIONAL EXPENSE TO THIS CONTRACT, ANY CONSTRUCTION RELATED DAMAGE TO ANY EXISTING SITE ELEMENTS OR FINISHES WITHIN THE COMPOUND, IN ADJACENT AND/OR ALONG ROUTES TO THE WORK AREA, HOWEVER INCIDENTAL TO THE PROSECUTION OF THE WORK, SHALL BE PUT IN A PRECONSTRUCTION CONDITION TO THE SATISFACTION OF THE LESSEE'S PROJECT MANAGER.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
- BACK FILL SHALL BE:
– APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;
– FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;
– IN LAYERS AND COMPACTED.
- BACKFILL – ALL BORROWED FILL MATERIAL SHALL BE EQUAL TO STATE SPECIFICATION FOR TYPE A, GRADE 1 OR 2, COMPACTED TO 95% PROCTOR DENSITY. WHERE TRENCHING IS REQUIRED, BACKFILLING WITH MATERIALS EXCAVATED FROM THE TRENCH WILL BE PERMITTED UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER. ALL TRENCH BACKFILLING SHOULD BE COMPACTED IN LIFTS NOT TO EXCEED 6" COMPACTED DEPTH AND TO 95% PROCTOR DENSITY FLUSH TO THE SURFACE OF THE FINISHED COMPACTED SUB-GRADE.
- SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO <15% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT ±2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
- THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.
- CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS AND CHECK DAMS.
- FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACED TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED ELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING THE DEPRESSIONS IN THE SUBGRADE.
- PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAUNAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- THE AREA IMMEDIATELY AROUND NEW EQUIPMENT SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.

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REVISION			
NO.	DESCRIPTION	BY	DATE
△	PRELIM. ISSUE	MDL	12/27/2019
△	FINAL ISSUE	MDL	3/12/2021
△	DESIGN DRE. GEN.	MDL	4/27/2021
△	LANDSCAPING	NAS	11/10/2021
△	RFD5	JKC	7/11/2022
△	REMOVE LOGO	JGD	5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

STAMP HERE:



7/11/22

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DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043
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GENERAL NOTES

SHEET NUMBER: **N-1** REV. # **6**

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ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER. POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C. IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-3PS-EG00-00001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH EQUIPMENT, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 24 INCHES.
10. EACH INTERIOR BTS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH #2 AWG SOLID TIN-PLATED COPPER WIRE.
11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM LESSEE MARKET REPRESENTATIVE.
13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD, COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTORS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BTS EQUIPMENT AND STRUCTURAL STEEL.
16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH HALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G.,NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.

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(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

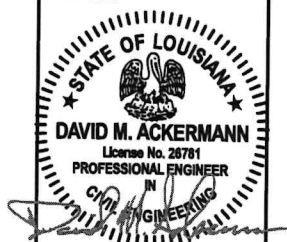
REVISION			
NO.	DESCRIPTION	BY	DATE
▲	PRELIM. ISSUE	MDL	12/27/2019
▲	FINAL ISSUE	MDL	3/12/2021
▲	DIESEL DRE GEN.	MDL	4/27/2021
▲	LANDSCAPING	MAS	11/10/2021
▲	RFDS	JKC	7/11/2022
▲	REMOVE LOGO	JGD	5/4/2023

SITE NUMBER:
475683

SITE NAME:
BARATARIA

SITE ADDRESS:
NEAR 5801 LEO KERNER PKWY
MARRERO, LA 70072

STAMP HERE:



7/11/22

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

SHEET TITLE:
GENERAL ELECTRICAL AND GROUNDING NOTES

SHEET NUMBER:	REV. #
N-2	6

T:\2123\120 - Verizon\1001 - Verizon New Site Build\Barataria\01 - CDS\DWG_No Verizon Logo\C-1A.dwg jddigle May 04, 2023 - 11:34am

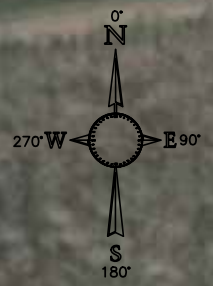


Exhibit E

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TOWER ENGINEERING, INC.
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 SUITE 201
 LAFAYETTE, LA 70501
 (337) 886-7176 TEL.
 2920 KINGMAN ST.
 SUITE 201
 METAIRIE, LA 70006
 (504) 756-3112 TEL.

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	MDL	12/27/2019
2	FINAL ISSUE	MDL	3/12/2021
3	DIESEL DRE GEN.	MDL	4/27/2021
4	LANDSCAPING	NAS	11/10/2021
5	RFDS	JKC	7/11/2022
6	REMOVE LOGO	JGD	5/4/2023

SITE NUMBER:
475683
 SITE NAME:
BARATARIA
 SITE ADDRESS:
 NEAR 5801 LEO KERNER PKWY
 MARRERO, LA 70072

STAMP HERE:

DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/23/2019
TEI JOB NO:	2119-120-1001-043

SHEET TITLE:
AERIAL OVERLAY

SHEET NUMBER:
C-1A
 REV. #
6

