



# Wireless Telephone Communications Facility

## RFP #EVD-001



*We put your real estate  
assets to work in the  
wireless marketplace.*

**January 23, 2025**

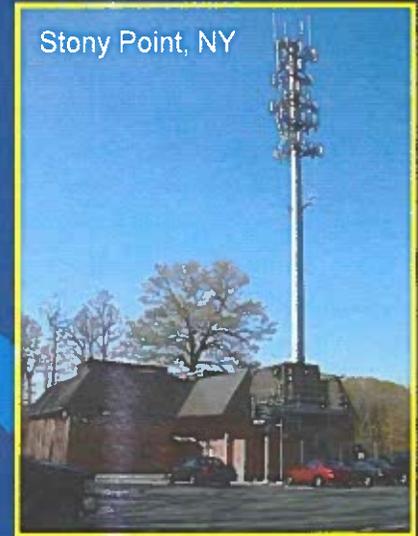
# Introduction

Daytona State College, FL

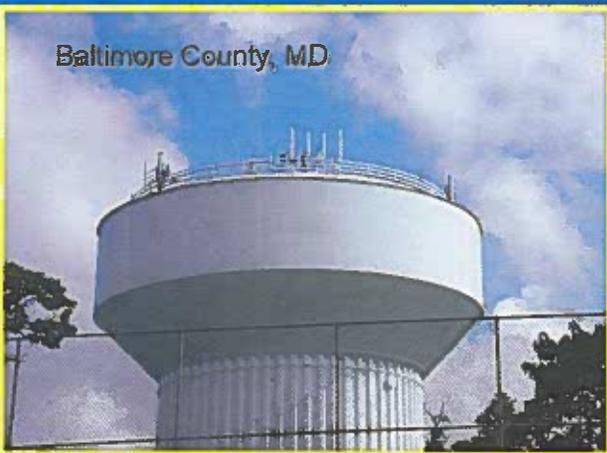


- John Arthur, President & CEO
- Sam Humeniuk, VP of Business Development

Stony Point, NY



Baltimore County, MD



Homer, AK



Harbor Island Park, NY



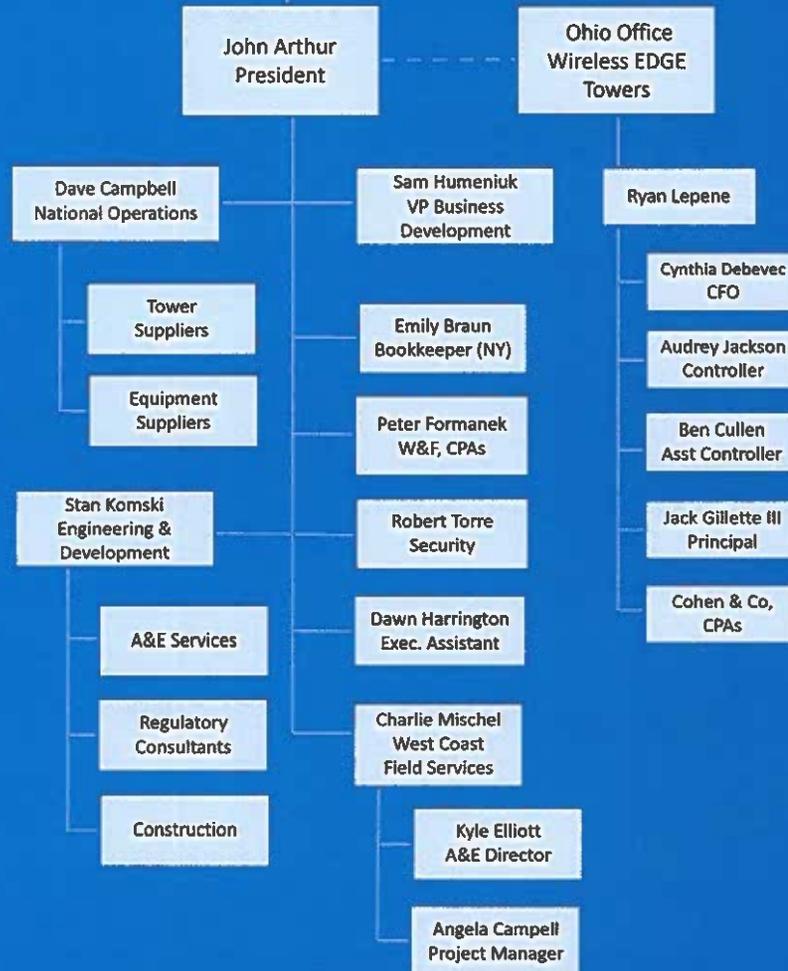
# Company

- Operating since 1998.
- **Governmental Tower Sites – Developer & Operator**
  - Currently deploying throughout AK, AR, CT, FL, IL, NC, NH, NJ, NY, MA, ME, MD, OH, OK, PA, TN, VA & WA
  - Projects include federal, state, county and local public properties
- **Wireless Network Design & Deployment:**
  - Cell Sites, Satellite Radio Repeaters, Public Safety Antennas, Wi-Fi & Small Cells
  - Tower Facility Design, Installation, Operation and Maintenance
  - Landmark and Historic District, Design & Permitting Experts
  - Custom Tower Designs



# Organization and Financial Resources

TOWN OF  
*Kennebunk*  
MAINE



- Funded by Peppertree Capital Management
- 13 years in tower funding and operational support
- \$6B investment in infrastructure
- Over 8000 towers under management
- Wireless *EDGE* tower funding since 2010

# Place We Work



Octagon  
**EDGE**  
TOWERS



ARCHDIOCESE  
OF NEW YORK



Collier County Public Schools



FOREST  
PRESERVES  
of Cook County



DAYTONA  
STATE COLLEGE  
STAY CLONER, GO FURTHER

# Key Relationships

- Collier County Public Schools (since 2024)
- Archdioceses of New York (since 2022)
- Township of Livingston, NJ (since 2022)
- Forest Preserves of Cook County (since 2021)
- Octagon EDGE Towers (since 2021)
- Daytona State College (since 2020)
- Seattle Housing Authority (since 2019)
- Town of Greenwich, CT (since 2019)
- Wake County Public School System (since 2018)
- APC-EDGE Telecom Services (since 2018)
- APC Municipal Towers (since 2018)
- Baltimore County, MD (since 2013)
- South Jersey Transportation Authority (since 2011)

*~ 800 Public  
Properties  
Under  
Management*

## **Completed non-tower antenna projects:**

- NASA - Cape Canaveral
- National Weather Service – NOAA
- US Army
- Cherokee Nation - NWS Support
- New Rochelle BID - Municipal WIFI Network

*Wireless EDGE  
regularly consults  
on complex  
government  
antenna projects*

# Wireless *EDGE* - Benefits to the Town

- **Industry Expert on the Town's Team**

- Wireless *EDGE* has 26 years in tower development and operation
- We are highly experienced in all aspects of tower marketing, leasing, design, construction & maintenance – *1000s of antenna sites*

- **Our Watchdog Role**

- Fiduciary level responsibility for the Town's tower revenues
- Lease Rights Monitoring & Installation Supervision
- Payment discrepancy identification and resolution
- Highest level of Transparency, Honesty & Integrity – *Client comes first*

- **Our Engineering Role**

- We will safeguard the Structural Integrity of the Tower
- Smart site design and attention to detail

- **High Level of Care**

- The Town will benefit with our personal attention to detail and stakeholder perspective

# Price Proposal

Proposal Section	Description	\$ or % To Town
	<b>Lump Sum Payments:</b>	
3.1.1	Sublease Bonus for Major Carriers	<b>\$5,000 each</b>
3.1.2	Renewal Bonuses (\$10,000 each)	<b>\$40,000 total</b>
	<b>Sublease Revenue Sharing – Greater of:</b>	
3.1.3	Anchor Co-locator (First Carrier)	<b>75%</b>
	or	
3.1.3	All Co-locators (Carriers/Tenants)	<b>50%</b>
	<b>Minimums</b>	
3.1.4	Minimum Revenue Sharing to Town	<b>\$22,500/year</b>
3.1.4	Minimum Annual Index Rate	<b>2.0%</b>
3.1.5	<b>Town Bill of Materials &amp; Installation</b>	<b>Included</b>

## Monetization Options:

- Typically a Lump Sum Payment for a 99-year easement
- May include all subleases or partial (ex: anchor carrier only)
- Wireless EDGE can monetize the lease for the Town at any time
- Best to wait until multiple carriers are installed to maximize valuation

# Revenue Projections

Lease Year	Success Bonus	Bonus To City "A"	Projected Mod Amd Increase (Annual)	Start Rent: Index Rate:	Sublease Revenues				Gross Rental Income	Revenue Share 75% AC or 50% "B"	Total To Town A + B
					Carrier 1 (AC)	Carrier 2	Carrier 3	Carrier 4			
					\$ 2,500.00 2.5%	\$ 2,500.00 2.5%	\$ 2,500.00 2.5%	\$ 2,500.00 2.5%			
1	1st Sublicense	\$ 5,000.00			\$ 30,000.00				\$ 30,000.00	\$ 22,500.00	\$ 27,500.00
2	2nd Sublicense	\$ 5,000.00			\$ 30,750.00	\$ 30,000.00			\$ 60,750.00	\$ 30,375.00	\$ 35,375.00
3	3rd Sublicense	\$ 5,000.00			\$ 31,518.75	\$ 30,750.00	\$ 30,000.00		\$ 92,268.75	\$ 46,134.38	\$ 51,134.38
4	4th Sublicense	\$ 5,000.00			\$ 32,306.72	\$ 31,518.75	\$ 30,750.00	\$ 30,000.00	\$ 124,575.47	\$ 62,287.73	\$ 67,287.73
5			\$ 5,400.00		\$ 38,514.39	\$ 37,706.72	\$ 36,918.75	\$ 36,150.00	\$ 149,289.86	\$ 74,644.93	\$ 74,644.93
6					\$ 39,477.25	\$ 38,649.39	\$ 37,841.72	\$ 37,053.75	\$ 153,022.10	\$ 76,511.05	\$ 76,511.05
7					\$ 40,464.18	\$ 39,615.62	\$ 38,787.76	\$ 37,980.09	\$ 156,847.65	\$ 78,423.83	\$ 78,423.83
8					\$ 41,475.78	\$ 40,606.01	\$ 39,757.46	\$ 38,929.60	\$ 160,768.85	\$ 80,384.42	\$ 80,384.42
9					\$ 42,512.68	\$ 41,621.16	\$ 40,751.39	\$ 39,902.84	\$ 164,788.07	\$ 82,394.03	\$ 82,394.03
10			\$ 10,200.00		\$ 53,775.49	\$ 52,861.69	\$ 51,970.18	\$ 51,100.41	\$ 209,707.77	\$ 104,853.88	\$ 104,853.88
11	Renewal	\$ 10,000.00			\$ 55,119.88	\$ 54,183.23	\$ 53,269.43	\$ 52,377.92	\$ 214,950.46	\$ 107,475.23	\$ 117,475.23
12					\$ 56,497.88	\$ 55,537.81	\$ 54,601.17	\$ 53,687.36	\$ 220,324.22	\$ 110,162.11	\$ 110,162.11
13					\$ 57,910.32	\$ 56,976.26	\$ 55,966.20	\$ 55,029.55	\$ 225,832.33	\$ 112,916.16	\$ 112,916.16
14					\$ 59,358.08	\$ 58,349.42	\$ 57,365.35	\$ 56,405.29	\$ 231,478.14	\$ 115,739.07	\$ 115,739.07
15			\$ 5,400.00		\$ 66,242.03	\$ 65,208.15	\$ 64,199.49	\$ 63,215.42	\$ 258,865.09	\$ 129,432.55	\$ 129,432.55
16					\$ 67,898.09	\$ 66,838.36	\$ 65,804.47	\$ 64,795.81	\$ 265,336.72	\$ 132,668.36	\$ 132,668.36
17					\$ 69,595.54	\$ 68,509.31	\$ 67,449.58	\$ 66,415.70	\$ 271,970.14	\$ 135,985.07	\$ 135,985.07
18					\$ 71,335.43	\$ 70,222.05	\$ 69,135.82	\$ 68,076.09	\$ 278,769.39	\$ 139,384.70	\$ 139,384.70
19					\$ 73,118.81	\$ 71,977.60	\$ 70,864.22	\$ 69,778.00	\$ 285,738.63	\$ 142,869.31	\$ 142,869.31
20			\$ 10,200.00		\$ 85,146.78	\$ 83,977.04	\$ 82,835.82	\$ 81,722.45	\$ 333,682.09	\$ 166,841.05	\$ 166,841.05
21	Renewal	\$ 10,000.00			\$ 87,275.45	\$ 86,076.46	\$ 84,906.72	\$ 83,765.51	\$ 342,024.14	\$ 171,012.07	\$ 181,012.07
22					\$ 89,457.34	\$ 88,228.38	\$ 87,029.39	\$ 85,859.64	\$ 350,574.75	\$ 175,287.37	\$ 175,287.37
23					\$ 91,693.77	\$ 90,434.09	\$ 89,205.12	\$ 88,006.14	\$ 359,339.12	\$ 179,669.56	\$ 179,669.56
24					\$ 93,986.12	\$ 92,694.94	\$ 91,435.25	\$ 90,206.29	\$ 368,322.59	\$ 184,161.30	\$ 184,161.30
25			\$ 5,400.00		\$ 101,735.77	\$ 100,412.31	\$ 99,121.13	\$ 97,861.45	\$ 399,130.66	\$ 199,565.33	\$ 199,565.33
26					\$ 104,279.16	\$ 102,922.62	\$ 101,599.16	\$ 100,307.98	\$ 409,108.92	\$ 204,554.46	\$ 204,554.46
27					\$ 106,886.14	\$ 105,495.68	\$ 104,139.14	\$ 102,815.68	\$ 419,336.65	\$ 209,668.32	\$ 209,668.32
28					\$ 109,558.30	\$ 108,133.08	\$ 106,742.62	\$ 105,386.07	\$ 429,820.06	\$ 214,910.03	\$ 214,910.03
29					\$ 112,297.25	\$ 110,836.40	\$ 109,411.18	\$ 108,020.73	\$ 440,565.57	\$ 220,282.78	\$ 220,282.78
30			\$ 10,200.00		\$ 125,304.68	\$ 123,807.31	\$ 122,346.46	\$ 120,921.24	\$ 492,379.70	\$ 246,189.85	\$ 246,189.85
31	Renewal	\$ 10,000.00			\$ 128,437.30	\$ 126,902.50	\$ 125,405.12	\$ 123,944.27	\$ 504,689.20	\$ 252,344.60	\$ 262,344.60
32					\$ 131,648.23	\$ 130,075.06	\$ 128,540.25	\$ 127,042.88	\$ 517,306.43	\$ 258,653.21	\$ 258,653.21
33					\$ 134,939.44	\$ 133,326.93	\$ 131,753.76	\$ 130,218.95	\$ 530,239.09	\$ 265,119.54	\$ 265,119.54
34					\$ 138,312.93	\$ 136,660.11	\$ 135,047.60	\$ 133,474.43	\$ 543,495.06	\$ 271,747.53	\$ 271,747.53
35			\$ 5,400.00		\$ 147,170.75	\$ 145,476.61	\$ 143,823.79	\$ 142,211.29	\$ 578,682.44	\$ 289,341.22	\$ 289,341.22
36					\$ 150,850.02	\$ 149,113.53	\$ 147,419.39	\$ 145,766.57	\$ 593,149.50	\$ 296,574.75	\$ 296,574.75
37					\$ 154,621.27	\$ 152,841.36	\$ 151,104.87	\$ 149,410.73	\$ 607,978.24	\$ 303,989.12	\$ 303,989.12
38					\$ 158,486.80	\$ 156,662.40	\$ 154,882.49	\$ 153,146.00	\$ 623,177.70	\$ 311,588.85	\$ 311,588.85
39					\$ 162,448.97	\$ 160,578.96	\$ 158,754.56	\$ 156,974.65	\$ 638,757.14	\$ 319,378.57	\$ 319,378.57
40			\$ 10,200.00		\$ 176,710.19	\$ 174,793.43	\$ 172,923.42	\$ 171,099.02	\$ 695,526.07	\$ 347,763.03	\$ 347,763.03
41	Renewal	\$ 10,000.00			\$ 181,127.95	\$ 179,163.27	\$ 177,246.51	\$ 175,376.49	\$ 712,914.22	\$ 356,457.11	\$ 366,457.11
42					\$ 185,656.15	\$ 183,642.35	\$ 181,677.67	\$ 179,760.91	\$ 730,737.07	\$ 365,368.54	\$ 365,368.54
43					\$ 190,297.55	\$ 188,233.41	\$ 186,219.61	\$ 184,254.93	\$ 749,005.50	\$ 374,502.75	\$ 374,502.75
44					\$ 195,054.99	\$ 192,939.24	\$ 190,875.10	\$ 188,861.30	\$ 767,730.64	\$ 383,865.32	\$ 383,865.32
45			\$ 5,400.00		\$ 205,331.37	\$ 203,162.72	\$ 201,046.98	\$ 198,982.84	\$ 808,523.90	\$ 404,261.95	\$ 404,261.95
46					\$ 210,464.65	\$ 208,241.79	\$ 206,073.15	\$ 203,957.41	\$ 828,737.00	\$ 414,368.50	\$ 414,368.50
47					\$ 215,726.27	\$ 213,447.84	\$ 211,224.98	\$ 209,056.34	\$ 849,455.43	\$ 424,727.71	\$ 424,727.71
48					\$ 221,119.42	\$ 218,784.03	\$ 216,505.61	\$ 214,282.75	\$ 870,691.81	\$ 435,345.91	\$ 435,345.91
49					\$ 226,647.41	\$ 224,253.63	\$ 221,918.25	\$ 219,639.82	\$ 892,459.11	\$ 446,229.55	\$ 446,229.55
50					\$ 232,313.59	\$ 229,859.98	\$ 227,466.20	\$ 225,130.81	\$ 914,770.59	\$ 457,385.29	\$ 457,385.29
									<b>Total:</b>	<b>\$ 10,996,297.01</b>	

**Projected Modification Revenues:**

**Increases revenues 96% over straight starting rents**

# Monthly Reporting

## Account Summary Telecommunications Facility

Site No.:

2023

Tenant No.  
Tenant Name  
Carrier Site No.

		1 T-Mobile		2 Verizon		3 AT&T / Cingular		4 Dish		5		
		Sublease Income	Fixed Rent	Sublease Income	Share (%)	Sublease Income	Share (%)	Sublease Income	Share (%)	Sublease Income	Share (%)	
Starting Rent (\$/mo)		\$ 2,400.00	\$ 500.00	\$ 2,400.00	35%	\$ 2,400.00	35%	\$ 2,500.00	35%			
Escalation Rate		4%	15%	3%		3.5%		3%				
Escalation Period		Annual	5-yr Term	Annual		Annual		Annual				
Commencement Date		9/15/2006	9/1/2006	5/1/2007		6/26/2007						
Next Escalation Date			10/1/2021									
Transaction Date	Note	Gross Receipts	Share	Gross Receipts	Share (\$)	Gross Receipts	Share (\$)	Gross Receipts	m <sup>2</sup> Share (\$)	Gross Receipts	Share (\$)	Total Vil of Mam <sup>k</sup> Share
1/1/2023		\$ 6,178.26	\$ 988.57	\$ 5,399.19	\$ 1,889.72	\$ 6,264.79	\$ 2,192.68					\$ 5,070.97
2/1/2023		\$ 6,178.26	\$ 988.57	\$ 5,399.19	\$ 1,889.72	\$ 6,264.79	\$ 2,192.68					\$ 5,070.97
3/1/2023		\$ 6,178.26	\$ 988.57	\$ 5,399.19	\$ 1,889.72	\$ 6,264.79	\$ 2,192.68					\$ 5,070.97
4/1/2023		\$ 6,178.26	\$ 988.57	\$ 5,399.19	\$ 1,889.72	\$ 6,264.79	\$ 2,192.68					\$ 5,070.97
5/1/2023	1	\$ 6,178.26	\$ 988.57	\$ 5,513.19	\$ 1,929.62	\$ 6,264.79	\$ 2,192.68					\$ 5,110.87
6/1/2023	2	\$ 6,178.26	\$ 988.57	\$ 5,399.19	\$ 1,889.72	\$ 6,484.07	\$ 2,269.42					\$ 5,147.72
7/1/2023							\$ -					\$ -
8/1/2023												\$ -
9/1/2023												\$ -
10/1/2023												\$ -
11/1/2023												\$ -
12/1/2023												\$ -
Year to Date 2023 Totals		\$ 37,069.56	\$ 5,931.45	\$ 32,509.14	\$ 11,378.20	\$ 37,808.02	\$ 13,232.81					\$ 30,542.45

**Notes:**

- Rent escalation -  $\$5,399.19 \times 1.03 = \$5,561.17$   
Actual received prorated  $\$5,513.19 / \$5,399.19 = 2\%$
- Verizon rent received does not have escalation of 3% check should be  $\$5,561.17$  NOT  $\$5,399.19$   
Please remit an additional

Current Disbursement: \$ 5,147.72

	5/1/2023	6/1/2023	
Escalated Rent	5,561.17	5,561.17	
Rent received	\$ 5,513.19	\$ 5,399.19	
	47.98	101.98	\$ 209.95 Amount Due

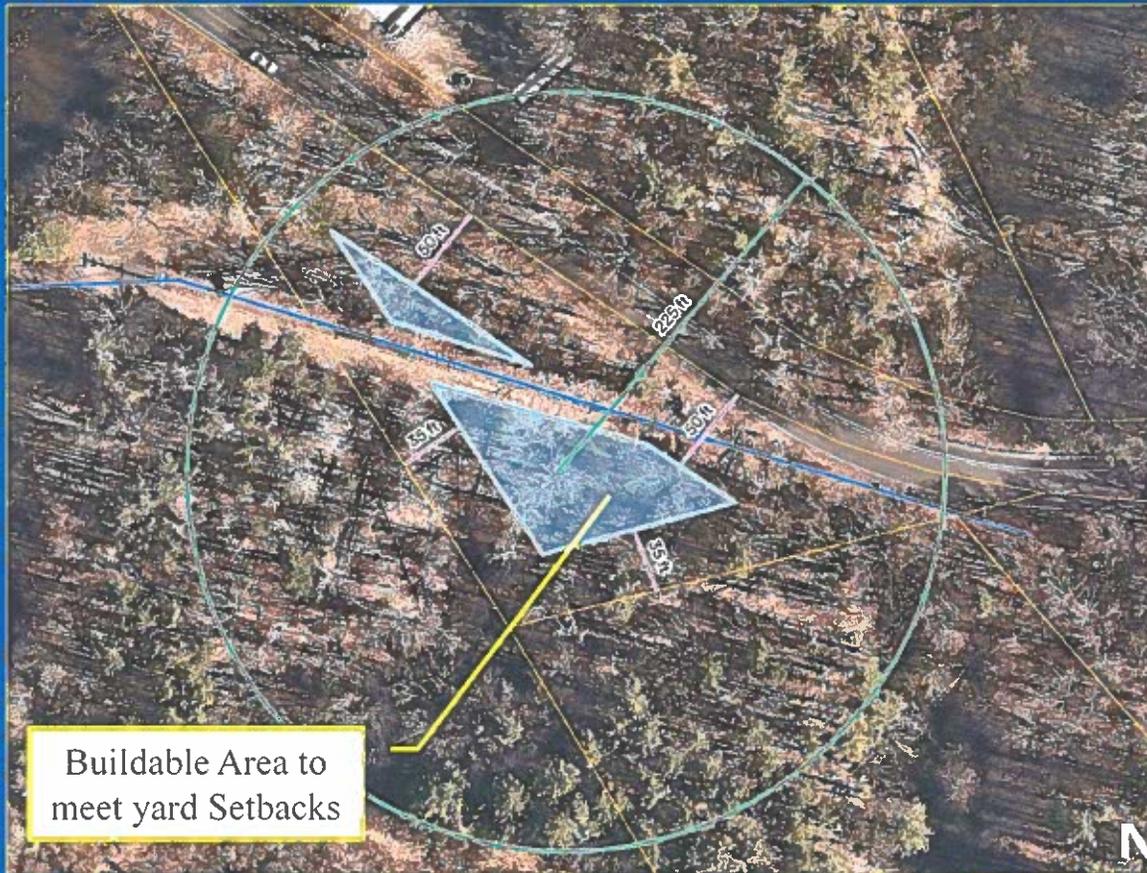
For questions regarding this account summary please contact John Arthur at (814) 712-0000, ext. 103



# Amendment Tracking

Signed Amendment	Amendment Date	Increase Effective date	Tenant	Monthly Increase	Paid	Notes
0	3/30/2006	9/15/2006	T-Mobile	\$ 2,400.00	YES	Starting Rent
1	9/10/2008	N/A	T-Mobile	N/A	N/A	Renewal Revision
2	5/15/2013	N/A	T-Mobile	N/A	N/A	Equipment Change - no load increase
3	6/10/2016	9/12/2016	T-Mobile	\$ 390.00	YES	
4	8/24/2017	9/1/2017	T-Mobile	\$ 270.00	YES	Received catch-up MOD 3/18 (\$270 plus 4% escalation) - 9/17-2/18
5	8/17/2018	9/1/2018	T-Mobile	\$ 150.00	YES	
6	5/24/2019	7/1/2019	T-Mobile	\$ 552.00	YES	
7	In progress		T-Mobile			Equipment Upgrades
0	3/14/2007	5/1/2007	Verizon	\$ 2,400.00	YES	Starting Rent
1	10/15/2012	10/15/2012	Verizon	\$ 320.00	YES	
2	6/30/2014	6/30/2014	Verizon	\$ 730.00	YES	
3	9/19/2017	9/1/2017	Verizon	\$ 165.00	YES	Missing MOD Rent \$165x2 = \$330 (deposited 10/19/17)
4	10/10/2019	N/A	Verizon	\$ 40.00	N/A	Mod
5	5/6/2022	8/1/2022	Verizon	\$ 114.00		Mod
0	6/26/2007	6/26/2007	AT&T	\$ 2,400.00	YES	Starting Rent
1	9/13/2011	8/1/2011	AT&T	\$ 625.00	YES	
2	12/20/2013	2/1/2014	AT&T	\$ 300.00	YES	
3	5/17/2017	6/1/2017	AT&T	\$ 400.00	YES	
4	10/2/2018	10/1/2018	AT&T	\$ 390.00	YES	Retroactive payment received 3/24/21
5	In progress		AT&T			Equipment Upgrades
0	11/21/2022	Pending	Dish	\$ 2,500.00		Starting Rent
1	Pending		Dish	\$ -		Extended Com Date due to permit delay

# Zoning Discussion

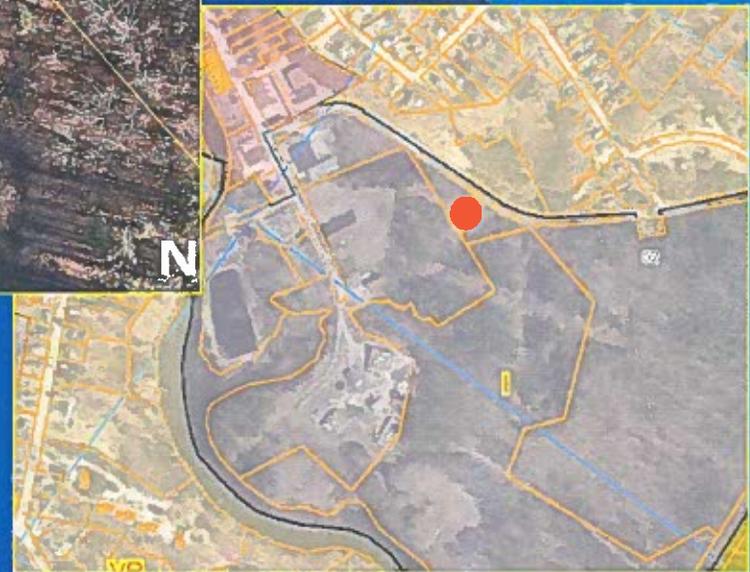


## Setbacks:

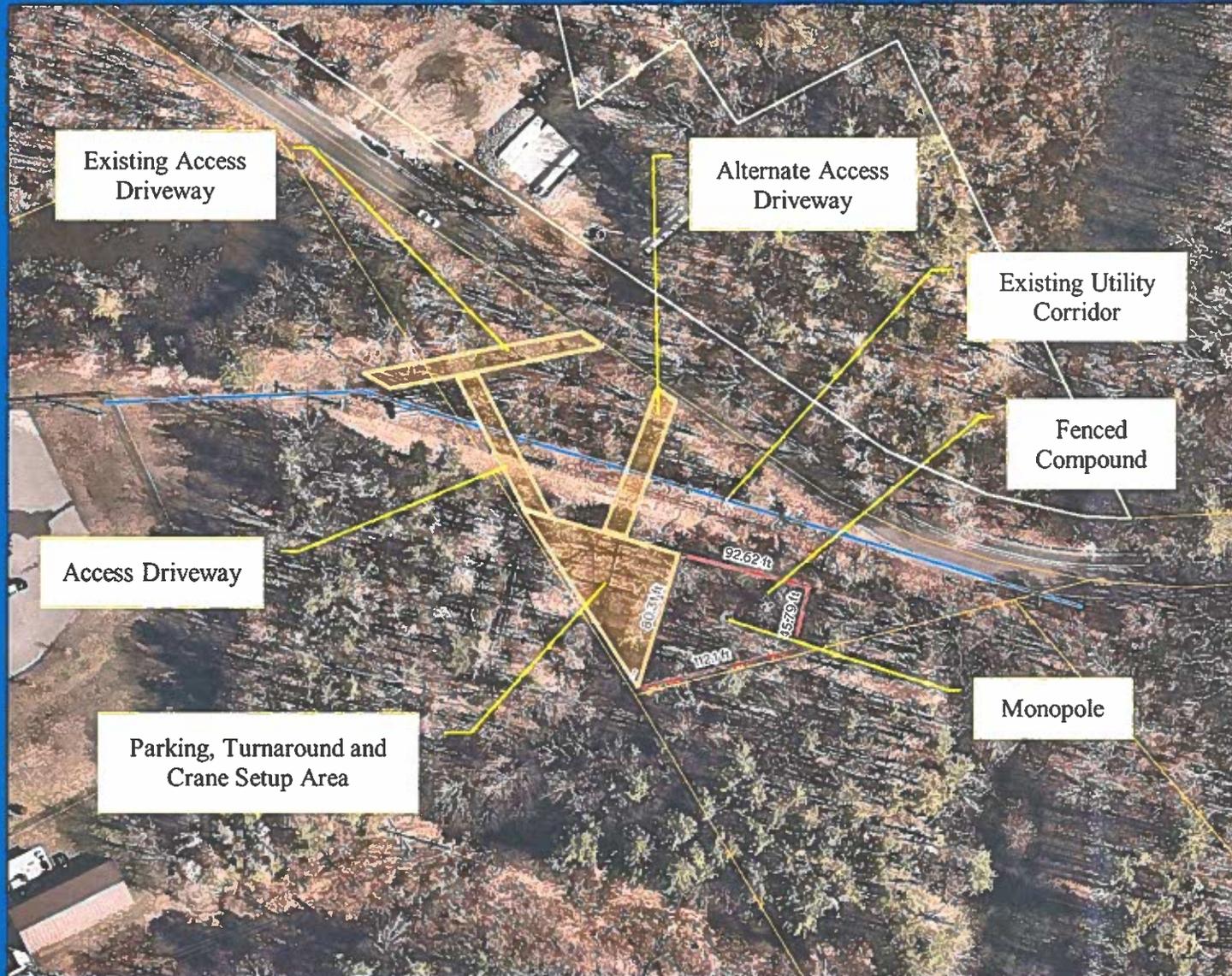
- 125% of Tower Height
- 50' Front Yard
- 35' Side & Rear Yard

## Balance:

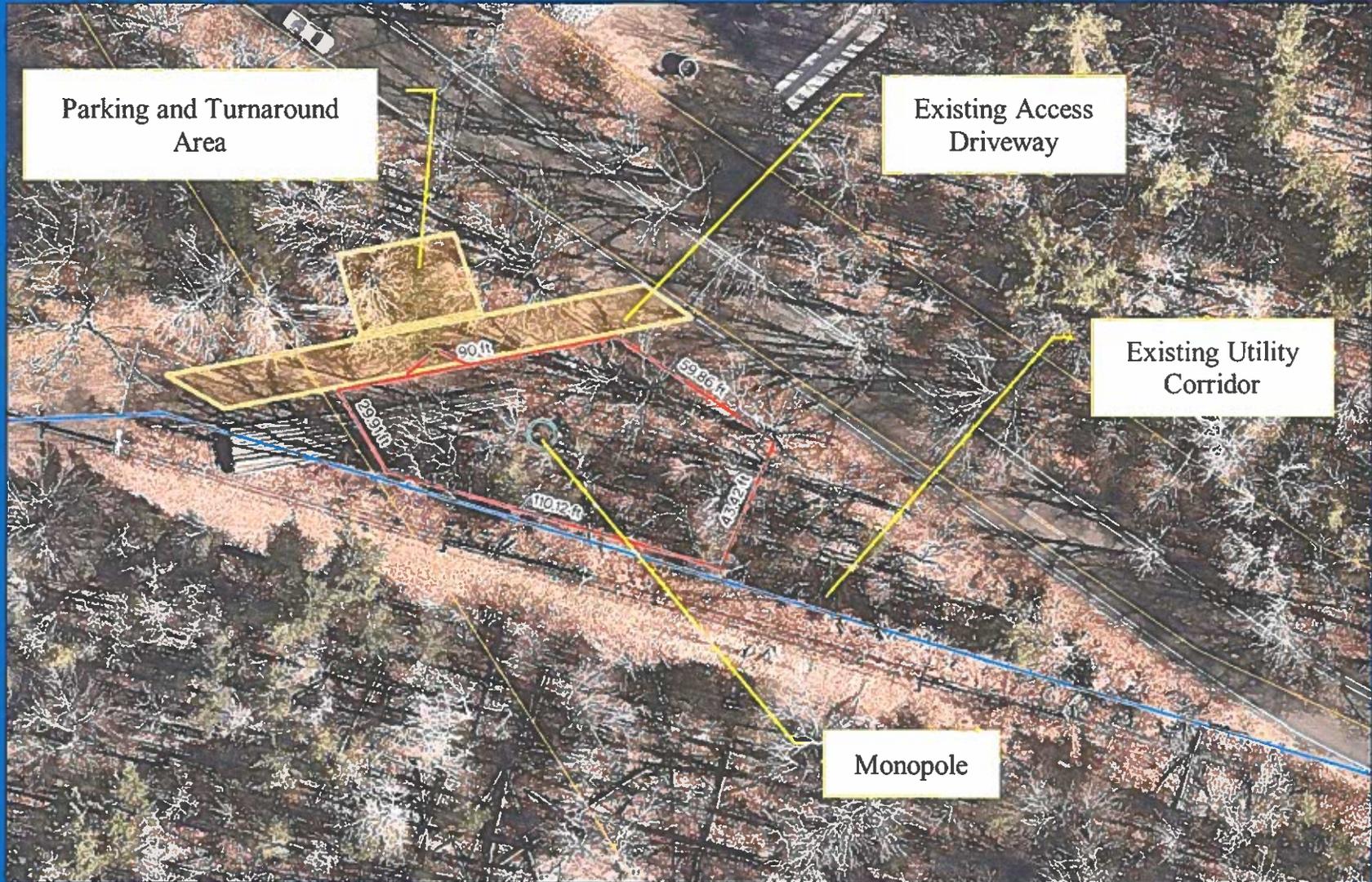
- Variance vs Best Design



# Site Layout - Option A



# Site Layout - Option B



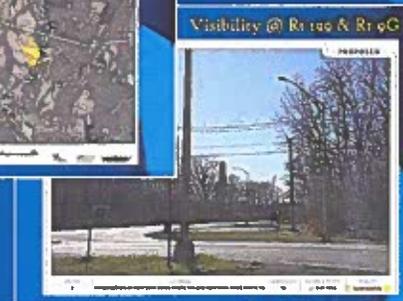
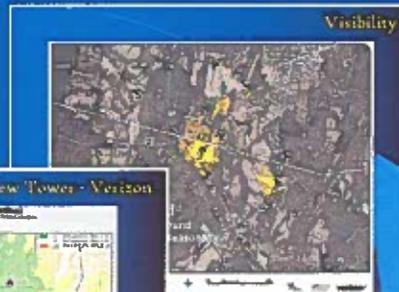
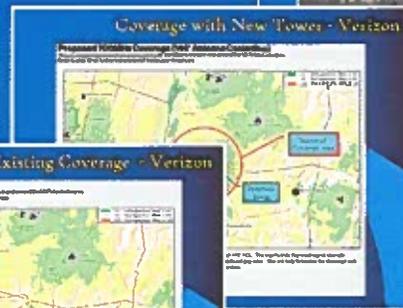
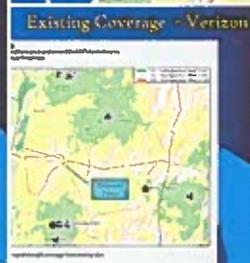
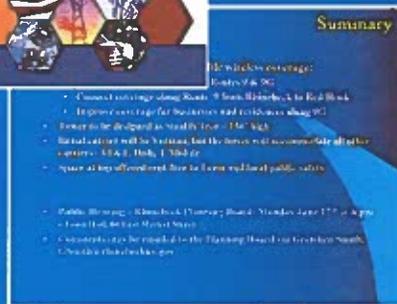
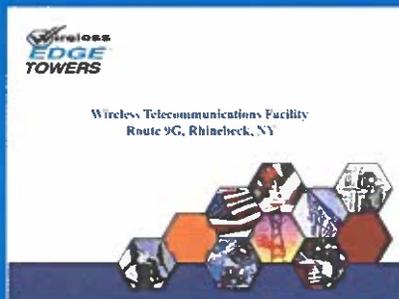
# Public Communications & Safety Engagement

## Public Engagement Examples

- **Town of Greenwich, CT**
  - Town suffers from major coverage gaps – Wireless *EDGE* working with Town to develop 3 towers (2 at schools). Carrier commitments secured.
  - High School has virtually no in-building coverage – safety issue
    - Wireless *EDGE* working on tower solution to eliminate \$1.5MM Town capital expense for in-building system
    - Wireless *EDGE* to conduct testing for Town to prove out concept tower solution to eliminate \$1.5MM Town capital expense for in-building system
  - Community Engagement in process with several boards and committees to advance project and respond to questions. We provided visual studies, coverage plots and exhibits. As consultant to Town, we regularly appear at committee meetings to present tower related matters.
- **Berkeley Heights, NJ (High School)**
  - County desires tower extension for 911 antennas
  - Community sensitive to visual impact
  - Wireless *EDGE* prepared photo simulations and public safety justification for presentations to Board of Education

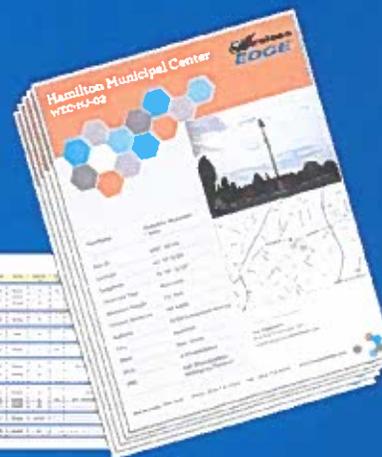
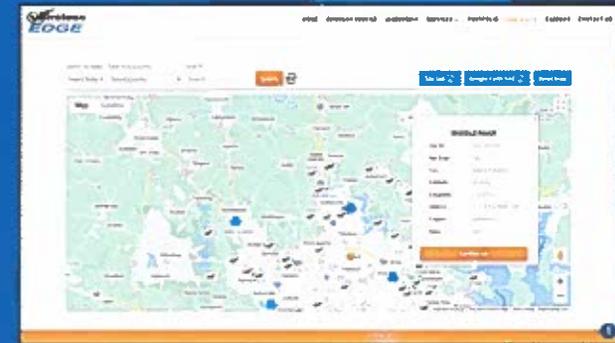
# Public Engagement Examples, Cont'd

- Town of Rhinebeck, NY
  - Balloon Test & Visibility Study conducted - *not required by code*
  - Community Information Packet
  - Public Introduction Presentation
  - Public Hearing Process



# Marketing Approach

- Develop and distribute marketing materials in a format usable by carriers
- Meet with carriers' key deployment personnel - carrier and vendor teams
- Generate Program awareness through industry events - New England Wireless Association & Wireless Infrastructure Association
- Identify carrier "search area rings" in Town
- Obtain carrier requirements (tower height, placement, site options)

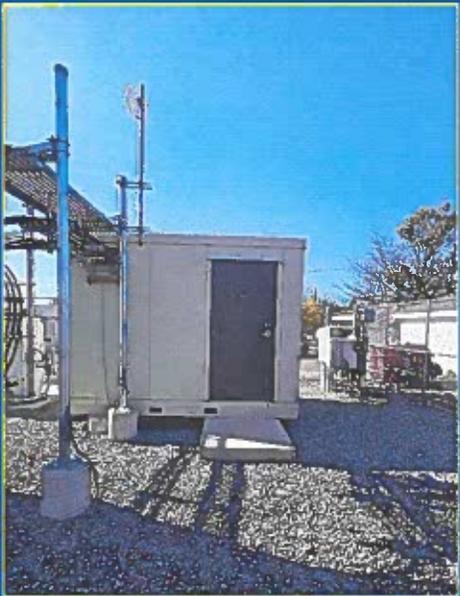


# Town Use of Tower

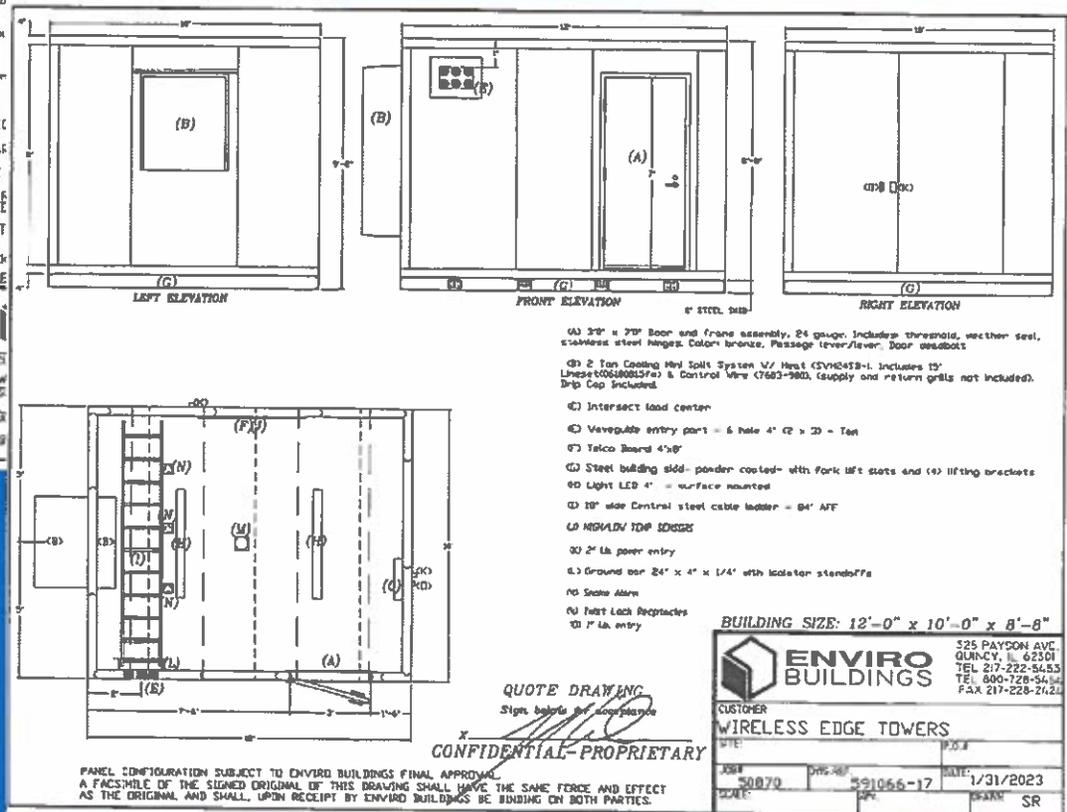
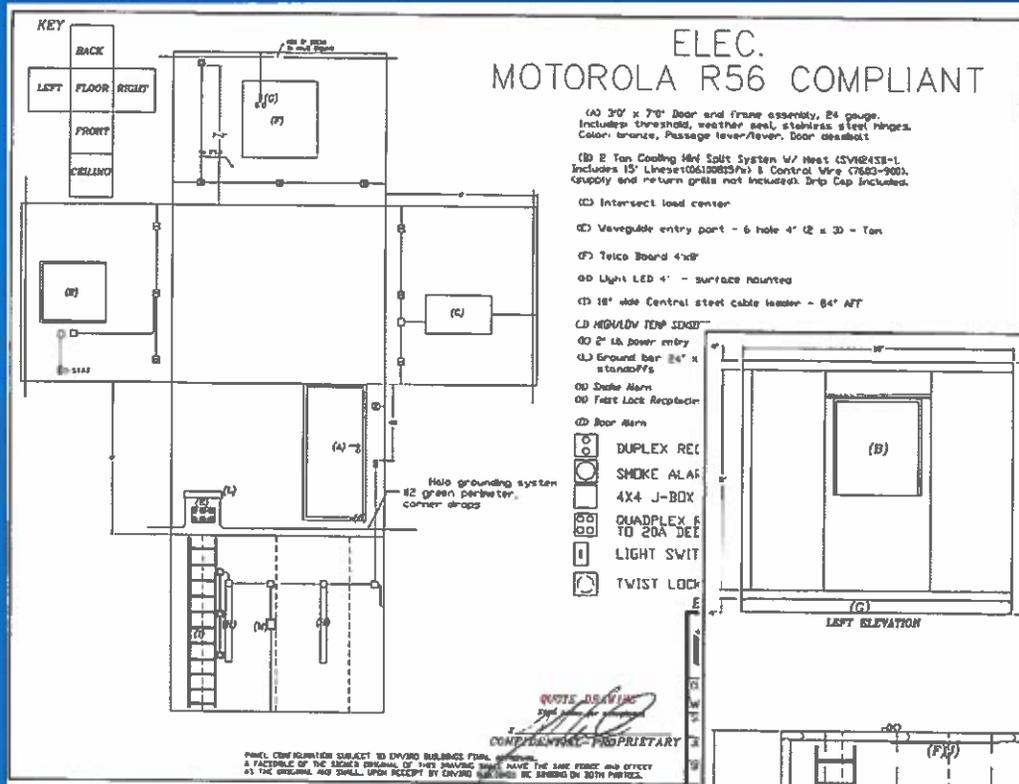
## Wireless EDGE will provide the following at no cost to the Town:

- The top position on the tower above the commercial levels will be reserved for Town use. Additional space will also be allocated below the commercial antenna levels.
- Antenna mounts for use by the Town and/or local municipal/public safety agencies.
- Preparation of equipment space for the Town, including concrete slab or piers, meter pan, waveguide (ice) bridge, utility conduits and grounding system.
- Installation the Town and/or public safety antennas on the tower.
- Complete bill-of-material for the Town's antenna and line installation including all components required to connect to the Town's radios: Antennas, Cables, Connectors, Jumper Cables, Tower Mounts, Antenna Mounts, Waveguide Bridge, Grounding Components, Cable Conveyance and Weatherization, Surge Suppressors, Cable Ports, etc.
- Suitable housing for Town's radios: outdoor cabinet or equipment shelter.
- Dedicated back-up power generator and automatic transfer switch for the Town's equipment.

# Town Installation Example



# Public Safety Shelter Design (Typical)



# Typical Tower Schedule

Item	Pre-Development Process
A	Carrier Inquiry – Conceptual Planning & Preliminary Screening
B	Co-location Application Process – Equipment Details, Height
C	Antenna Site Memo
D	Carrier RF Approval
E	Site Walk
F	Review and Approval
G	Ground Lease - Town & Wireless EDGE
H	Carrier Sublease – Wireless EDGE & Carrier

A typical Tower Development takes 9 months to 1 year

Item	Development Process	Item (Weeks)	Prerequisite Item
0	Ground Lease Approval		
1	Engineering Site Visit	1	N/A
2	Land survey and 1-A FAA certification	4	1
3	FAA 7460-1 approval	8	2
4A	Phase 1 ESA	3	1
4B	Phase 1-A Archaeological Study	3	1
5	Title Report	3	N/A
6	Site Plans	3	1, 2
7	NEPA/SHPO Approval	20	4B, 6
8	Town Approval – Planning (Application - 60 days from #0)	6	6
9	Geotechnical testing and report	3	8
10	Tower and Foundation Design	2	9
11	Town Approval - Building Permit	3	6, 10
12	Tower Fabrication and Delivery	10	10
13	Site Preparation and Tower Foundation	3	7, 11
14	Public Safety Antenna Installation	1	13
15	Co-location Installations	2 each	14

# Approvals & Inspections

## Initial Build Inspection:

Performed during and immediately after initial site construction for new tower site

1. Results of concrete break tests (7 day & 28 day)
2. Verification of controlled inspections
3. Compliance with site plans
4. Min/Max sleeve joints (monopoles)
5. Equipment verification (the Town antenna systems)
6. Close-out of permits
7. Finish touch-up (paint, hot dip galvanization, etc.)
8. Grounding system test
9. Punch List close-out
10. Debris removal and clean-up

## Town Approvals:

1. Project Conceptual
2. Ground Lease
3. Layout & Tower Design
4. FC Safety Report / Structural Report

## Approvals & Regulatory

1. Planning Commission
2. NEPA/SHPO (Section 106)
3. FAA
4. FCC
5. Building Permit – Facility
6. Building Permits – Carrier

## Co-location Inspection:

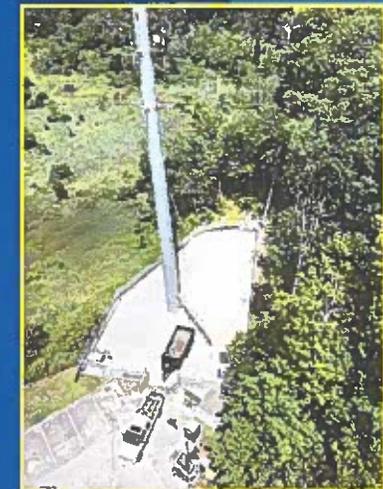
Performed after each co-location or site modification by a carrier

1. Compliance with site plans
2. Equipment verification
3. Finish touch-up (paint, hot dip galvanization, etc.)
4. Punch List close-out
5. Debris removal and clean-up

## Facility inspections and routine maintenance regiment: Annual or Biannual

1. Weed removal and treatment
2. Debris removal
3. Fence Inspection
4. Rust and Finish Inspection
5. Landscaping Inspection
6. Tenant Equipment Verifications
7. TIA-222 Inspections (typically every 5 years)

# The Wireless *EDGE* Difference



- No conflicts of interest – we are on only *one* side of the table when negotiating with the carriers:
  - No Built-to-Suit contracts, No Carriers MLAs, No Site Acquisition Services, No fixed pricing agreements
- Hands-on approach with personal attention to detail
- Unprecedented fiscal transparency and auditability
- Peer-reviewed tower structural engineering and ongoing data control
- Extensive technical capabilities including public safety antenna installations – design & engineering support for agency antennas
- No Complete Guarantee - The Town property will be our only marketed asset in the area

