



Via FedEx

July 11th, 2022

Connecticut Siting Council
ATTN: Melanie Bachman
10 Franklin Square
New Britain, Connecticut 06051

**RE: American Tower Corporation's Petition for a Declaratory Ruling – Expansion of Existing Telecommunications Facility's Compound
77 Springbrook Road, Old Saybrook, Connecticut 06475**

Dear Ms. Bachman:

Submitted herein on behalf of American Tower Corporation is a petition for a declaratory ruling that no new or amended Certificate of Environmental Compatibility and Public Need is required for the expansion the existing telecommunications facility's compound located at 77 Springbrook Road, Old Saybrook, Connecticut (41°18'49.81" N, 72°21'50.85" W).

Notice has been provided to the underlying property owner and the abutting property owners. Included is a list of the abutting properties and the proof of delivery of said notice.

If you have any questions, please reach out to me by email at JLehman@airosmithdevelopment.com or by phone (518) 932-7049. Thank you for your consideration.

Sincerely,

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

Enclosed: (15) Copies of the Petition and Supporting Documentation
Check #9612 for \$625.00 for associated filing fees

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

PETITION OF AMERICAN TOWER CORPORATION FOR A DECLARATORY RULING THAT NO NEW OR AMENDED CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED IS REQUIRED FOR THE EXPANSION OF THE EXISTING TELECOMMUNICATIONS FACILITY IN OLD SAYBROOK, CONNECTICUT)	PETITION NO. _____
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)	July 11th, 2022

**PETITION FOR A DECLARATORY RULING
EXPANSION OF THE EXISTING TELECOMMUNICATIONS
FACILITY COMPOUND
77 SPRINGBROOK ROAD, OLD SAYBROOK**

I. Introduction

American Tower Corporation hereby petitions the Connecticut Siting Council pursuant to Sections 16-50j-38 and 16-50j-39 of the Regulations of Connecticut State Agencies, for a declaratory ruling that no new or amended Certificate of Environmental Compatibility and Public Need is required under the provisions set forth by the Connecticut General Statutes Section 16-50k to expand the existing compound inside American Tower Corporation’s leased parcel for the purpose of installing a new 80kw shared use backup generator.

II. Background

On April 28th, 2008, the Town of Old Saybrook approved National Tower’s application for Crossroads Communications of Old Saybrook, LLC to construct a 175’ telecommunications tower (“Tower”) that is currently maintained by successor-in-interest American Tower Corporation. The Tower and attendant equipment is currently inside a 30’ x 30’ (900 sf) compound (“Compound”) on the property owned by Crossroads

Communications of Old Saybrook, LLC, however the Land Lease Agreement (“Lease”) is for a lease area of 70’ x 70’ (4900 sf). While American Tower Corporation does not intend to expand the Compound for the full lease area, it is necessary to expand it 29’-2” x 19’ (approximately 550 sf) for the installation of the proposed Generator.

III. Proposed Modification

American Tower Corporation is seeking to extend the existing compound as proposed in Attachment B for the sole purpose of installing an 80kw self-contained diesel generator (“Generator”) inside the fenced Compound.

The proposed fence will match the existing fence; and while it is necessary to remove one tree within American Tower Corporation’s Lease area, the existing tree line will provide adequate cover and landscaping for the fenced Compound.

The Tower itself will not increase in height, nor will it be modified in any way. The proposed expansion is for American Tower Corporation’s Tenants to have access to a backup emergency Generator and associated equipment that will not fit into the existing Compound.

IV. The Proposed Modification Should Be Approved

Pursuant to Section 16-50k of the Connecticut General Statutes, the proposed Generator is exempt from needing a Certificate of Environmental Compatibility and Public Need because the proposed Generator is a fuel cell **“built within the state with a generating capacity of two hundred fifty kilowatts (250kw) or less.”** (Emphasis added).

Also, the Tower was approved with a 30’ x 30’ compound, however, American Tower Corporation secured a Lease for a 70’ x 70’ (4900 sf) lease area, and is proposing to expand the fenced compound to 29’-2” x 19’ (approximately 550 sf). The environmental effects of the proposed increase are minimal with the only notable effect is the removal of one tree inside the

proposed expansion, as depicted in the construction drawings, attached hereto as Attachment B. The rest of the tree line will remain unaffected. Alongside of this, the ground in the proposed expansion would have been disturbed during the original construction of the Tower, meaning there would be no new ground disturbance on the property, outside of the removal of the aforementioned tree.

As mentioned previously, the proposed expansion of less than 600 sq. ft. would allow for a new emergency backup generator for T-Mobile, an existing tenant, to ensure that in the event of a power outage, T-Mobile's service to the surrounding community will not be disrupted.

The following documentation has been included in support of American Tower Corporation's Petition for a declaratory ruling that no new or amended Certificate of Environmental Compatibility and Public Need is required.

Attachment A – Letter of Authorization for Airosmith Development from American Tower Corporation

Attachment B – Signed and Stamped Construction Drawings

Attachment C – Original Approval

Attachment D – Underlying Land Lease Agreement

Attachment E – Most Recent Survey

Attachment F – Site Plan – Please See Note

Attachment G – Wetlands Map

Attachment H – Street and Ariel View Photos

Attachment I – Most Recent Geotechnical Analysis with Explanation Memo

Attachment J – Notice to Abutting Properties and Other Interested Parties as well as Proof of Delivery, Tax Records Included

V. **Conclusion**

American Tower Corporation's proposal for the expansion of the existing compound will allow for a new shared use back up Generator that will initially be used as backup power by T-Mobile, an existing tenant of American Tower Corporation. The proposed actions will have a minimal environmental effect, and will provide necessary backup power to T-Mobile in the event of a power outage. Accordingly, American Tower Corporation respectfully requests that the Connecticut Siting Council issue a declaratory ruling that the proposed expansion and installation of said Generator is authorized without a new or amended Certificate of Environmental Compatibility and Public Need.

Sincerely,



Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

cc: Carl P. Fortuna Jr. – First Selectman of the Town of Old Saybrook
Christina M. Costa – Town Planner, CZEO of Old Saybrook
American Tower Corporation – Tower Owner (Via Email)
Crossroad Communications of Old Saybrook, LLC – Property Owner

Attachment A

Letter of Authorization from American Tower Corporation to
Airosmith Development



AMERICAN TOWER®
CORPORATION
LETTER OF AUTHORIZATION

SITE NO/PROJECT NO: 370625 / ATC998975

SITE NAME: OLD SAYBROOK

**ADDRESS 77 SPRINGBROOK RD
OLD SAYBROOK, CT 06475-1225**

APN: OSAY M:058 B:017 L:1

I, Margaret Robinson, Senior Counsel, US Tower Division on behalf of American Tower*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize **Airosmith Development** its successors and assigns, to act as American Tower's non-exclusive agent for the purpose of filing and securing any zoning, land-use, building permit and/or electrical permit application(s) and approvals of the applicable jurisdiction for and to conduct the construction of the installation of antennas and related telecommunications equipment on the Tower Facility located at the above address. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

American Tower understands that the application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by American Tower of conditions related to American Tower's installation. Any such conditions of approval or modifications will not be effective unless approved in writing by American Tower.

The above authorization does not permit **Airosmith Development** to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to American Tower's installation of telecommunications equipment without the prior written approval of American Tower.

Signature: _____

Margaret Robinson, Senior Counsel
US Tower Division

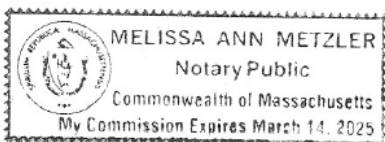
NOTARY BLOCK

COMMONWEALTH OF MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel of American Tower (Tower Facility owner and/or operator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 12th day of April 2022.

NOTARY SEAL



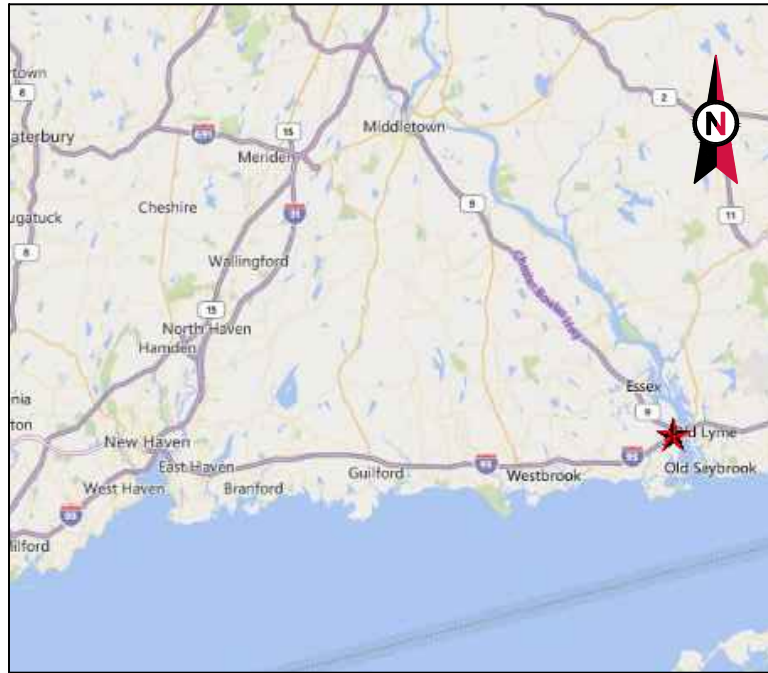
Notary Public _____

My Commission Expires: March 14, 2025

* American Tower as used herein is defined as American Tower Corporation and any of its affiliates or subsidiaries.

Attachment B

Signed and Stamped Construction Drawings



VICINITY MAP




AMERICAN TOWER®

ATC SITE NAME: OLD SAYBROOK
 SITE NUMBER: 370625
 SITE ADDRESS: 77 SPRINGBROOK ROAD
 OLD SAYBROOK, CT 06475



LOCATION MAP

**SHARED GENERATOR PROGRAM
 ANCHOR TENANT**



AMERICAN TOWER®
 A.T. ENGINEERING SERVICE, PLLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: P-1177

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AM	06/22/22
1	LEASE AREA	AM	06/29/22

ATC SITE NUMBER:
 370625

ATC SITE NAME:
 OLD SAYBROOK

SITE ADDRESS:
 77 SPRINGBROOK ROAD
 OLD SAYBROOK, CT 06475




DRAWN BY:	CB
DATE DRAWN:	06/22/22
ATC JOB NO:	14098398_M4

TITLE SHEET

SHEET NUMBER:
G-001

REVISION:
1

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 77 SPRINGBROOK ROAD OLD SAYBROOK, CT 06475 COUNTY: MIDDLESEX <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 41.31386902 LONGITUDE: -72.3641261 GROUND ELEVATION: 53' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: OLD SAYBROOK PARCEL NUMBER: OSAY M:058 B:017 L:1	THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM, AUTOMATIC TRANSFER SWITCH, GENERATOR AUXILIARY POWER DISTRIBUTION, AND REMOTE MONITORING COMMUNICATIONS CIRCUITRY FOR A COMMUNICATION TOWER TENANT.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	<u>PROJECT TEAM</u> <u>ATC REGIONAL NETWORK DEVELOPMENT PROJECT MANAGER:</u> MICHAEL JOYCE (508) 326-5522 <u>ATC NETWORK OPERATIONS CENTER:</u> (877) 518-6937 <u>TOWER OWNER:</u> AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC 157 NORTH SEIR HILL ROAD NORWALK, CT 06850 <u>ENGINEERED BY:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518	<u>PROJECT NOTES</u> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED. 6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).	E-601	ELECTRICAL ONE-LINE AND WIRING DETAILS	0	06/22/22	AM
<u>UTILITY COMPANIES</u> POWER COMPANY: NORTHEAST UTILITIES PHONE: (888) 783-6617 TELEPHONE COMPANY: FRONTIER COMMUNITIES PHONE: (800) 921-8102		<u>PROJECT LOCATION DIRECTIONS</u> FROM DOWNTOWN NEW HAVEN CT START OUT GOING NORTHEAST ON CHURCH ST TOWARD WALL ST. CHURCH ST BECOMES WHITNEY AVE. TURN RIGHT ONTO TRUMBULL ST. TAKE THE I-91 S/I-91 N RAMP. MERGE ONTO I-91 S TOWARD I-95/NEW LONDON/N.Y.CITY. MERGE ONTO I-95 N/GOVERNOR JOHN DAVIS LODGE TPKE N VIA THE EXIT ON THE LEFT TOWARD NEW LONDON. TAKE THE CT-154 EXIT, EXIT 67, TOWARD OLD SAYBROOK. MERGE ONTO MIDDLESEX TURNPIKE/CT-154 TOWARD R R STATION. URN LEFT ONTO BOSTON POST RD/US-1 N. TURN LEFT ONTO SPRINGBROOK RD. 77 SPRINGBROOK RD IS ON THE LEFT.	G-001	TITLE SHEET	1	06/29/22	AM
 Know what's below. Call before you dig.			G-002	GENERAL NOTES	0	06/22/22	AM
			C-101	SITE PLAN	1	06/29/22	AM
			C-501	CONCRETE PAD DETAILS	0	06/22/22	AM
			C-502	CIVIL DETAILS	0	06/22/22	AM
			R-601	SUPPLEMENTAL			
			R-602	SUPPLEMENTAL			
			R-603	SUPPLEMENTAL			

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GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSIEIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
17. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
18. CONTRACTOR SHALL FURNISH ATC WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
19. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
21. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH ATC SPECIFICATIONS AND REQUIREMENTS.
22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
27. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLIGENCE ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLIGENCE ON THE PART OF THIS CONTRACTOR OR HIS

- REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
28. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ATC CM. ANY WORK FOUND BY THE ATC CM TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
 29. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. MIX DESIGN SHALL BE APPROVED BY ATC CM PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A SLUMP RANGE OF 3-5" AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATERIALS SHALL BE USED:
 - PORTLAND CEMENT: ASTM C150, TYPE 2
 - REINFORCEMENT: ASTM A185, PLAIN STEEL WELDED WIRE FABRIC
 - REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED
 - NORMAL WEIGHT AGGREGATE: ASTM C33
 - WATER: ASTM C 94/C 94M
 - ADMIXTURES:
 - WATER-REDUCING AGENT: ASTM C 494/C 494M, TYPE A
 - AIR-ENTERING AGENT: ASTM C 260/C 260M
 - SUPERPLASTICIZER: ASTM C494, TYPE F OR TYPE G
 - RETARDING: ASTM C 494/C 494M, TYPE B
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE NO LESS THAN 3".
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN "METHOD 1" OF ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
14. FOR COLD-WEATHER(ACI 306) AND HOT-WEATHER(ACI 301M) CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
15. ALL CONCRETE SHALL HAVE A "SMOOTH FORM FINISH."
16. UNLESS OTHERWISE NOTED:
 - A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/A 615M/A-996, GRADE 60.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
17. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE

- DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
19. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
 20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
 21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
 22. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
 23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
 24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE OF SUFFICIENT STRENGTH FOR INTENDED PURPOSE, BUT NOT LESS THAN NO. 18 GAUGE.
 25. SLAB ON GROUND:
 - A. COMPACT SUBGRADE AND ENSURE THERE IS PLACE 6" GRAVEL BENEATH SLAB.
 - B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
2. STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
 - A. ASTM A-572, GRADE 50 - ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE
 - B. ASTM A-36 - ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE
 - C. ASTM A-500, GRADE B - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND)
 - D. ASTM A-325, TYPE SC OR N - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS
 - E. ASTM F-1554 07 - ALL ANCHOR BOLTS, UNLESS NOTED OTHERWISE
3. ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.
4. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.
5. DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
6. CONNECTIONS:
 - A. ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
 - B. ALL WELDS SHALL BE INSPECTED VISUALLY. 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY.
 - C. INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
 - D. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE BURNING/WELDING PERMITS AS REQUIRED BY LOCAL GOVERNING AUTHORITY AND IF REQUIRED SHALL HAVE FIRE DEPARTMENT DETAIL FOR ANY WELDING ACTIVITY.
 - E. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.
 - F. MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.
 - G. PRIOR TO FIELD WELDING GALVANIZING MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING 1/2" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.



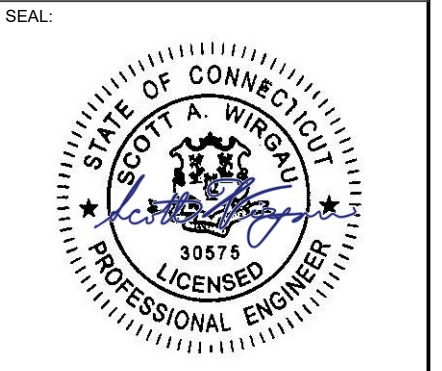
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AM	06/22/22

ATC SITE NUMBER:
370625

ATC SITE NAME:
OLD SAYBROOK

SITE ADDRESS:
77 SPRINGBROOK ROAD
OLD SAYBROOK, CT 06475



DRAWN BY:	CB
DATE DRAWN:	06/22/22
ATC JOB NO:	14098398_M4

GENERAL NOTES

SHEET NUMBER: G-002	REVISION: 0
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SITE PLAN NOTES:

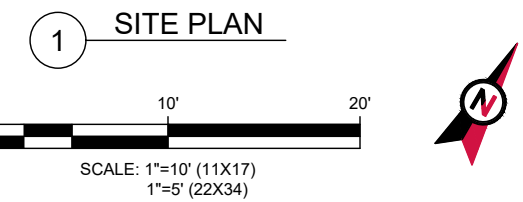
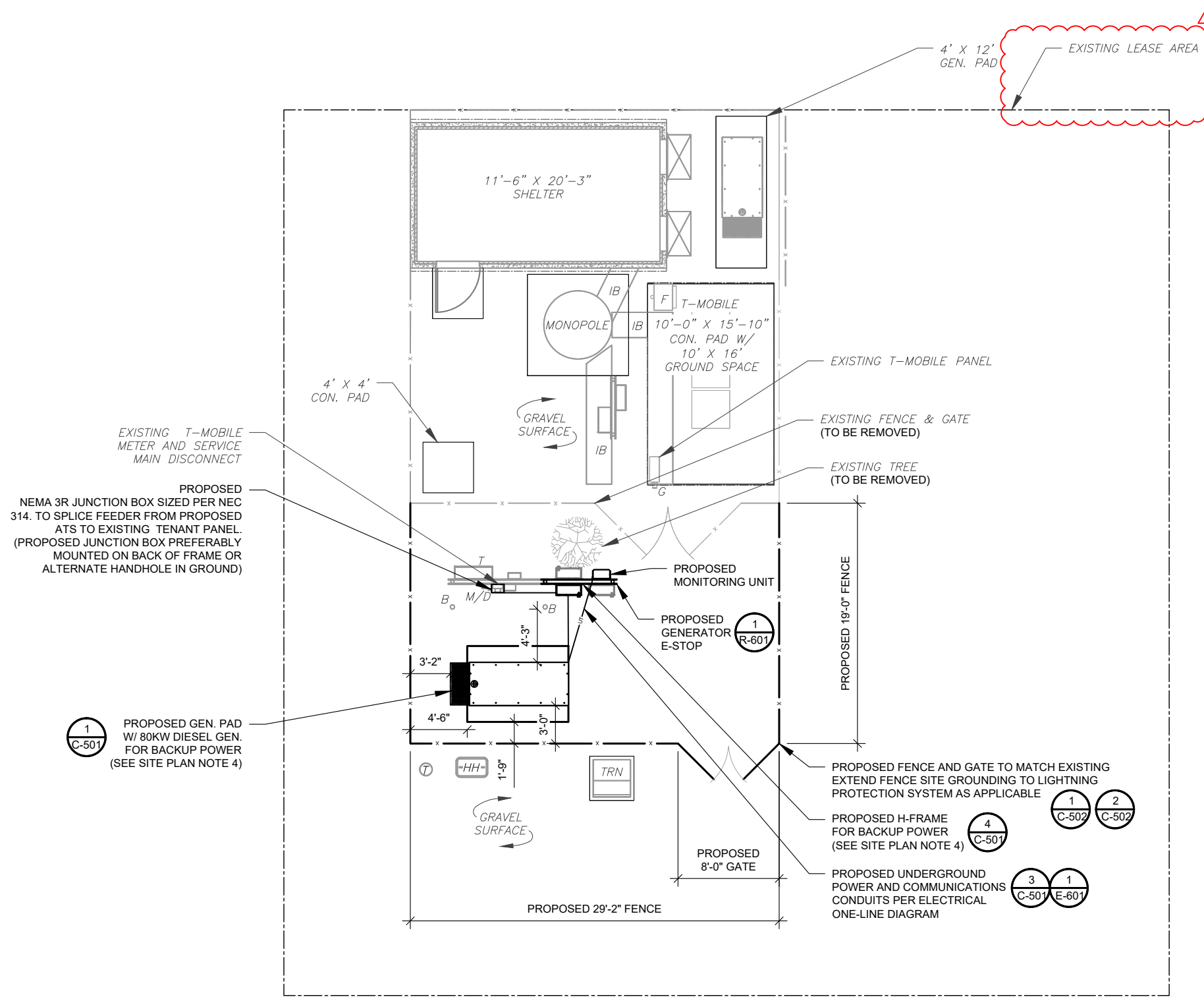
- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
- ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ATC CONSTRUCTION MANAGER AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.
- CONTRACTOR SHALL INSURE THAT ALL WORKING SPACE REQUIREMENTS ARE MET PER APPLICABLE CODES AND MANUFACTURER SPECIFICATIONS.
- ABOVE GROUND CONDUITS NEED TO BE SUPPORTED/FASTENED PER NEC 344, NEC 352, AND PER ATC CONSTRUCTION SPECIFICATIONS.
- THE FOLLOWING SIGNS SHALL BE INSTALLED AT TENANT SERVICE MAIN DISCONNECT PER NEC 702.7.
 - "CAUTION: TWO SOURCES OF SUPPLY STANDBY GENERATOR LOCATED OUTDOORS"
 - "WARNING: SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE IS ENERGIZED"

RODENT CONTROL AROUND GENERATOR ENVELOPE:

- INSTALL ALL PROVIDED SEALS, PLUGS, COVERS, ETC. IN GENERATOR AND FUEL TANK ENVELOPE. SEAL ALL REMAINING OPENINGS (EXCEPT NORMAL VENTING) WITH RODENT FOAM SEALANT. NO OPENING SHALL BE LARGER THAN 1/4 INCH ANY DIMENSION.
- SEAL ALL CONDUITS INCLUDING CONDUITS ENTERING GENERATOR EQUIPMENT, BOXES, ATTACHMENTS, ETC. WITH RODENT FOAM SEALANT.
- SEAL ALL CONDUIT ACCESS OPENINGS THROUGH CONCRETE PAD WITH CONCRETE.
- SLOPE GRAVEL BASE AT CONCRETE PAD PERIMETER FROM ABOVE PAD BASE TO EXISTING GRADE LEVEL TYPICAL ALL PERIMETER SIDES.

LEGEND	
⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACAL
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
— x —	CHAINLINK FENCE

APPROXIMATE TRENCH DISTANCES	
10'	POWER CONDUIT TRENCH



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	AM	06/22/22
1	LEASE AREA	AM	06/29/22

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370625

ATC SITE NAME:
OLD SAYBROOK

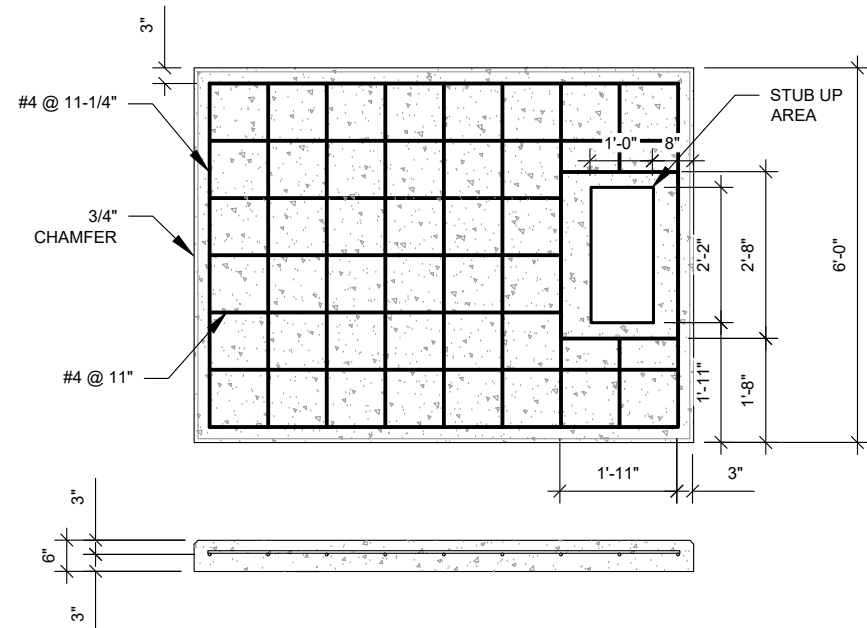
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 OLD SAYBROOK, CT 06475



DRAWN BY:	CB
DATE DRAWN:	06/22/22
ATC JOB NO:	14098398_M4

SITE PLAN	
SHEET NUMBER:	REVISION:
C-101	1

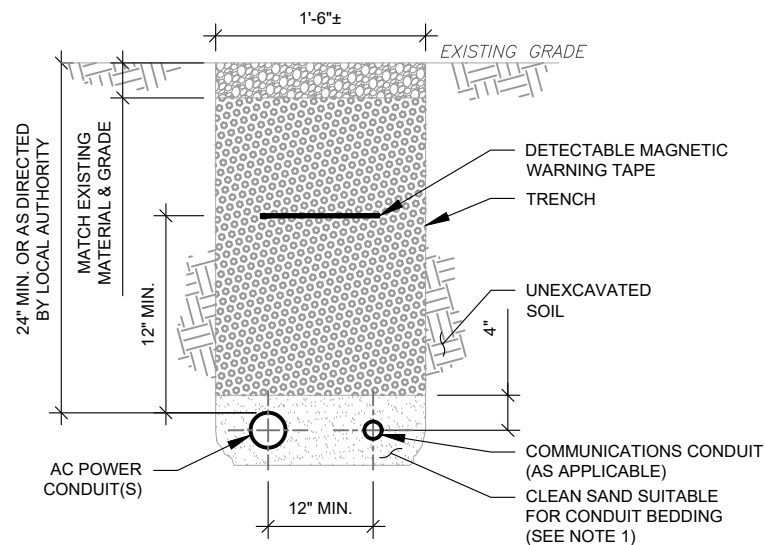
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PAD NOTES:

- PADS SHALL BE PRE-CAST MATCHING THIS DESIGN WHERE ALLOWED BY LOCAL JURISDICTION.
- PADS SHALL HAVE A MIN 28 DAY COMPRESSIVE STRENGTH AS SPECIFIED ON G-002, CONCRETE AND REINFORCING STEEL NOTES #3 REFER TO CONCRETE & REINFORCED STEEL NOTES ON SHEET G-002 & ATC CONSTRUCTION SPECIFICATION 033000 FOR CAST-IN-PLACE PADS.
- STUB UP AREA SHALL BE FILLED WITH QUIKRETE, OR APPROVED EQUAL, PRIOR TO FINAL SET OF GENERATOR ON PAD.
- AFTER FINAL SET OF GENERATOR ON PAD, GROUT ALL EXTERIOR OPENINGS AT PAD INTERFACE SO THAT FINISHED MAXIMUM OPENING SHALL BE 1/4 INCH.
- GROUT SHALL BE PER ATC CONSTRUCTION SPECIFICATION DIVISION 03, CONCRETE.

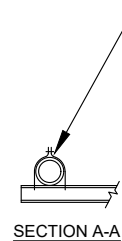
1 REINFORCED PAD LAYOUT
SCALE: N.T.S.



PAD NOTES:

- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. DELETRIOUS MATERIAL AND ORGANICS SHALL BE REMOVED.
- MECHANICALLY COMPACT FOOTPRINT OF PAD PLUS 2' PERIMETER USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. SEE ATC CONSTRUCTION SPECIFICATION 312000 ACCESS ROAD AND EARTH WORK.
- USE GALVANIZED HILTI EXPANSION ANCHORS OR, APPROVED EQUAL, FOR EQUIPMENT ANCHORAGE.
- FOR SIZE AND LOCATION OF ANCHORS AND OTHER REQUIREMENT, SEE EQUIPMENT VENDOR DRAWINGS.

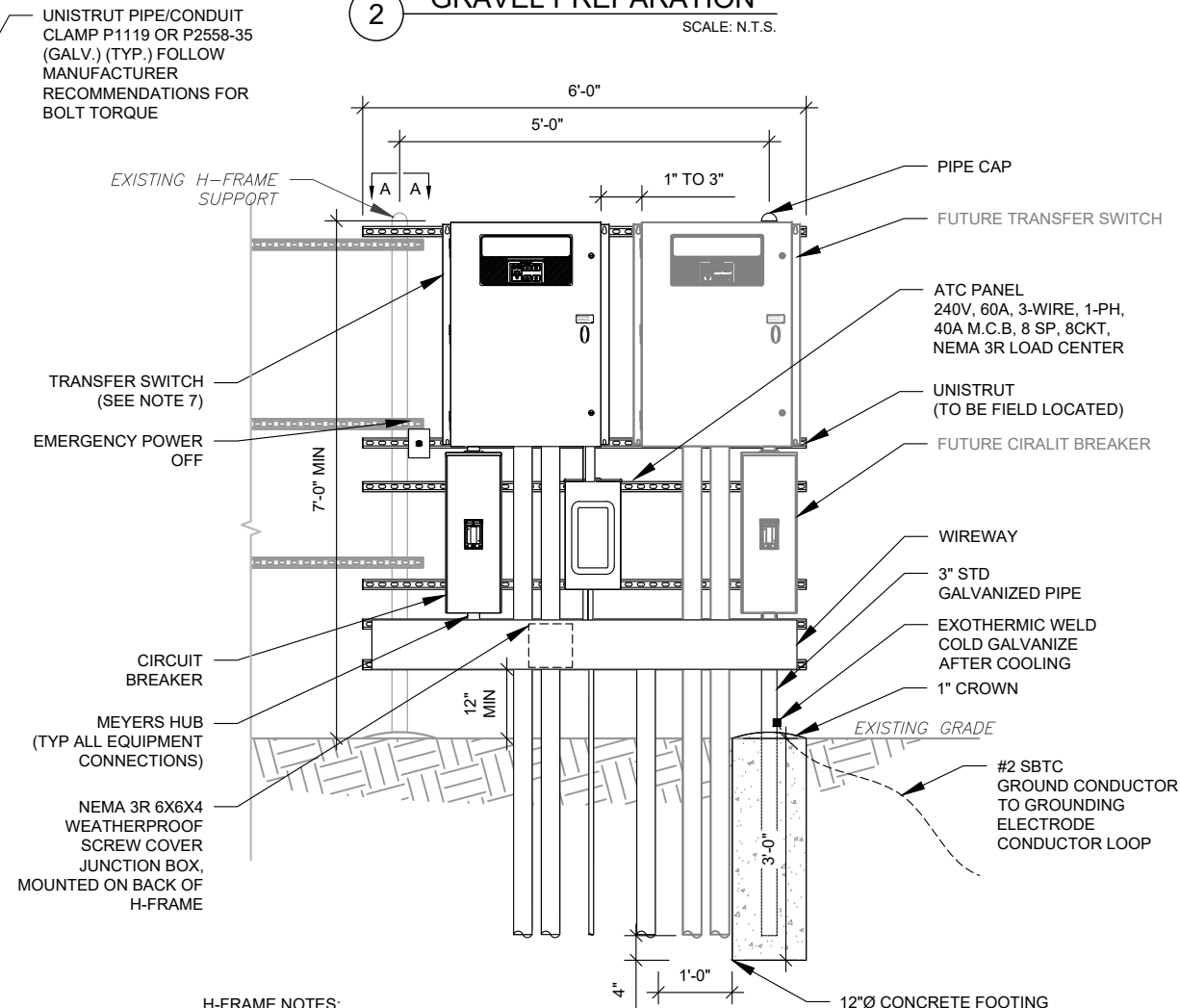
2 GRAVEL PREPARATION
SCALE: N.T.S.



TRENCH NOTES:

- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL.
- COMPACT IN 8" LIFTS USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING. SEE ATC CONSTRUCTION SPECIFICATION 312000 SECTION 3.15.
- IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
- CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

3 CONDUIT TRENCH DETAILS
SCALE: N.T.S.



H-FRAME NOTES:

- IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST SHALL BE REQUIRED.
- PROPOSED UNISTRUTS TO BE FIELD CUT AND SHALL NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
- SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
- UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
- ALL PROPOSED HARDWARE TO BE MOUNTED AND GROUNDED PER MANUFACTURERS SPECS
- ALL ITEMS ARE PROPOSED UNLESS OTHERWISE NOTED.
- LAYOUT H-FRAME & PROPOSED EQUIPMENT EXACTLY AS SHOWN TO ALLOW FOR FUTURE EQUIPMENT. ANY DEVIATIONS MUST BE APPROVED BY ATC CM, IN WRITING, NO EXCEPTIONS.
- FOOTINGS SHALL BE ONE OF THE FOLLOWING: USS POLECRETE STABILIZER SYSTEM, PRECAST CONCRETE (WHERE ALLOWED BY JURISDICTION) OR CAST IN PLACE. FOR PRECAST FOOTINGS, CONTRACTORS SHALL THOROUGHLY COMPACT THE PERIMETER (2' MIN) OF FOOTING WITH MECHANICAL PLATE TAMPER.

4 H-FRAME
SCALE: N.T.S.

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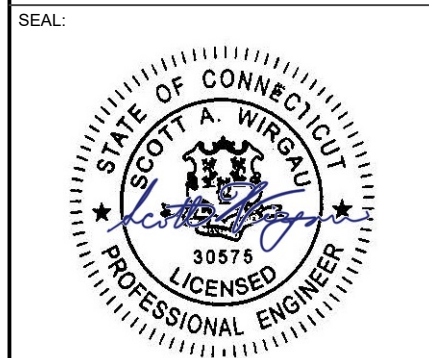
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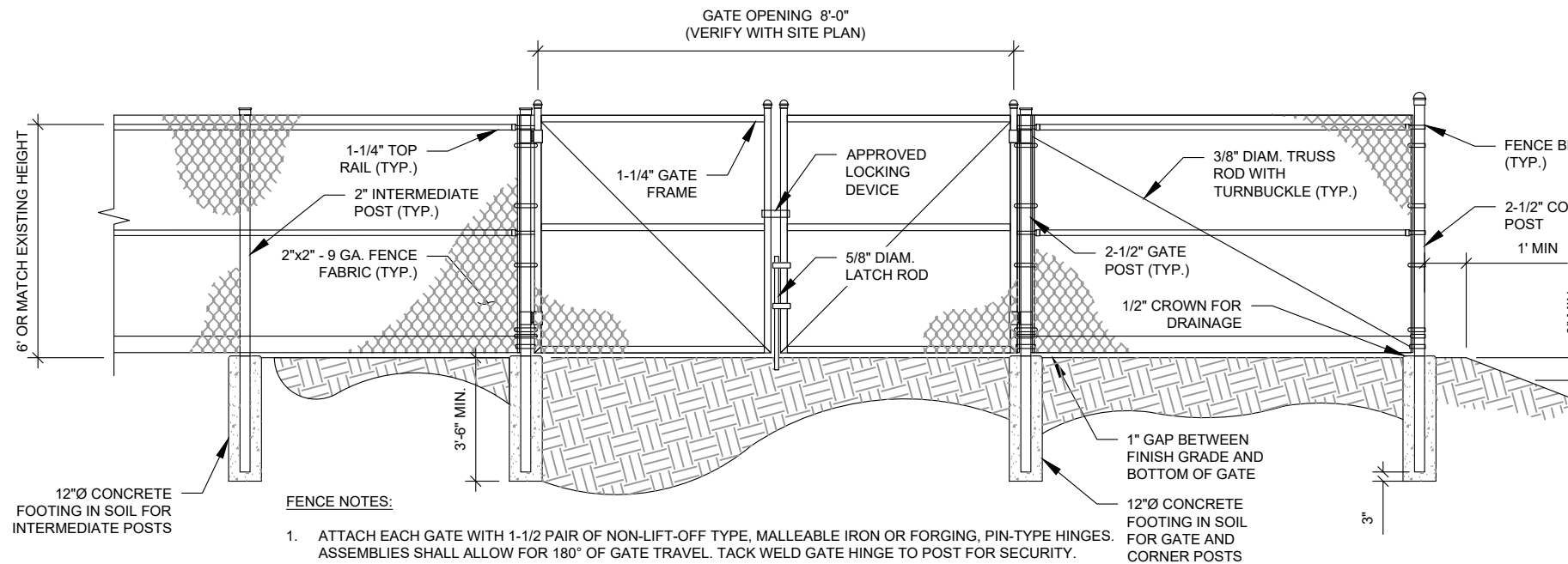
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DATE DRAWN:	06/22/22
ATC JOB NO:	14098398_M4

CONCRETE PAD DETAILS

SHEET NUMBER:	REVISION:
C-501	0



FENCE NOTES:

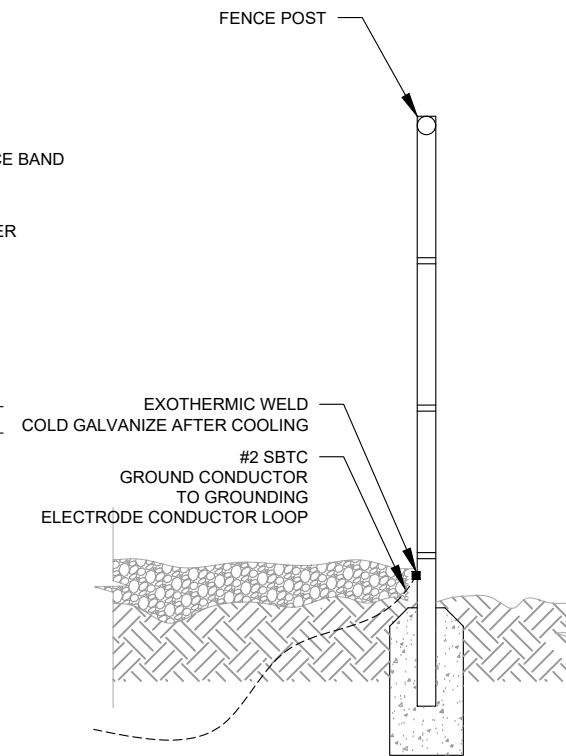
1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:

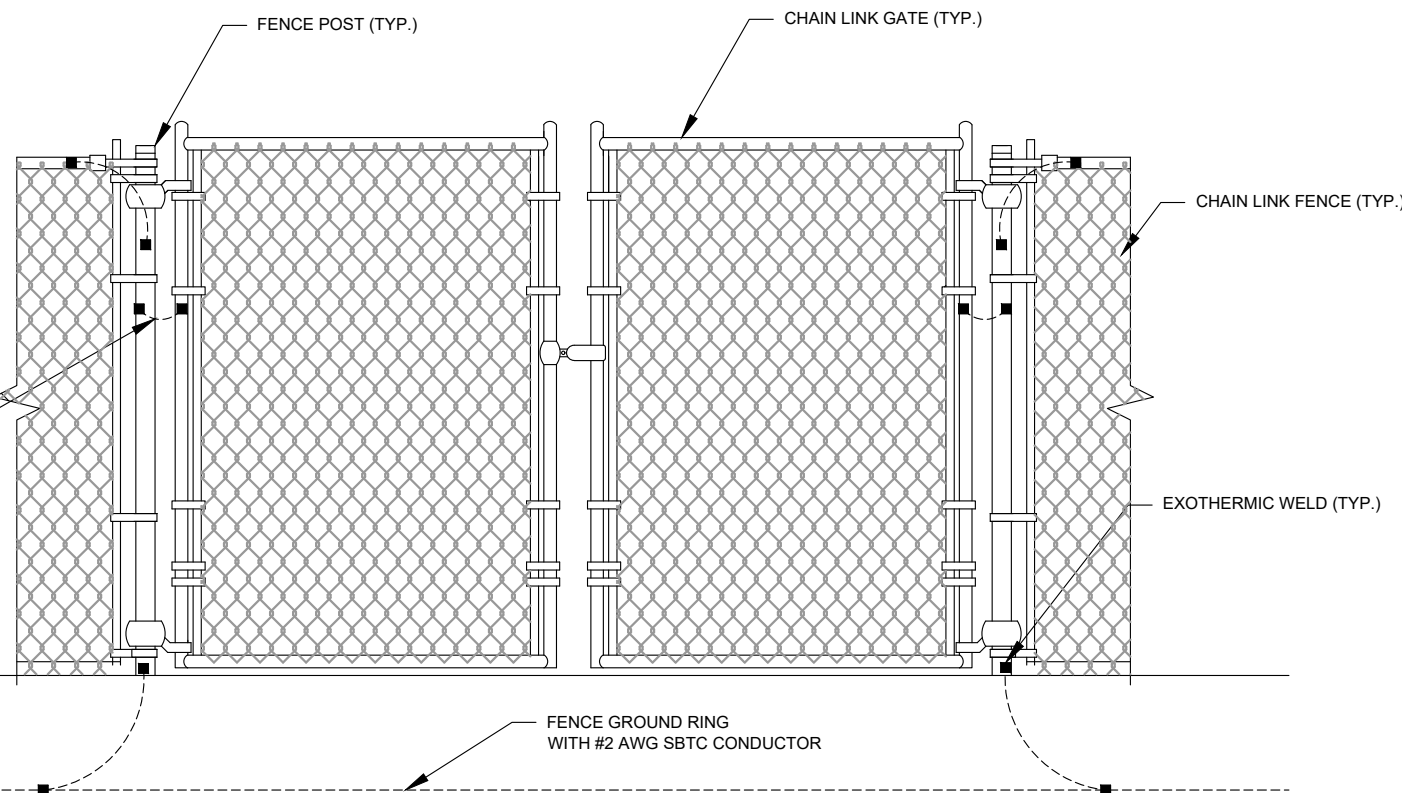
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

12"Ø CONCRETE FOOTING IN SOIL FOR INTERMEDIATE POSTS

1 GATE AND FENCE DETAIL
SCALE: N.T.S.

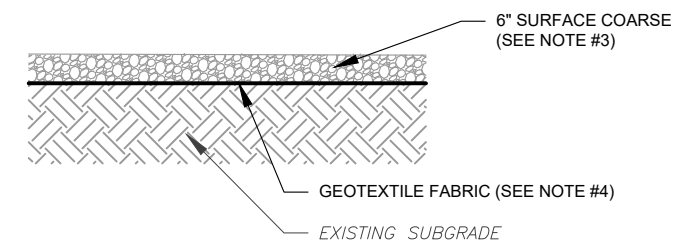


2 FENCE POST GROUNDING DETAIL
SCALE: N.T.S.



GATE SHALL BE BONDED TO FENCE USING 2 STR - 24" THERMOWELD GATE JUMPER #38-5532-234 OR SIMILAR

3 GATE AND FENCE GROUNDING DETAIL
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE 2006 IBC. REVIEW WITH PROJECT MANAGER AND GEOTECT PRIOR TO CONSTRUCTION.
3. SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 1 1/2" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE. COMPACT TO 95% OF MAXIMUM DRY DENSITY.
4. PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE: APPROVED PRODUCTS ARE US FABRICS: US 200 AND TENCATE: 160N. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER CONSTRUCTION SPECIFICATIONS.

4 COMPOUND CROSS SECTION
SCALE: N.T.S.



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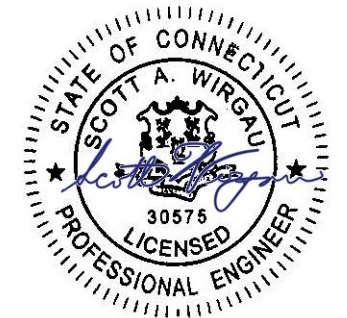
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370625

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SITE ADDRESS:
77 SPRINGBROOK ROAD
OLD SAYBROOK, CT 06475

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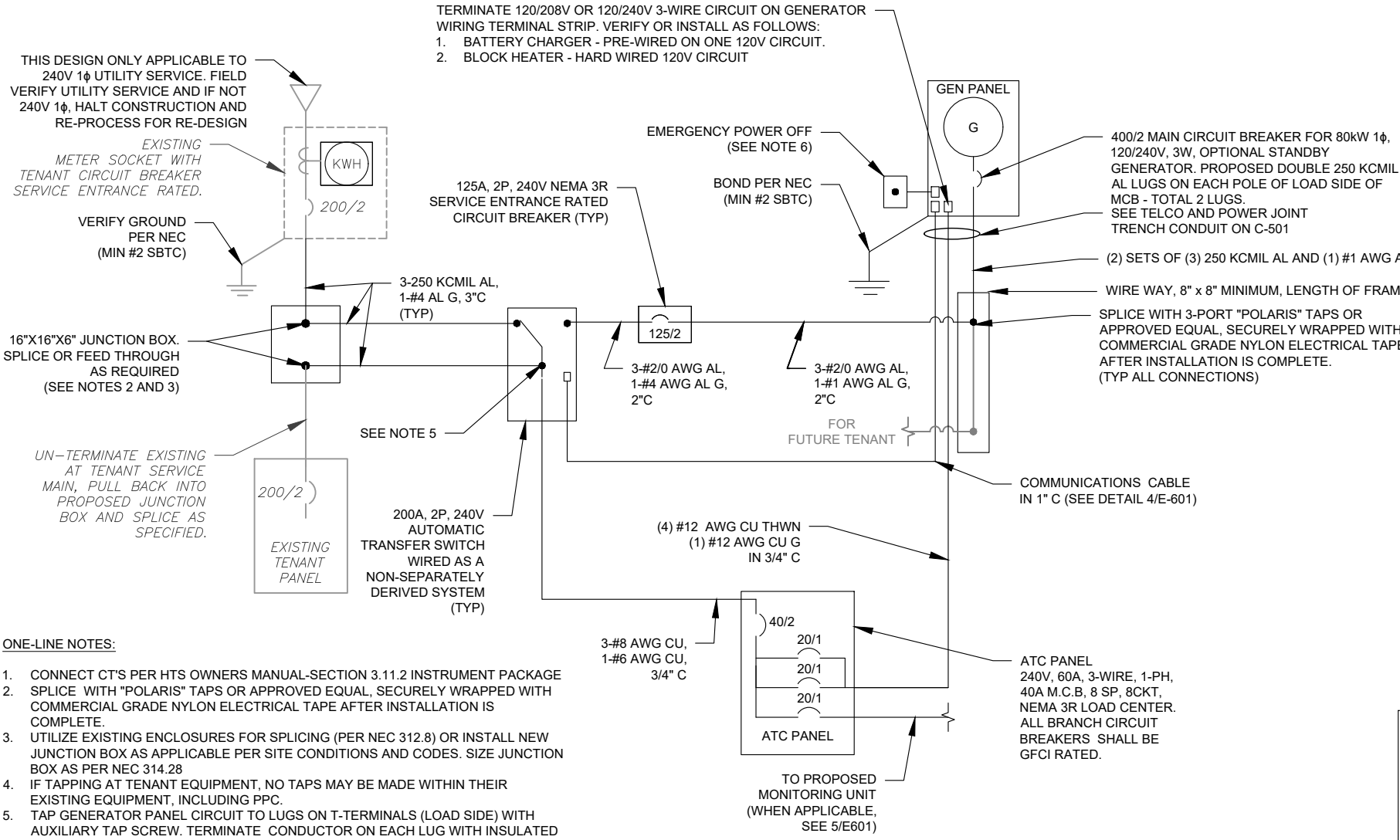


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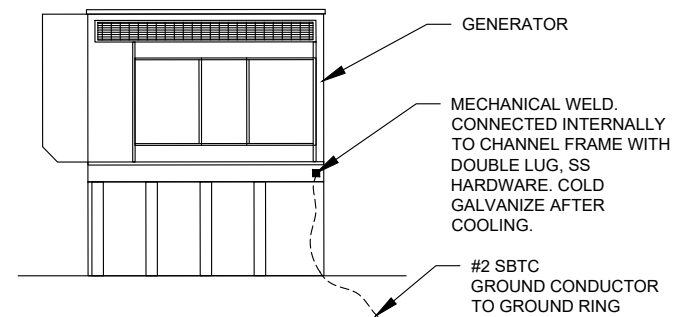
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1 ELECTRICAL ONE-LINE DIAGRAM
SCALE: NOT TO SCALE

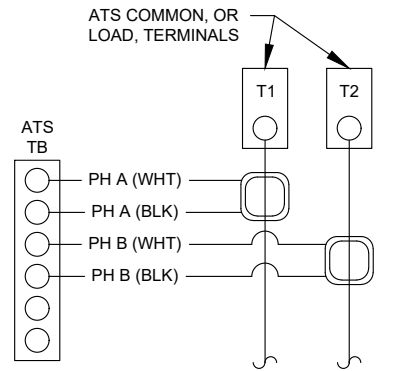
- ONE-LINE NOTES:**
- CONNECT CT'S PER HTS OWNERS MANUAL-SECTION 3.11.2 INSTRUMENT PACKAGE
 - SPLICE WITH "POLARIS" TAPS OR APPROVED EQUAL, SECURELY WRAPPED WITH COMMERCIAL GRADE NYLON ELECTRICAL TAPE AFTER INSTALLATION IS COMPLETE.
 - UTILIZE EXISTING ENCLOSURES FOR SPLICING (PER NEC 312.8) OR INSTALL NEW JUNCTION BOX AS APPLICABLE PER SITE CONDITIONS AND CODES. SIZE JUNCTION BOX AS PER NEC 314.28
 - IF TAPPING AT TENANT EQUIPMENT, NO TAPS MAY BE MADE WITHIN THEIR EXISTING EQUIPMENT, INCLUDING PPC.
 - TAP GENERATOR PANEL CIRCUIT TO LUGS ON T-TERMINALS (LOAD SIDE) WITH AUXILIARY TAP SCREW. TERMINATE CONDUCTOR ON EACH LUG WITH INSULATED RING TERMINAL PROPERLY SIZED.
 - EMERGENCY POWER OFF PUSHBUTTON IN WEATHERPROOF ENCLOSURE FOR REMOTE SHUTDOWN OF GENERATOR ENCLOSURE. FURNISHED BY GENERATOR MANUFACTURER AND INSTALLED BY CONTRACTOR. CONNECT TO Y TERMINALS LOCATED NEAR TB2 VIA 2#18 AWG WIRES IN 1/2" LFMC.



GENERATOR INSTALLATION NOTE:
INSTALL GENERATOR AND TRANSFER SWITCH WITH ALL SUPPLIED ACCESSORIES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESSORIES FOR THE EXHAUST SYSTEM, FUEL SYSTEM, ENCLOSURE INTEGRITY (CAPS, PLUGS, COVERS, ETC.), ELECTRICAL CONNECTIONS, AND GROUNDING CONNECTIONS.

2 GENERATOR GROUNDING
SCALE: NOT TO SCALE

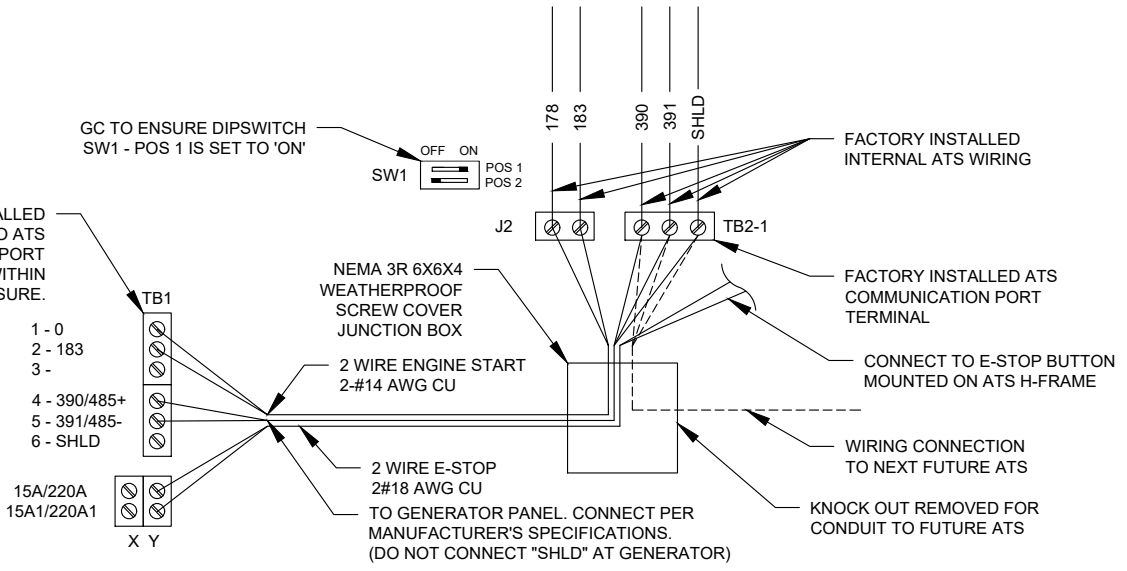
DEMAND LOAD CALCULATION	
GENERATOR LOADS	2.5 KW
TENANT PANEL DEMAND LOADS	25.0 KW
TOTAL DEMAND LOADS (KW)	27.5 KW
TOTAL DEMAND CURRENT (A)	114.5 A
AT 120/240V, 1PH, 3W	



- CT NOTES:**
- CT'S FURNISHED BY GENERATOR MANUFACTURER WITH LEAD WIRE OPTION, 200:1 AMP RATIO.
 - WIRING SHOWN FOR SINGLE PHASE TENANT LOAD ON PHASES A-B. ADJUST ACCORDINGLY FOR INDIVIDUAL SITES THAT ARE BALANCING THREE PHASE SERVICES.
 - 1-PHASE: MOUNT ONE CT WITH WHITE DOT FACING AWAY FROM, AND OTHER CT WITH WHITE DOT FACING TOWARDS, THE ATS TERMINAL CONNECTIONS
 - 3-PHASE: MOUNT ALL CT'S WITH WHITE DOTS ALL FACING AWAY FROM THE ATS TERMINAL CONNECTIONS

3 CT WIRING DIAGRAM
SCALE: NOT TO SCALE

- NOTES:**
- INSTALL NETWORK OPERATING CENTER (NOC) MONITORING COMMUNICATION SYSTEM (RMC-700) ON MAIN UTILITY H-FRAME. THE RMC-700 IS FURNISHED BY ATC, COMPLETE WITH MOUNTING BRACKETS.
 - INSTALL EXTERNAL ANTENNA KIT (FURNISHED BY ATC). ANTENNA MOUNTS TO KENTROX ENCLOSURE OR MOUNTED TO H-FRAME. FEED CABLE THROUGH RMC-700 ENTRY PORT #3 AND CONNECT TO ANTENNA PORT TX/RX. HAND TIGHTEN ONLY. LEAVE POWER AND DATA CABLES IN RMC-700 UNCONNECTED FOR COMMISSIONING TEAM
 - BRANCH CIRCUIT WIRING FOR MONITORING DEVICE SHALL BE 2-#12 AWG CU, 1-#12 AWG CU G, IN 3/4" C.



4 COMMUNICATIONS CABLE DETAIL
SCALE: NOT TO SCALE

5 PROPOSED MONITORING
SCALE: NOT TO SCALE

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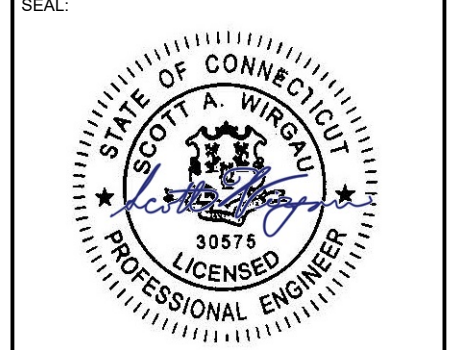
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DATE DRAWN: 06/22/22
ATC JOB NO: 14098398_M4

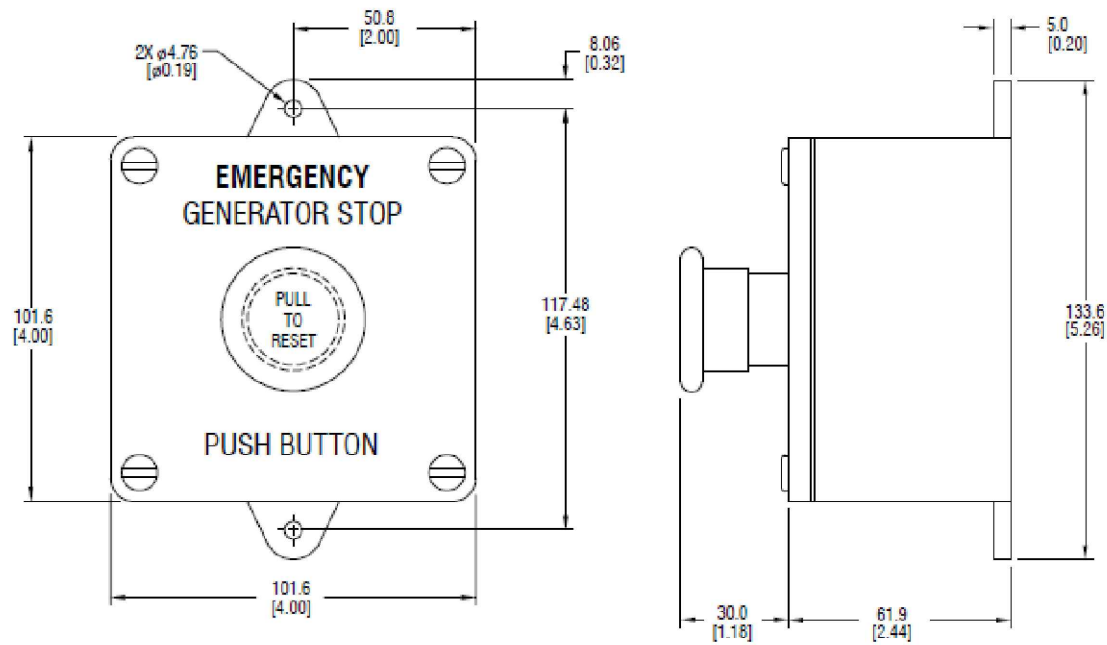
ELECTRICAL ONE-LINE AND WIRING DETAILS

SHEET NUMBER:
E-601

REVISION:
0

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REMOTE EMERGENCY STOP SWITCH SURFACE MOUNT, H-PANEL



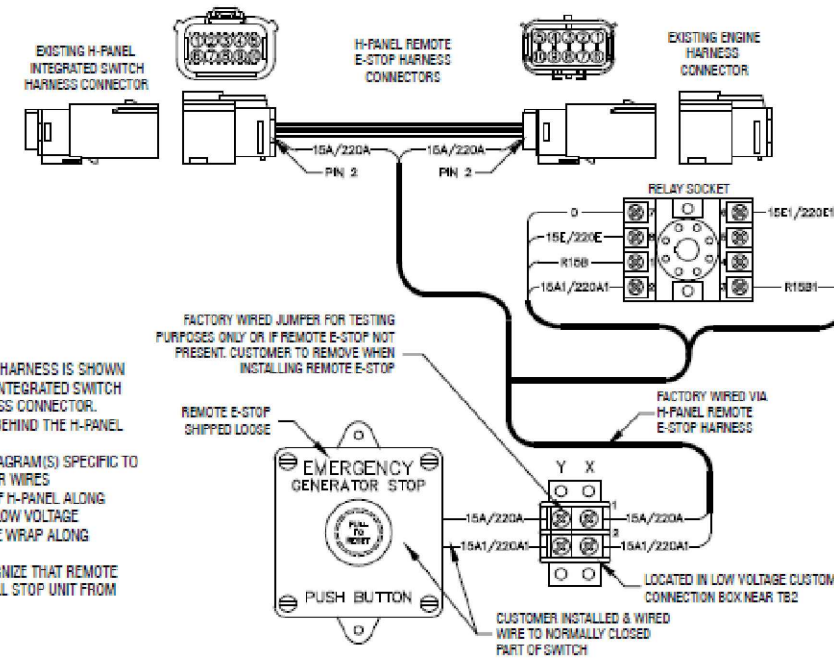
- MANUFACTURER: PILLA ELECTRICAL PRODUCTS, INC.
- MODEL SG120
- GENERAC PART NUMBER 061120E
- SURFACE MOUNT, NEMA 4X
- NONMETALLIC BACKBOX

DIMENSIONS: mm [INCHES]

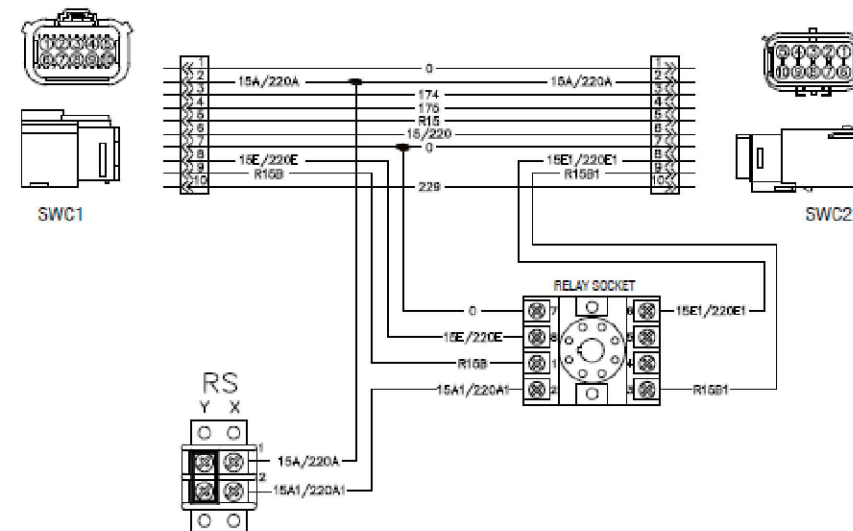
GENSET CONTROLS

1 OF 2

REMOTE EMERGENCY STOP SWITCH SURFACE MOUNT, H-PANEL



- NOTES:
- 1) THE H-PANEL REMOTE E-STOP HARNESS IS SHOWN IN POSITION BETWEEN EXISTING INTEGRATED SWITCH CONNECTOR AND ENGINE HARNESS CONNECTOR. CONNECTION POINT IS LOCATED BEHIND THE H-PANEL HINGED COVER
 - 2) SEE WIRING OR SCHEMATIC DIAGRAM(S) SPECIFIC TO UNIT FOR INFORMATION ON OTHER WIRES
 - 3) FACTORY RUNS WIRING OUT OF H-PANEL ALONG ENGINE HARNESS THAT ENTERS LOW VOLTAGE CUSTOMER CONNECTION BOX. TIE WRAP ALONG HARNESS AS NEEDED.
 - 4) THE H-PANEL WILL NOT RECOGNIZE THAT REMOTE E-STOP WAS ACTIVATED, BUT WILL STOP UNIT FROM RUNNING



GENSET CONTROLS

2 OF 2

SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



STANDBY POWER RATING
 80 kW, 100 kVA, 60 Hz

PRIME POWER RATING*
 72 kW, 90 kVA, 60 Hz

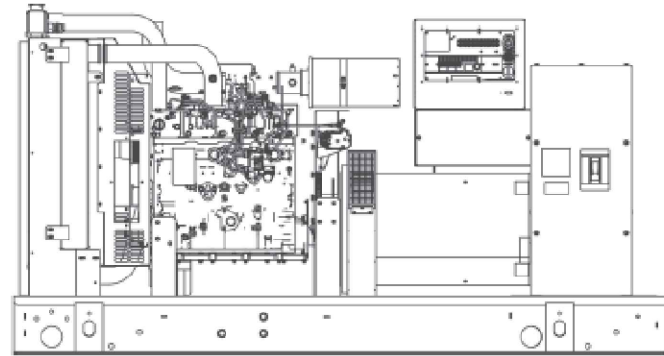


Image used for illustration purposes only



*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the U.S. or its Territories.

**Certain options or customization may not hold certification valid.

CODES AND STANDARDS

Generac products are designed to the following standards:

UL2200, UL508, UL142, UL498

NFPA70, 99, 110, 37

NEC700, 701, 702, 708

ISO9001, 8528, 3046, 7637, Pluses #2b, 4

NEMA ICS10, MG1, 250, ICS6, AB1

ANSI C62.41

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

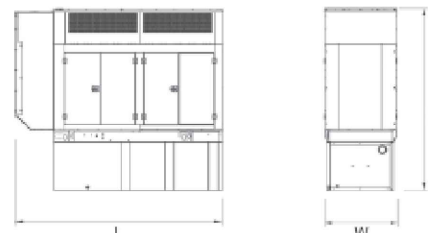
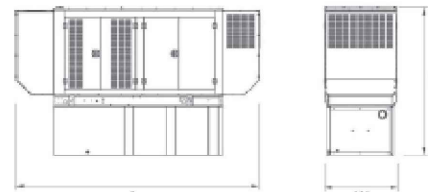
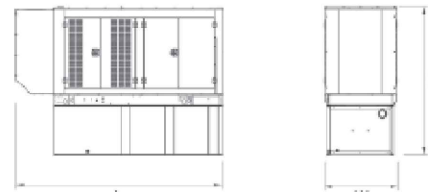
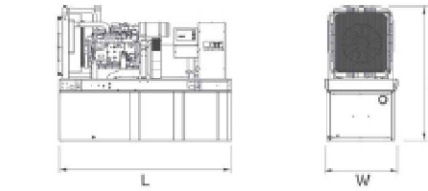
Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD080 | 4.5L | 80 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*



YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

OPEN SET

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Tank & Open Set
NO TANK	-	93 (2362.2) x 40 (1016) x 49 (1244.6)	2425 (1100)
13	79 (299)	93 (2362.2) x 40 (1016) x 62 (1574.8)	2947 (1201)
30	189 (715.4)	93 (2362.2) x 40 (1016) x 74 (1879.6)	3183 (1444)
48	300 (1135.6)	93 (2362.2) x 40 (1016) x 86 (2184.4)	3407 (1545)
56	350 (1325)	110 (2794) x 40 (1016) x 86 (2184.4)	NA
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 86 (2184.4)	3790 (1719)
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 86 (2184.4)	4269 (1936)

STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 56 (1422.4)		
13	79 (299)	112 (2844.8) x 41 (1041.4) x 69 (1752.6)		
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 81 (2057.4)		
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)	425 (193)	155 (70)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)		
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 93 (2362.2)		
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 93 (2362.2)		

LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	130 (3302) x 41 (1041.4) x 56 (1422.4)		
13	79 (299)	130 (3302) x 41 (1041.4) x 69 (1752.6)		
30	189 (715.4)	130 (3302) x 41 (1041.4) x 81 (2057.4)		
48	300 (1135.6)	130 (3302) x 41 (1041.4) x 93 (2362.2)	450 (204)	285 (129)
56	350 (1325)	130 (3302) x 41 (1041.4) x 93 (2362.2)		
81	510 (1930.5)	130 (3302) x 47 (1193.8) x 93 (2362.2)		
93	589 (2229.6)	130 (3302) x 49 (1244.6) x 93 (2362.2)		

LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 69 (1752.6)		
13	79 (299)	112 (2844.8) x 41 (1041.4) x 82 (2082.8)		
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 94 (2387.5)		
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)	625 (284)	395 (180)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)		
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 106 (2692.4)		
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 106 (2692.4)		

*All measurements are approximate and for estimation purposes only. Sound dBA can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53187
 P: (262) 544-4811 | © 2017 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. DK5092
 Rev. F 01/26/17

SPEC SHEET

1 OF 6

SPEC SHEET

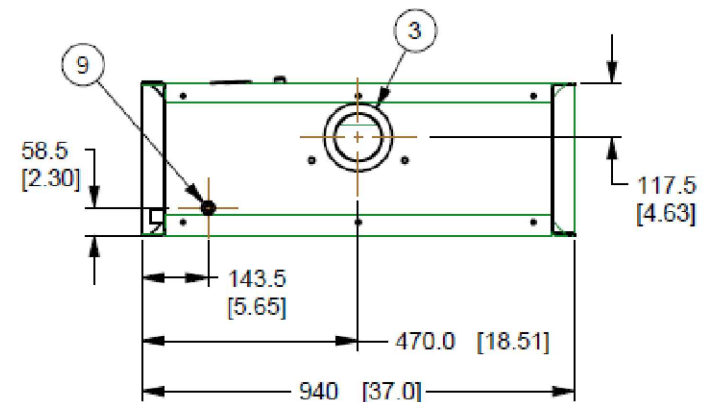
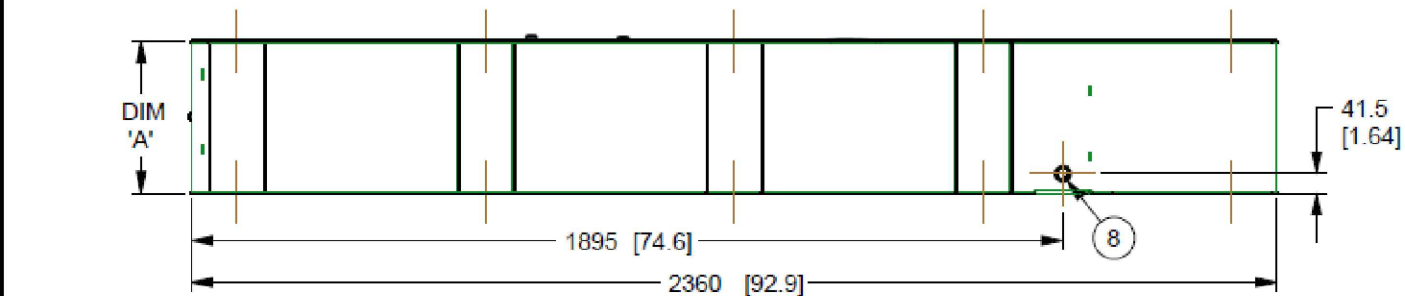
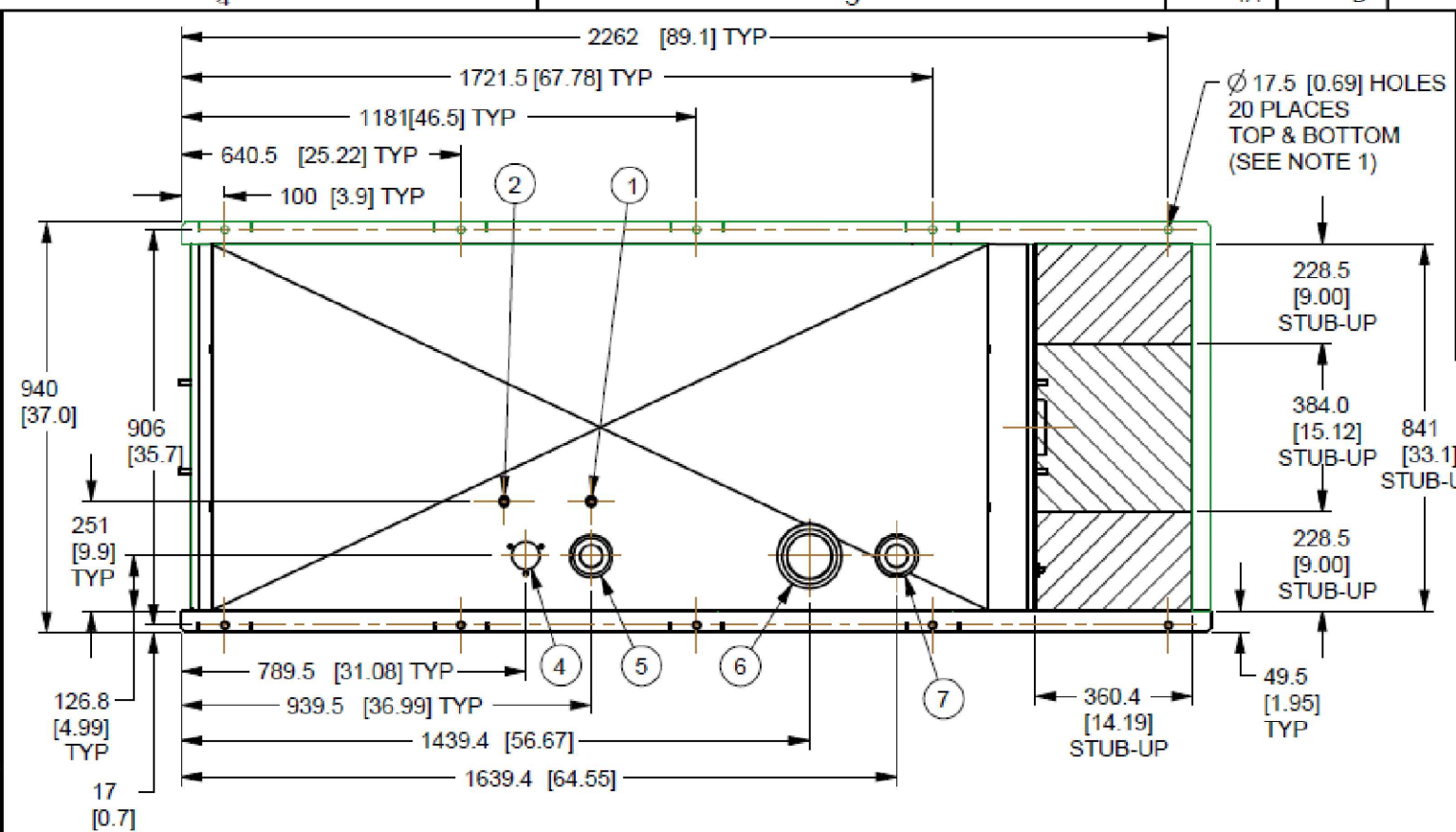
6 OF 6

I/N	TANK FITTING	FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	3/8" NPT COUPLING	FUEL RETURN
3	4" NPT WELD FLANGE	EMERGENCY VENT
4		FUEL VENT
5	2" NPT WELD FLANGE	FUEL FILL
6	4" NPT WELD FLANGE	EMERGENCY VENT (INNER)
7	2" NPT WELD FLANGE	VENT
8	3/4" NPT COUPLING	DRAIN
9	Ø 22 MM HOLE	LEAK DETECTOR

CAPACITY SHOWN: LITER [GALLONS]
 WEIGHT SHOWN: KILOGRAMS [POUNDS]
 LENGTH SHOWN: MM [INCH]
 UL #142 LISTED
 ULC-S601 LISTED

NOTES:
 1. MOUNTING BOLTS OR STUDS TO MOUNT BASE TANK TO CONCRETE SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS)

LOW VOLTAGE STUB-UP
 HIGH VOLTAGE STUB-UP



TANK P/N	OJ18430ST03	OJ18440ST03	OJ18450ST03
DIM 'A'	330 [13]	635 [25]	940 [37]
TOTAL TANK CAPACITY	318 [84]	734 [194]	1154 [305]
USABLE TANK CAPACITY	299 [79]	716 [189]	1134 [300]
DRY WEIGHT (EST)	237 [522]	344 [758]	445 [982]

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

GENERAC

TITLE
 INSTALL B-GROUP BASE TANKS

ISSUE DATE: 02/04/11

SIZE B	CAGE NO N/A	DWG NO OJ4211	REV D
SCALE 0.075	WT-KG 240.954	SHEET 1 of 1	

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ELECTRONICALLY APPROVED
 INSIDE WINDCHILL

INSTALLATION DRAWING

1 TANK

SUPPLEMENTAL

SHEET NUMBER:
R-603

REVISION:
0

Attachment C

Original Approval

TOWN OF OLD SAYBROOK, CONNECTICUT
302 Main Street, Old Saybrook, CT 06475 Phone - 860-395-3130, Fax - 860-395-1216

FOR OFFICE USE: MAP: 58 LOT: 17-1 Building Permit # 24780
FM# 2899 ZC# 05-05-6 Date Received: 4.21.08
FLOOD ZONE: _____

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT:

LOCATION: 77 SPRINGBROOK ROAD, OLD SAYBROOK, CT

TYPE OF IMPROVEMENT: Construction of a 175' tower w/ Verizon
collocation and demo of existing Guyed Tower

ROOFING -- # SQUARES _____ RIP - YES _____ NO _____
PROPOSED USE: Communications / Commercial

(Residence, Store, Commercial, etc.)

INCLUDE SITE PLAN FOR ALL NEW CONSTRUCTION

COST:

Improvement: \$ 138,000
Electrical: \$ 12,000 CRS# - Lic Provided when
Plumbing: \$ _____ pulling Elect. Permit
Heating, A.C.: \$ _____

TOTAL: \$ 150,000

OWNER OR LESSEE National Tower for Crossroads Communications of Old Saybrook, LLC
Mailing Address: Park Place West, 352 Park St. Suite 101
North Reading, MA 01864 Phone# 781-389-6909

CONTRACTOR: Bell Atlantic Inc. / Verizon
Address: 99 East River Drive, 9th Floor, East Hartford CT 06108

LICENSE NUMBER 900296 Phone# 860-982-4246

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce provisions of the code(s) applicable to such permit.

Any application for which a permit has not been issued within 120 days of the date of application shall be considered void and any fees associated with that application will be forfeited.

Signature of Applicant: [Signature] Phone# 781-389-6909

Address: 352 Park Street, Suite 101
North Reading MA 01864

FOR OFFICE USE: BUILDING PERMIT FEES 1539 PAID ISSUED ON: _____
(Includes \$.16 per \$1000 educational training fee)

APPROVED BY: [Signature] 4/28/08 Building Official/Date

NOTE: No accessory structures included in this permit

TYPE: 28 USE GROUP: B SEASONAL: _____
NOTE: WORK MUST BEGIN WITHIN 180 CALENDAR DAYS

OVER FOR ADDITIONAL INFORMATION

ORIGINAL [Stamp]

etc
24-

TO: ZONING ENFORCEMENT OFFICER Date Rec'd: 3/18/05
TOWN OF OLD SAYBROOK

Application Fee: 215.
Application No: 03-056

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

BLDG. PERMIT: YES NO

General Information 157

Applicant's Name: Crossroads Communications of Old Saybrook, LLC Tel. No. 860-388-1420
Applicant's Address: 49 North Seir Hill Road, Norwalk, CT 06850
Owner's Name: Crossroads Communications of Old Saybrook, LLC
Owner's Address: same
Property Location (Street Name) 77 Springbrook Road Subdivision n/a
Assessor's Map # 58 and Lot # 17-1 & 17-2 Zoning District B-2
Corner Lot (yes/no); Square Footage of Lot .56 ac Street Width

25.
50.
90.
state

Environmental Information

Type of Water Supply: Public Well
Is Property located in Flood Zone "A"? Yes No
Is Property located in Flood Zone "V"? Yes No
Is Property located in Conservation Zone? Yes No
Is Property located in Inland Wetlands? Yes No
Aquifer District? Yes No
Is the Property considered to be a Coastal Boundary as defined in Section 4(b) of Public Act 79-535 (The Connecticut Coastal Management Act) Yes No
Is an Erosion/Sediment Control Plan Required? Yes No

Existing Use

Describe Existing Use: Structure(s); height; square footage of each floor
WLIS building and associated 182 foot tower with guy wires extending to adjacent property.

Proposed Use

Describe Proposed Use: Structure(s); height; square footage of each floor
WLIS building and associated 175 foot monopole tower. Starting Date: ASAP

Par. 72.7.6 Measurements and Certifications: Prior to issuance of a CERTIFICATE OF ZONING COMPLIANCE, the applicant shall furnish to the Zoning Enforcement Officer a plot plan, or a SITE DEVELOPMENT PLAN, if applicable, certified by a land surveyor licensed to practice in the State of Connecticut, showing the location and setback distances for buildings and structures on the lot as built.

I acknowledge that it is the owner's and agent's responsibility to conform to all the Zoning Regulations in the Town of Old Saybrook.

Signature: Applicant/Agent Address: 210 Main Street, Old Saybrook, CT 388-4464 Date: 3/18/05

Required Reviews

Section II REPORT BY ENVIRONMENTAL HEALTH DEPARTMENT
Septic System/Water Supply approved by: [Signature] Date: 3/15/05

Section III APPLICATION FOR FLOOD AREA HAZARD PERMIT (See Par. 54.1) Yes No
Flood Hazard Permit # Approved By Date

Section IV COASTAL SITE PLAN APPLICATION (See Par. 72.3.2) ZC granted extension on 3/7/07 for 1 yr to SPEX permit. ZBA granted variances of use, height and non-conformity use.

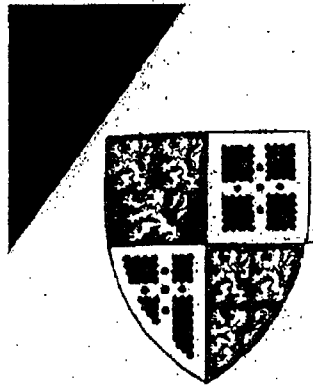
Section V APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE IS APPROVED DENIED enlargement.
PURSUANT TO SECTIONS ZC+ZBA Approved
Zoning Enforcement Officer: [Signature] Date: 4/21/08 monopole for radio use

CERTIFICATE OF ZONING COMPLIANCE

I CERTIFY THAT THE USES AND STRUCTURES ESTABLISHED UNDER THIS APPLICATION HAVE BEEN EXAMINED AND MEET THE REQUIREMENTS OF THE OLD SAYBROOK ZONING REGULATIONS.

Zoning Enforcement Officer: [Signature] Date: 2-15-11

* Height measurement verified by FAA-ZC Certification.



TOWN OF OLD SAYBROOK **FILE COPY**
Land Use Department

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-3125

COPY

TO: TOWN CLERK
TOWN OF OLD SAYBROOK
302 MAIN STREET
OLD SAYBROOK, CT 06475

SPECIAL EXCEPTION PERMIT

Notice is hereby given that the Zoning Commission, Town of Old Saybrook, has granted a SPECIAL EXCEPTION PERMIT to Crossroads Communications of Old Saybrook, LLC following a Public Hearing completed on September 3, 2002.

Said SPECIAL EXCEPTION PERMIT applies to construction of a 175 foot monopole tower at 77 Springbrook Road, Map 58/Lots 17-1 & 17-2, B-2 Zone and is subject to the following stipulations:

- 1) that the grading of the tower and driveway be revised and submitted to the town engineer subject to his approval;
- 2) that a site restoration cash bond in the amount of \$1400 and a sedimentation control cash bond in the amount of \$500 be submitted prior to commencement.

This SPECIAL EXCEPTION is required under Section 52 of the Old Saybrook Zoning Regulations.

Pursuant to Chapter 124, Section 8-3d, Statutes Governing Municipal Planning and Zoning, revised to January 1, 1995, this SPECIAL EXCEPTION shall be recorded in the Office of the Town Clerk.

Certified: *Carol Suits*
Carol Suits, Administrative Assistant
Land Use Department

Dated: September 6, 2002

Received for Record at Old Saybrook, Ct
On 11/30/2005 At 3:01:05 pm

William C. ...

Attachment D

Underlying Land Lease Agreement - Redacted

LAND LEASE AGREEMENT

This Land Lease (hereinafter referred to as the "Agreement" or the "Lease") is effective on the last day executed below by and between Crossroads Communications of Old Saybrook, LLC, a limited liability company, having an address of 157 North Seir Hill Road, in the Town of Norwalk, County of Fairfield, State of Connecticut 06850 (hereinafter referred to as the "Lessor") and National Tower, LLC, Park Place West, 352 Park Street, Suite 101, North Reading, MA 01864 (hereinafter referred to as the "Lessee").

1. Premises and Property

(a) Leased Area: For good and valuable consideration in the amount of One Hundred Dollars (\$100.00), the receipt of which Lessor hereby acknowledges, Lessor leases to Lessee approximately five thousand square feet (5,000) of land (hereinafter referred to as the "Leased Area"), together with a non-restricted easement for reasonable access thereto and the right to install, replace and maintain utility wires, poles, cables, conduits and pipes, as depicted on Exhibit A attached hereto (hereinafter referred to as the "Leased Premises" or "Premises"), within the property commonly known on the Assessor's maps for the Town of Old Saybrook, as Map 58, Lots 17-1 & 17-2, and having an address of 77 Springbrook Road, in the Town of Old Saybrook, County of Middlesex, State of Connecticut (hereinafter referred to as the "Property"). A legal description of the Property is attached hereto as Exhibit B.

(b) Survey: Lessor also hereby grants Lessee the right to survey the Property and the Premises at Lessee's cost. When completed and certified, the survey will automatically replace Exhibit A and be made a part hereto. In the event of any discrepancy between the description of the Premises contained herein and the survey, the survey will control.

(c) Tower and Structures: The Premises will be utilized by Lessee to construct, support, operate, and remove a wireless communications facility, comprised of a communications tower (hereinafter referred to as the "Tower"), antennas, cables, and related structures and improvements (hereinafter referred to as the "Structures"), as permitted and described in Section 11 of this Lease. Lessee shall commence construction of the Tower at Lessee's sole cost following results satisfactory to Lessee of the items set forth on the Due Diligence Checklist as depicted on Exhibit A-1 attached hereto and incorporated herein and upon full execution of an agreement with a Broadband Carrier that includes a date certain for the commencement of rent.

(d) Permitted Use: Lessor represents and warrants that the proposed use of the Premises by Lessee will not violate any exclusive or other agreement that Lessor may have given or to which Lessor is a party or of which Lessor has actual or constructive knowledge.

2. Term

The initial term of this Lease will be five (5) years from the "Commencement Date" defined below (hereinafter referred to as the "Initial Term") and shall automatically renew for up to nine (9) additional terms of five (5) years (hereinafter referred to as "Renewal Term"), unless Lessee notifies Lessor of its intention not to renew not less than ninety (90) days prior to the commencement of the succeeding Renewal Term. The Initial Term and each successive Renewal Term shall collectively be referred to herein as the "Term".

3. Rent

(a) Rent: Rent for the Initial Term in the amount of _____ per month (hereinafter referred to as the "Rent"), will be paid in advance commencing on the first day of each month following Lessee's commencement of physical construction of the tower or rents received from any Broadband Sublessee (hereinafter referred to as the "Commencement Date"), by Lessee to the Lessor at the

place designated by the Lessor in writing. The annual rental amount for each succeeding year of this Agreement shall increase by _____ over the previous year's rental, effective upon each anniversary of the Commencement Date of this Agreement. The _____ increase will only apply to the base Rent outlined in Paragraph 3(a) above and will not include any Revenue Share outlined in Paragraph 3(b) and (c) below. Revenue Share as outlined below will be subject to the terms and conditions of each Sublease Agreement.

Lessee shall have no liability of any nature to Lessor for failure to sublet all or any portion of the Premises to any potential Broadband Sublessee.

Lessee shall use best efforts to ensure that the Lessor portion of broadband sublease revenues is remitted to Lessor in a timely manner. Lessee shall have no liability of any nature to Lessor for any Broadband Sublessee default, including early termination of any sublease or other default.

Lessee shall have no liability of any nature to Lessor for failure to sublet all or any portion of the Premises to any potential Non-Broadband Sublessee.

Lessee shall use best efforts to ensure that the Lessor's portion of non-broadband sublease revenues is remitted to Lessor in a timely manner. Lessee shall have no liability of any nature to Lessor for any Non-Broadband Sublessee default, including early termination of any sublease or other default.

(d) Existing Leases: Upon the Commencement Date as defined herein, Lessor shall assign to Lessee all existing leases or licenses on the existing tower.

4. Access

Lessor hereby grants to Lessee an easement (the "Easement") for access over the Property adjacent to the Premises for construction, reconstruction, operation, maintenance and removal of the Structures and the Premises, and for installation, construction, operation and maintenance of underground

and above-ground telephone, telegraph and power lines, required in connection with the use of the Premises. The term of this Easement will commence upon full execution of this Lease and will continue until the last to occur of (i) expiration of the Term, or (ii) removal by Lessee of all of its property from the Premises after the expiration of the Term. The location and configuration of the Easement will be agreed upon by the parties within ten (10) business days after the Lessee's approval of the survey. The Easement shall be included in any recorded Memorandum or Short Form of this Lease. In addition, at Lessee's request and expense, this Easement will be set forth in a separate easement agreement which Lessor and Lessee agree to execute and which Lessee will have recorded as an encumbrance on the Property. In all events, the Easement and this Lease shall be binding upon all subsequent owners, successors and assigns.

Lessee shall have at all times during the Term the right of access to and from the Premises and all utility installations servicing the Premises on a twenty-four (24) hour per day, seven (7) day per week basis, on foot or by motor vehicle, including trucks, necessary for its use and for the installation and maintenance of utility wires, cables, conduits, and pipes over, under and along the right-of-way extending from the nearest accessible public right-of-way.

5 Utilities and other Operating Expenses

Lessee and its subtenants will pay for all power, telephone services, and all other public utilities furnished to the Premises and used by Lessee throughout the term hereof, and all other costs and expenses of every kind whatsoever in connection with the use, operation and maintenance of the Premises and all activities conducted thereon. Lessee reserves the right to bring in emergency power in the case of power failure.

6 Title and Quiet Possession

(a) Lessor represents and warrants that Lessor owns the Premises in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature, except for those as set forth below on Exhibit C attached hereto.

(b) Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict or impair the leasing of the Premises or use or occupancy thereof in accordance with the terms and conditions of the Lease. See also Owner's Form Title Insurance Affidavit attached hereto as Exhibit D. Lessor represents and warrants to Lessee that Lessor has the full right to make this Lease and that Lessee will have quiet and peaceful possession of the Premises throughout the term.

(c) At its discretion, Lessee shall obtain its own Title Insurance at its sole costs.

7 Subordination and Non-disturbance and Attornment

Lessor shall obtain not later than thirty (30) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At Lessor's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by Lessor which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to Lessee being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, Lessor shall obtain for Lessee's benefit a non-disturbance and attornment agreement for Lessee's benefit in the form reasonably satisfactory to Lessee, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize Lessee's right to remain in occupancy of and have access to the Premises as long as Lessee is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Agreement, (2) fulfill Lessor's obligations under the Agreement, and (3) promptly cure all of the then-existing Lessor defaults under the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the

subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, Lessee will execute an agreement for Lender's benefit in which Lessee (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property, (3) agrees to give Lender copies of whatever notices of default Lessee must give Lessor, (4) agrees to accept a cure by Lender of any of Lessor's defaults, provided such cure is completed within the deadline applicable to Lessor, (5) agrees to not pay rent more than one month, or one year in the event the rent is paid annually, in advance and (6) agrees that no material modification or material amendment of the Agreement will be binding on Lender unless it has been consented to in writing by Lender. Lessor and Lessee agree that nonmaterial amendments or modifications shall include, but shall not be limited to, the following: (i) any extension of the term of the Agreement, (ii) any addition to, alteration, modification, or replacement of Lessee's equipment, (iii) any relocation of Lessee's equipment, (iv) any increase in the rent, and (v) any decrease in the rent, provided however, that such an amendment shall become material should the decrease in rent result in rent lower than the amount then prescribed by the unamended Agreement. In the event Lessor defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, Lessee, may, at its sole option and without obligation, cure or correct Lessor's default and upon doing so, Lessee shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and Lessee shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by Lessee to cure or correct such defaults.

In the event the Mortgage is paid in full by Lessor, Lessor shall provide to Lessee a Recorded copy of the Mortgage Discharge.

8. Governmental Approvals and Compliance

During the Term, Lessee will comply with all applicable laws affecting Lessee's use and occupancy of the Premises, the breach of which might result in any penalty on Lessor or forfeiture of Lessor's title to the Premises. Lessee will not commit, or suffer to be committed, any waste on the Premises, or any nuisance. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of Lessee's intended communications and other structures on the Premises.

Lessee agrees to apply for the Building Permit at Lessee's cost upon execution of this Agreement or a time mutually agreed upon by both Parties.

9. Assignment and Subleasing

Subject to the term and conditions of Paragraph 3 hereof, Lessee may freely sublet all or part of the Premises without the consent of the Lessor to one or more telecommunications carriers (each such carrier, a "Sublessee" and, collectively, the "Sublessees"). Lessee may freely assign or transfer this lease in whole or in part without Lessor's consent; however, Lessee shall notify Lessor within thirty (30) days of any assignment or transfer. Lessor agrees not to lease or license all or any portion of the Property (or any improvements thereon) to others for purposes of installing or operating a Telecommunications Tower or Structure to support any Broadband or Non-Broadband Tenants at the Property which will directly compete with Lessee. Any sublease that is entered into by Lessee shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

10. Notice

All notices, demand, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Agreement will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier services or by overnight

Crossroads Communications of Old Saybrook
77 Springbrook Road, Old Saybrook, CT

express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor: Crossroads Communications of Old Saybrook, LLC
157 North Seir Hill Road
Norwalk, CT 06850

Phone: _____
Fax: _____

To Lessee: National Tower, LLC
Park Place West
352 Park Street, Suite 101
North Reading, MA 01864
Attn: Asset Management

Phone: _____
Fax: _____

With Copy To:

National Tower, LLC
PO Box 310
North Reading, MA 01864
Attn: Asset Management

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided.

11. Lessee Improvements

Lessee has the right, at its sole expense, to make the improvements on the Premises as it may deem necessary, including any improvements necessary for the construction and operation of the Tower and the other Structures. Lessee will be responsible for the cost of any site preparation work necessary to prepare the Premises to support the Tower and the Structures. All Lessee's improvements, including but not limited to the Tower, prefabricated buildings, generators, fencing, and any other Structures will remain the personal property of Lessee. The Tower and Structures may be used for the transmission, reception and relay of communication signals, including without limitation, radio frequency signals, except those now or hereafter to be used for the benefit of WLIS-AM, its successors or assigns. Upon termination of the Lease, Lessee will remove the Tower, fencing and equipment, and, to the extent reasonable, restore the Premises to its original condition at the commencement of this Lease, except for ordinary wear, tear and damages by the elements or damages over which Lessee had no control. Lessee and Lessor agree that it will not be reasonable to require Lessee to remove any improvements contemplated hereunder which are permanent in nature, including foundations, footings, concrete, paving, gravel, vegetation and utilities.

Lessee agrees to relocate, at Lessee's cost, the current paging customer from the existing tower to the new Tower so long as the current paging customer utilizes existing equipment on existing tower or provides like equipment during Lessee's construction of the new tower and dismantling of existing tower. Thereupon, without undo delay Lessee shall remove the existing tower. Lessee shall assume all cost to remove the existing tower. Salvage value of the existing tower, if any shall be the sole benefit and property of Lessee

Lessee agrees that WLIS STL may install its antennas on the Tower at its sole cost and expense except that WLIS STL may not interfere with any existing lessees, licensees and/or tenants on the Tower Lessee agrees that WLIS STL shall not pay any monthly rent to Lessee under this Agreement. Such antennas, equipment and ground space and tower space required by WLIS STL or Lessor shall be mutually

defined and agreed upon by both Parties. Lessor shall not sublet any portion of the WLIS STL antennas to a third party and shall be solely for the purposes of facilitating commercially over the air broadcast.

12. Insurance

At all times during the Lease Term, Lessee, at its sole expense, shall obtain and keep in force insurance in connection with the operation of Lessee's business upon the Leased Property.

13. Taxes

Lessee will pay any personal property taxes assessed on, or any portion of the taxes attributable to the Structures. Lessor will pay all real property taxes and all other fees and assessments attributable to the Premises.

14. Maintenance

Lessee will use best efforts to maintain the Leased Area in good condition and state of repair. Lessor will use its best efforts to maintain the Property surrounding the Leased Area in good condition and state of repair.

15. Hold Harmless

Lessor will be held harmless by Lessee from any liability (including reimbursement of reasonable attorneys' fees and all costs) for damages to any person or any property in or upon the Premises at Lessee's invitation, or for damages to any person or property resulting from the actions of Lessee (including damages caused by or resulting from the existence of the Structures) on the Premises, unless the damages are caused by, or are the result of, the misconduct or negligence of Lessor or any of Lessor's agents, employees and or licensees. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Premises by Lessee will be so installed, kept, stored, or maintained at the risk of the Lessee. Lessor will not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lightning, wind storms, or other Acts of God; provided, however, Lessor will be responsible for, and agrees to hold Lessee harmless from any liability (including reimbursement of reasonable legal fees and all costs), for damages to any person or any property in or upon the Premises arising out of the misconduct or negligence of Lessor or any of Lessor's agents, employees and/or licensees. Neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

16. Termination Rights

(a) Lessee may terminate this Lease, at its option, after giving Lessor not less than ninety (90) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structures on the Premises or any such permit is revoked; (ii) Lessee determines that technical problems or radio interference problems directly attributed and caused by Lessor's use of the Property and cannot reasonably be corrected and impair or restrict Lessee from using the Premises for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of access to and from the Premises; (iv) Lessor does not have legal or sufficient ownership of or title to the Premises or Property or the authority to enter into this Lease; (v) the installation, maintenance or operation of utilities necessary for Lessee's contemplated use of the Premises is commercially unreasonable or not available; (vi) the Premises is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Premises or Lessee's equipment and attachments thereto so long as such damage to the Premises is a direct attributed to Lessee, its agents or contractors; (vii) the Property now contains a Hazardous Material (as defined in Paragraph 21 herein); (viii) Lessee is unable to obtain a Subordination, Non-disturbance and

Attornment Agreement; (ix) a material default by Lessor occurs; (x) Lessor fails to perform any of the material covenants or provisions of this Agreement or if any representation or warranty contained herein is found to be untrue; or (xi) if Lessee determines that it is unable or unwilling to use the site for economic reasons. Any rental fees paid prior to the termination date will be retained by Lessor. In the event Lessor fails to perform its obligations under this Agreement for any reason other than Lessee's breach, Lessee may pursue all remedies available at law and in equity.

(b) Lessor may terminate this Lease, at its option in the event of (i) a material non-monetary default by Lessee, which default is not cured within sixty (60) days after Lessee's receipt of written notice of such default. If the default may not be reasonably cured within a sixty (60) day period, this Agreement may not be terminated if the Lessee commences action to cure the default within said sixty (60) day period and proceeds with all due diligence to fully cure the default or (ii) Lessee's failure to pay rent when due, which failure is not cured within thirty (30) days after Lessee's receipt of written notice of such failure.

18. Binding on Successors

The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Further, this Lease will run with the land and all subsequent purchasers will be subject to the terms and conditions specified herein.

19. Survey and Testing

Upon execution of this Lease and throughout the Term, Lessee at its sole expense will have the right to survey, soil test, and make any other investigations necessary to determine if the surface and subsurface of the Property are suitable for construction and operation of the Tower and the other Structures. If Lessee, prior to completion of the Structures determines that for any reason the surface or subsurface of the Property is not suitable to construct and operate the Tower or other Structures, this Lease, upon written notice given to Lessor prior to completion of the Structures will become null and void; provided that at Lessee's sole expense the Property will promptly be restored to the extent contemplated by the Lease.

20. Oil, Gas and Mineral Rights

Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas and other minerals in, on or under and that might be produced or mined from the Premises; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Premises or Easement area to recover any oil, gas or minerals.

21. Hazardous Waste

(a) The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the local governmental authority where the Premises is located, the State in which the Premises is located, or the United States Government, including but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or "restricted hazardous waste" under any provision of state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. §1251 et seq. (33 U.S.C. §1317), (vii) defined as "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (42 U.S.C. §6903), or (viii) defined as "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §9601 et seq. (42 U.S.C. §9601). The term "Environmental Laws" will mean all statutes specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to, or imposing liability or standards concerning or in connection with Hazardous Materials.

(b) Lessor represents and warrants that, to the best of Lessor's knowledge, (i) the Property has not been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) neither the Property nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Property, and (iv) the Property is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If any such representation is in any manner breached during the term of this Agreement (collectively, a "Breach"), and if the Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health, Lessor will promptly take any and all remedial and removal action as required by law to clean up the Property, mitigate exposure to liability arising therefrom, and keep the Property free of any lien imposed pursuant to, any Environmental Laws as a result of the Breach.

(c) In addition, Lessor agrees to indemnify, defend and hold harmless Lessee, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessee and its grantees as a result of (i) any Breach, or (ii) any matter, condition or state of fact involving Environmental Laws of Hazardous Materials which existed on or arose during the term of this Lease and which failed to comply with the Environmental Laws then in effect or any existing common law theory based on nuisance or strict liability.

(d) Lessee agrees to indemnify, defend and hold harmless Lessor, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessor and its grantees as a result of (i) any Breach, or (ii) any matter, condition or state of fact involving Environmental Laws of Hazardous Materials which arose during the term of this Lease and which failed to comply with the Environmental Laws then in effect or any existing common law theory based on nuisance or strict liability.

(e) Lessor represents and warrants to Lessee that Lessor has received no notice that the Property or any part thereof is, and, to the best of its knowledge and belief, no part of the Property is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

(f) The covenants of this paragraph will survive and be enforceable and will continue in full force and effect for the benefit of Lessee and its subsequent transferees, successors and assigns and will survive the term of this Lease

22. Mechanic's and Landlord's Liens

Lessee will not cause any mechanic's or materialman's lien to be placed on the Premises, and Lessee agrees to indemnify, defend and hold harmless Lessor from any such lien from a party claiming by, through or under the Lease. Additionally, Lessor disclaims and waives any now existing or hereafter arising Landlord's lien or other statutory or non-statutory lien or security interest in Lessee's and/or its sublessee's communication facilities, equipment, improvement, fixtures or other property.

23. Lessee Right to Pledge

Lessee may assign, mortgage, pledge, hypothecate or otherwise transfer Lessee's interest in this Agreement to a financing entity, or agent on behalf of any financing entity (hereafter collectively referred to as "Mortgagee"). Lessor consents to the exercise by Mortgagee of any and all rights and remedies permitted under the mortgage (including, without limitation, the right to enter onto the Premises and to take

possession of the collateral on the Premises) and other documents executed by Lessee in connection with such financing. If Mortgagee becomes the lessee under this Agreement, Mortgagee shall have the right to assign its interest under the same terms and conditions as Lessee without the consent of Lessor; provided, however, Mortgagee shall give Lessor prompt written notice of any such assignment.

Lessor agrees to notify Lessee and Mortgagee simultaneously of any default by Lessee and to give Mortgagee the same right to cure any default as Lessee, except that a cure period for any Mortgagee shall not be less than ten (10) days after the receipt of the default notice. If a termination, disaffirmance or rejection of this Agreement by Lessee pursuant to any laws (including any bankruptcy or insolvency laws) shall occur, or if Lessor shall terminate this Agreement for any reason, Lessor will give to the Mortgagee notice of such termination and the right to enter upon the Premises during a thirty (30) day period commencing upon the Mortgagee's receipt of such notice for the purpose of removing Lessee's Facilities. Lessor further agrees that where any default under the Lease is not capable of or subject to cure, any other termination of the Lease by Lessor, or in the event of the bankruptcy or insolvency of Lessee, Mortgagee shall have the option (upon written notice to Lessor) to enter into a new ground lease with Lessor on substantially the same terms as the Lease for the then remaining term of the Lease following the termination of the Lease by Lessor or the rejection of the Lease by a bankruptcy trustee.

If Mortgagee becomes the Lessee under this Agreement, (i) Mortgagee shall be deemed to be Lessee's successor and assignee under this Agreement and shall be entitled to all rights, benefits and privileges of this Agreement and shall be bound by all terms of this Agreement, and (ii) Lessor shall be bound to Mortgagee under all of the terms, covenants and conditions of this Agreement, in each case for the balance of the remaining term and any renewal or extension period thereof duly exercised as required by this Agreement. For so long as the Loan is outstanding, Lessor subordinates any contractual and or statutory liens and any rights of distress with respect solely to the personal property of Lessee from time to time located within or upon the Premises, during the term of the Agreement or any extension thereof. The terms of this paragraph shall not be modified, amended or terminated except in writing signed by the parties and by mortgagee.

24 Estoppel Certificate. Either party shall from time to time, within ten (10) days after receipt of request by the other, deliver a written statement addressed to the requesting party certifying:

- (a) that this Agreement is unmodified and in full force and effect (or if modified that this Agreement as so modified is in full force and effect);
- (b) that the lease attached to the certificate is a true and correct copy of this Agreement, and all amendments hereto;
- (c) that to the knowledge of the responding party, the requesting party has not previously assigned or hypothecated its rights or interests under this Agreement, except as described in such statement with as much specificity as the responding party is able to provide;
- (d) the term of this Agreement and the Rent then in effect and any additional charges;
- (e) the date through which Lessee has paid Rent;
- (f) that neither party is in default under any provision of this Agreement (or if in default, the nature thereof in detail) and a statement as to any outstanding obligations on the part of Lessor or Lessee; and
- (g) such other matters as are reasonably requested.

Without in any way limiting the requesting party's remedies which may arise out of the

responding party's failure to timely provide an estoppel certificate as required herein, the responding party's failure to deliver such certificate within such time shall be conclusive that (i) this Agreement is in full force and effect, without modification except as may be represented by the requesting party, (ii) there are no uncured defaults in Lessee's or Lessor's performance hereunder; and (iii) no Rent, except for the then current month, has been paid in advance by Lessee.

25. Casualty

In the event of damage by fire or other casualty to the Property that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt Lessee's use of the Premises for more than forty-five (45) days, then Lessee may at any time following such fire or other casualty, provided Lessor has not completed the restoration required to permit Lessee to resume its use of the Premises, terminate this Lease upon fifteen (15) days written notice to Lessor. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Lease. Notwithstanding the foregoing, all Rent shall abate during the period of such fire or other casualty.

26. Condemnation

In the event of any condemnation of the Property, Lessee may terminate this Lease upon fifteen (15) days written notice to Lessor if such condemnation may reasonably be expected to disrupt Lessee's use of the Premises for more than forty-five (45) days. Lessee may on its own behalf make a claim in any condemnation proceeding involving the Property for losses related to the antennas, equipment, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease.

27. Miscellaneous

(a) Headings - The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify or alter the meaning of the section or subsection.

(b) Severability - If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of the Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable will not be affected thereby and each remaining section, subsection, term or provision of this Lease will be valid and enforceable to the fullest extent permitted by law.

(c) Further Assurances - Each of the parties agree to do such further acts and things and to execute and deliver additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Tower or other Structures) as the other may reasonably require to consummate, evidence or confirm this Agreement or any other agreement contained herein in the manner contemplated hereby.

(d) Right to Register or Record - Lessee and Lessor shall execute a Memorandum of Land Lease Agreement for recording in the public records. The Memorandum of Land Lease Agreement is attached hereto as Exhibit F for execution. Lessor agrees and authorizes Lessee to attach and/or insert a certified legal description of the Premises, once complete, to the Memorandum of Land Lease Agreement and record same in the public records.

(e) Governing Law - The parties intend that this Lease and the relationship of the parties will be governed by the laws of the State of Connecticut.

(f) Entire Agreement - All of the representations and obligations of the parties are contained herein, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of the Lease.

(h) Confidential Information/Nondisclosure - Lessor acknowledges and agrees that (a) information submitted by Lessee concerning the equipment, methods of operation or business affairs of Lessee (the "Lessee Information") is proprietary and confidential and that the Lessee Information was submitted to the Lessor solely for Lessor's use and determination regarding this Lease; (b) Lessor will not disclose the Lessee Information, no matter how acquired, or any of the terms or conditions of this Lease to any person or entity except on a need-to-know basis to such of Lessor's professional advisors and consultants, including attorneys, accountants and bankers with whom Lessor may choose to consult in connection with this Lease, (c) Lessor will not otherwise publish or transmit the Lessee Information or any of the terms or conditions of this Lease to any other persons except as required by applicable law or by order of a court of competent jurisdiction; and (d) if so required or ordered to disclose the Lessee Information or any of the terms or conditions of this Lease, Lessor will do so only after written notice is received by Lessee at least two (2) business days prior to the time of such disclosure and the information to be disclosed shall be mutually agreed upon by Lessor and Lessee. Violation of the foregoing provisions by Lessor shall constitute a default under this Lease and shall entitle Lessee to exercise one or more of the following remedies: (i) declare this Lease to be terminated, (ii) recover damages from Lessor, and (iii) seek such judicial relief, including injunctive and equitable relief, as Lessee deems appropriate.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the last day specified below.

"LESSOR"

CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC, a limited liability company

Witness: Janice C. Crandall
Print Name: Janice C. Crandall

By: [Signature]
Print Name: Janice C. Crandall
Title: President
Date: 11/15/07
Social Security #: _____
Federal Tax I.D. #: _____

"LESSEE"

NATIONAL TOWER, LLC, a limited liability company

Witness: Janice C. Crandall
Print Name: Janice C. Crandall

By: [Signature]
Print Name: Tom Kelly
Title: President
Date: 11/15/07
Federal Tax I.D. #: _____

LESSOR NOTARY BLOCK

STATE OF CONNECTICUT:

COUNTY OF Middlesex : :ss Old Saybrook

On the 15 day of November, 2007, before me, the undersigned, personally appeared Donald Reserare (name), the Mgr. Gen. Mgr (title) of Crossroads Communications of Old Saybrook (Company name), personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she executed the same in his/her capacity (ies) and that by his/her signature on the instrument, the individual (s), or the person upon behalf of which the individual(s) acted, executed the instrument

Janice C. Crandall
Notary Public
Print Name: JANICE C. CRANDALL
My commission Expires: NOTARY PUBLIC
My Commission Expires March 31, 2012

LESSEE NOTARY BLOCK

STATE OF CONNECTICUT:

COUNTY OF Middlesex : :ss Old Saybrook

On the this 15 day of November, 2007, before me, the undersigned notary public, personally appeared Jim Rech, as President for National Tower, LLC, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Janice C. Crandall
Notary Public
Print Name: JANICE C. CRANDALL
My commission Expires: NOTARY PUBLIC
My Commission Expires March 31, 2012

EXHIBIT A

METES AND BOUNDS LEGAL DESCRIPTION OF THE LEASED PROPERTY AND ACCESS AND UTILITY EASEMENTS

(To be completed by Land Surveyor and attached)

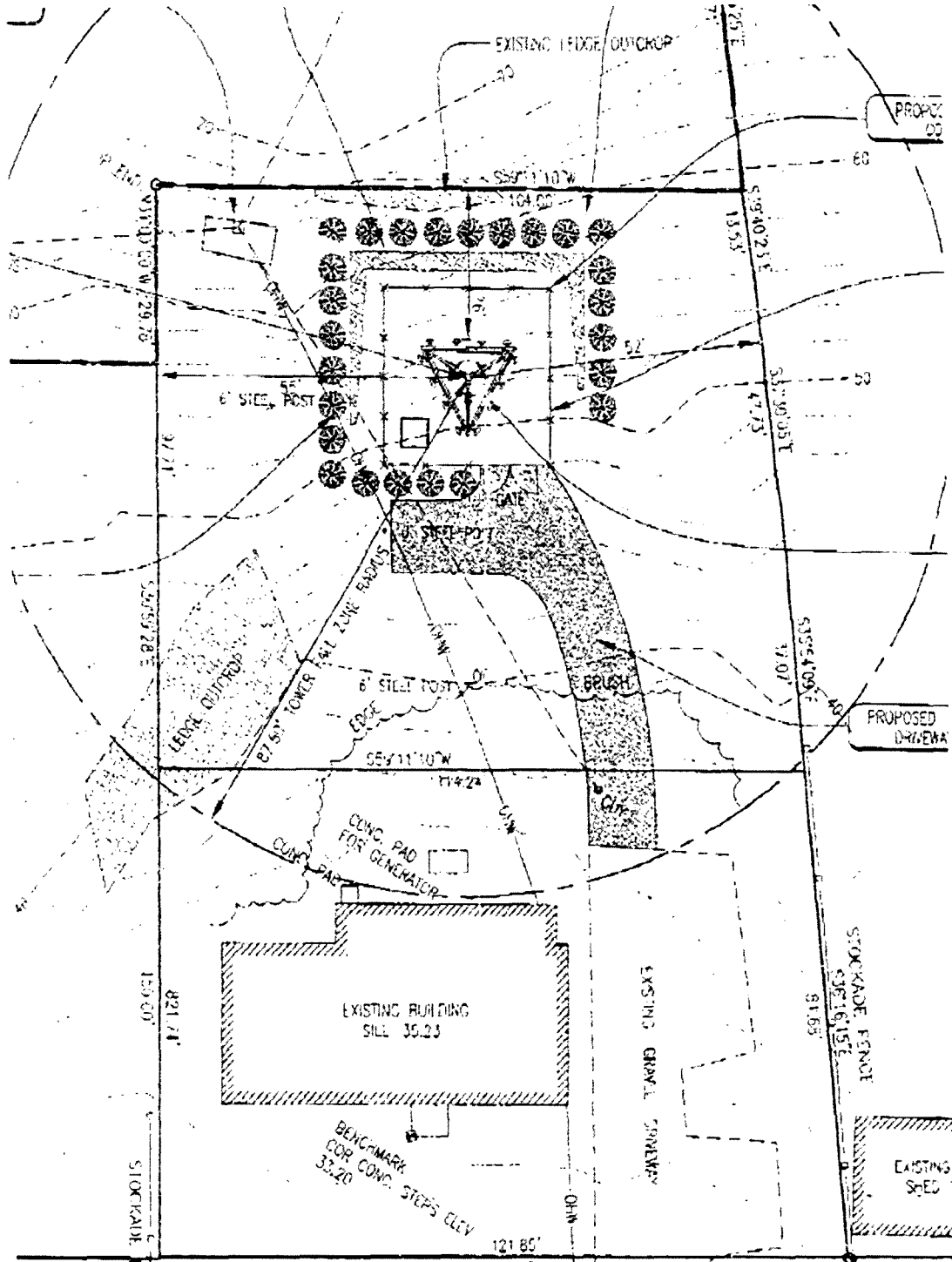


EXHIBIT A-1

DUE DILIGENCE CHECKLIST

Site Name: Crossroads Communications – Old Saybrook, Connecticut
Site Address: 77 Springbrook Road, Old Saybrook, Middlesex County, Connecticut

Title: Full Title Report, Abstract and Opinion

Title: Policy / Commitment

Architect & Engineering Plans: Full ALTA / Site Plan & Survey / Construction Drawings

Lease and Easement Legal Descriptions

Access to Public Way depicted

2C & 1A Certifications

Airspace Evaluation

FAA Determination

FAA Notice of Construction (7460-1)

FCC Registration (854-R)

ASTM Phase 1 Environmental Assessment

ASTM Phase 2 Environmental Assessment: If required..

NEPA Checklist: Including but not limited to SHPO, US Fish & Wildlife, Native American Indian, Archeological.

Permitting:

- Zoning Relief Decision
- Building Permit
- Sitting Council Determination/Recommendation

Geotechnical Reports

Tower and Foundation design

**Receipt of NEPA Reports may take longer pending NEPA response and additional requirements from permitting entities

Assignment of all existing Third Party Leases and Execution of Anchor Tenant Sublease.

EXHIBIT B

**METES AND BOUNDS LEGAL DESCRIPTION OF THE
PROPERTY**

GR BOOK 0339 PAGE 0287

Warranty Deed

To all People to Whom these Presents shall Come, Greeting:

DEL RAYCEE of the Town of Old Saybrook, County of Middlesex, and State of Connecticut, for the consideration of Two Hundred and Seventy Five Thousand Dollars (\$275,000.00) received to his full satisfaction of ***CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC***, a Connecticut limited liability company, having an office at 157 North Seir Hill Road, Norwalk, Connecticut 06850 does give, grant, bargain, sell and confirm unto the said of Grantee, its successors and assigns that certain piece or parcel of land with the buildings and equipment thereon, located on the northerly side of Springbrook Road in the Town of Old Saybrook, County of Middlesex and State of Connecticut; being more particularly shown as parcels A and B on a plan or map entitled "Survey Map of a Portion of the Property of Long Island Sound Radio Corp., Old Saybrook, Connecticut, Scale 1" = 20', Dated January 2, 1970, Revision of 7-2-69 Map, Angus L. McDonald, Land Survey Consultants, P.C., Old Saybrook, Conn." said plan or map to be filed in the Old Saybrook Land Records; said premises being more particularly bounded and described as follows:

BEGINNING at a point at a post corner on a steel fence on the northerly side of said Springbrook Road, which point marks the southeasterly corner of the within conveyed premises and the southwesterly corner of the land now or formerly of Daniel Adanti;

THENCE RUNNING South 58° 59' 10" West by and along the northerly side of said Springbrook Road, one hundred twenty-one and eighty-five hundredths (121.85) feet to an iron pipe and other land now or formerly of Long Island Sound Radio Corporation;

THENCE RUNNING North 31° 00' West one hundred seventy-nine and forty five hundredths (179.45) feet to another iron pipe;

THENCE RUNNING North 59° 11' 10" East still by and along land now or formerly of Long Island Sound Radio Corporation one hundred three and seventy-three hundredths (103.73) feet to another iron pipe and land of said Adanti,

THENCE RUNNING South 39° 40' 23" East by and along said Adanti land thirteen and fifty three hundredths (13.53) feet to a wood fencepost and

THENCE continuing South 37° 30' 05" East forty-seven and seventy-three hundredths (47.73) feet to an iron pipe;

THENCE continuing South 35° 54' 09" East thirty-seven and seven hundredths (37.07) feet to another iron pipe, and

NO CONVEYANCE TAX COLLECTED - TAX FEE
CONVEYANCE TAX COLLECTED - Town \$ 302.50
CONVEYANCE TAX COLLECTED - State \$ 2950.00
TOWN OF OLD SAYBROOK

THENCE continuing South 36° 16' 15" East still by and along said Adanti land eighty-one and sixty-eight hundredths (81.68) feet back to the place or point of BEGINNING.

SAID premises are conveyed together with the right, privilege and authority perpetually to maintain ground system and guy wires for radio transmission, including the right to lay maintain, operate, construct, alter, repair and replace the same in or through land adjacent to the land herein described and immediately north and west thereof bounded with a radius of 175 feet from the base of the transmission tower as shown on parcel "B" on the aforesaid plan or map and including the area shown as within said radius on parcel "C" of said plan or map.

ALSO the right to enter on the land within said easement at any time for the purpose of constructing, servicing, repairing or replacing said ground system or any material therein.

THE Grantee agrees for itself and for its successors and assigns, to restore the land within said easement to as nearly its present condition as possible commensurate with the above-provided use of the land and similarly to restore the land at any time that it is necessary to disturb the surface thereof in connection with servicing, repairing or replacing said ground system.

Said premises are conveyed subject to reservation by Long Island Sound Radio Corporation, its successors and assigns to continue to use the land within which the aforesaid easement has been granted for any uses and purposes which do not interfere with the use thereof by the Grantee or its successors and assigns, in fulfilling the purpose for which the easement is granted.

SAID portion of the premises herein conveyed, being shown as Parcel "B" on said plan or map is subject to the following covenant, restriction and encumbrance, that neither the Grantee, nor its successors or assigns will erect any building thereon or permit any building thereon.

SAID premises are also conveyed together with such rights and subject to such obligations as set forth in a Licensed Agreement dated January 5, 1982 and recorded in Old Saybrook Land Records Volume 203 Page 199.

SAID premises are also conveyed subject to the following:

1. Provisions of municipal regulations, including planning and zoning regulations;
2. Taxes to the Town of Old Saybrook on the October 1, 1995 and October 1, 1996 Lists, which the Grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. A right of first refusal in favor Long Island Sound Radio Corporation as reserved in a deed from Long Island Sound Radio Corporation to Radio

Connecticut, Inc., dated March 10, 1970, and recorded in Old Saybrook Land Records Volume 137, Page 212.

Being the same premises conveyed to the Grantor herein by Warranty Deed from Radio Connecticut, Inc. dated November 30, 1987 and recorded in Old Saybrook Land Records Volume 253, Page 4.

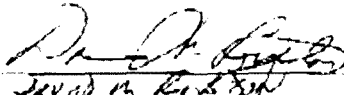
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, its successors and assigns forever, to its own proper use and behoof

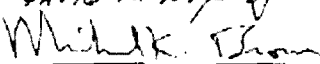
And also, the said grantor, does for himself, his heirs, executors and administrators, covenant with the said grantee, its successors and assigns, that at and until the encasing of these presents, he is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written, and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the said grantor does by these presents bind himself and his heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

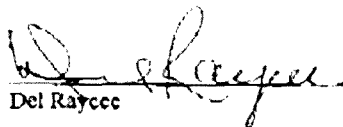
In Witness Whereof, I have hereunto set my hand and seal this 25th day of October in the year of our Lord nineteen hundred and ninety-six.

Signed, Scaled and Delivered in the Presence Of:



David M. Rayce


MICHAEL K. BROWN



Del Rayce

BOOK 0339 PAGE 0290


STATE OF CONNECTICUT)

: ss. *New Haven*

COUNTY OF NEW HAVEN)

On this the 28th day of October, 1996, before me, the undersigned officer, personally appeared DEL. RAYCEE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.


David R. Royston
Commissioner of the Superior Court

Latest address of Grantee:

157 North Seir Hill Road
Norwalk, Connecticut 06850

October 28, 1996
Rec'd for Record at 1:16 PM
Recorded by Sarah V. Becker
Town Clerk

EXHIBIT C

LIENS

<u>Name of Lien Holder</u>	<u>Type of Lien</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

EXHIBIT D

OWNERS TITLE INSURANCE AFFIDAVIT

STATE OF _____ §
COUNTY OF _____

We,

_____ being first duly sworn, on oath depose and state that I own the following described property:

Street Address:

Deed reference:

We, _____ have owned the property in fee simple continuously since _____, its enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disrupted to my knowledge, nor do I know of any facts by reason of which the title to, or possession of, said property might be disputed or by reason of which any claim to any of said property might be asserted adversely to me, and more particularly:

1. No party other than the Owner(s) is in possession of all or any portion of the premises above described under any unrecorded leases, tenancy at will or otherwise. (NOTE: IF ALL OR PART OF THE PREMISES IS IN POSSESSION OF TENANTS OR UNDER LEASE, ATTACH A LIST OF ALL TENANTS AND A COPY OF ALL LEASE AGREEMENTS.)

2. The Owner(s) during the time of ownership of the premises above described has/have conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.

3. The Owner(s) has/have allowed no encroachments on the premises above described by any adjoining land owners nor has/have the undersigned encroached upon any property of adjoining land owners

4. The Owner(s) has/have allowed no easements, rights of way, continuous driveway usage, drain, sewer, water, gas or oil pipeline or other rights of passage to others over the premises above described and has/have no knowledge of such adverse rights.

5. The Owner(s), for a period of 180 days past, has/have caused no construction, erection, alteration or repairs of any structures or improvements on the premises above cited to be done, nor has/have contracted for any material to be delivered to the premises for which charges therefore remain unpaid.

6. The Owner(s) has/have no knowledge of any highways, abandoned roads, lanes, cemetery or family burial grounds, springs, streams, rivers, ponds, or lakes bordering or running through said premises.

7. The undersigned has no knowledge of any due taxes or special assessments.

8. The undersigned has not allowed and knows of no violation of any covenants, restrictions, agreements, conditions or zoning ordinances affecting the premises.

9. That there are no pending suits, proceedings, judgments, bankruptcies, liens or executions against said owner, either in the aforesaid county or any other county in the aforesaid state

10. The undersigned has no knowledge of any unpaid Broker's commissions or fees.

11. That there are no options or rights of first refusal exercisable by any party entitled thereto

This affidavit is given to induce _____ TITLE INSURANCE COMPANY, to issue its title insurance policy or policies without exception to claims of materialmen's and laborers' liens, survey matters, special assessments and rights of parties in possession, and as an inducement therefore, said affiant agrees to indemnify and hold _____ TITLE INSURANCE COMPANY harmless of and from any and all loss, cost, damage and expense of every kind, including Attorney's fees, which said _____ TITLE INSURANCE COMPANY shall or may suffer or incur or become liable for under its said policy or policies now to be issued, or any reissue, renewal or extension thereof, directly or indirectly, as a result of any misrepresentation herewith.

Executed this _____ day of _____, 2007.

"LESSOR"

an individual/husband and wife/a partnership/a
limited liability company/ a corporation a municipal
corporation

Witness: _____
Print Name: _____

By: _____
Print Name _____
Title: _____
Date _____

Witness _____
Print Name: _____

LESSEE"

National Tower, LLC
A Massachusetts limited liability company

Witness: _____
Print Name: _____

By: _____
Name _____
Title: _____
Date _____

Witness _____
Print Name: _____

LESSOR NOTARY BLOCK

STATE OF _____:

: ss

COUNTY OF _____:

On the _____ day of _____, 2007, before me, the undersigned, personally appeared _____ (name), the _____ (title) of _____ (Company name), personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she executed the same in his/her capacity (ies) and that by his/her signature on the instrument, the individual (s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Print Name: _____

My commission Expires: _____

EXHIBIT E

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

Recording requested by and when recorded return to:

National Tower LLC
Park Place West
352 Park Street, Suite 101
North Reading, MA 01864
(Ph) 781-389-6909
(Fx) 866-207-3431

NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

THIS AGREEMENT (this "Agreement"), dated as of _____, 200__
by _____, having its principal office and place of
business located at _____, ("Tenant"),
_____ having an address of _____ of
_____ ("Lender") and National Tower, LLC, a
Massachusetts limited liability company having an address of 352 Park Street, Suite 101, North
Reading, MA 01864 ("National").

PRELIMINARY STATEMENT:

A. On _____, Lender and _____
("Landlord") entered into that certain Mortgage/Deed of Trust as recorded in Book _____,
Page _____ in the _____ County, _____ Records, encumbering
that certain real property (the "Property") described therein (such instrument and all amendments,
modifications, renewals, substitutions, extensions, consolidations and replacements thereto and
thereof, as applicable, are hereinafter collectively referred to as "Mortgage").

B. On _____, Landlord and _____ entered into
a certain Land Lease Agreement ("Lease") as recorded with _____ County Land Records
on _____ in Book _____, Page _____, for that certain parcel of real
property and easement parcel as more particularly described on Exhibit "A" attached hereto
("Premises"), which Premises is a portion of the Property.

C. Tenant and National, as future assignee of Tenant's interests in the Lease, desire
that Lender recognize Tenant's rights under the Lease in the event of foreclosure of Lender's lien
or any other Transfer and Tenant is willing to agree to attorn to Lender or the purchaser at such
foreclosure or other Transfer if Lender will recognize Tenant's right of possession under the
Lease.

Therefore, in consideration of the mutual benefits accruing to the parties hereto and other
valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender
and Tenant hereby agree as follows:

1. **Subordination.** Notwithstanding anything to the contrary set forth in the Lease, but subject to the express provisions of this Agreement, the Lease and the leasehold estate created thereby shall at all times remain subordinate and inferior to the Mortgage and the lien thereof, and to any and all renewals, modifications, consolidations, replacements and extensions thereof.

2. **Non-Disturbance.** Provided (a) Tenant complies with this Agreement, (b) Tenant is not in default under the terms of the Lease and no event has occurred which, with the passage of time or the giving of notice or both, would constitute a default under the Lease, and (c) the Lease is in full force and effect, no default under the Mortgage and no proceeding to foreclose the same or other Transfer will disturb Tenant's possession under the Lease and the Lease will not be affected or cut off thereby, and notwithstanding any such foreclosure or other Transfer of the Property to Transferee, Transferee will recognize the Lease and will accept the attornment of Tenant thereunder. "Transfer" shall mean (a) the institution of any foreclosure, trustee's sale or other like proceeding, (b) the appointment of a receiver for the Landlord or the Property, (c) the exercise of rights to collect rents under the Mortgage or an assignment of rents, (d) the recording by Lender or its successor or assignee of a deed in lieu of foreclosure for the Property, or (e) any transfer or abandonment of possession of the Property to Lender or its successor or assigns in connection with any proceedings affecting Landlord under the Bankruptcy Code, 11 U.S.C. § 101 *et seq.* "Transferee" shall mean the Lender or any successor or assignee of Lender taking title to the Property in connection with a Transfer.

3. **Attornment.** Upon the Transfer of the Property to Transferee, whether through foreclosure, deed in lieu of foreclosure or otherwise, Tenant shall attorn to Transferee as the landlord under the Lease. Said attornment shall be effective and self-operative without the execution of any further instruments upon Transferee's succeeding to the interest of the landlord under the Lease. Tenant and Lender shall, however, confirm the provisions of this paragraph in writing upon request by either of them.

4. **Miscellaneous.**

(a) This Agreement shall inure to the benefit of the parties hereto, National and its lenders, and the parties successors and assigns; provided, however, that in the event of the assignment or transfer of the interest of Transferee, all obligations and liabilities of Transferee under this Agreement shall terminate, and thereupon all such obligations and liabilities shall be the responsibility of the party to whom Transferee's interest is assigned or transferred.

(b) This Agreement is the whole and only agreement between the parties hereto with regard to the subject matter hereof. This Agreement may not be modified in any manner or terminated except by an instrument in writing executed by the parties hereto.

(c) This Agreement shall be deemed to have been made in the state where the Property is located and the validity, interpretation and enforcement of this Agreement shall be determined in accordance with the laws of such state.

(d) In the event any legal action or proceeding is commenced to interpret or enforce the terms of, or obligations arising out of, this Agreement, or to recover damages for the breach thereof, the party prevailing in any such action or proceeding shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees, costs and expenses incurred by the prevailing party.

(e) Any notices or communications required or permitted to be given or made hereunder shall be deemed to be so given or made when in writing and delivered in person or sent

Crossroads Communications of Old Saybrook
77 Springbrook Road, Old Saybrook, CT

by United States registered or certified mail, postage prepaid, or by nationally recognized overnight courier service, directed to the parties at the following addresses listed above or to such other address as such party may from time to time designate in writing to the other party. Notices or communications mailed in the U.S. mail shall be deemed to be served on the third business day following mailing, notices or communication served by hand or by overnight courier shall be deemed served upon receipt.

IN WITNESS WHEREOF, this Agreement has been signed and delivered as of the date and year first above set forth.

Witnesses:

Witness / Print Name:

Witness / Print Name

Witnesses:

Witness / Print Name:

Witness / Print Name:

LENDER:

(name of bank or company)

By: _____

Print Name: _____

Its: _____

Date: _____

TENANT:

By: _____

Print Name: _____

Its: _____

Date: _____

LENDER:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 200_, by _____ as _____ of _____ a _____, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(AFFIX NOTARIAL SEAL)

(OFFICIAL NOTARY SIGNATURE)

Notary Public - State of _____

(Printed, Typed or Stamped name of Notary)

Commission Number: _____

TENANT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 200_ by _____ (name), _____ (title) of _____, _____ on behalf of the company. He/She is personally known to me.

(AFFIX NOTARIAL SEAL)

(OFFICIAL NOTARY SIGNATURE)

Notary Public - State of _____

(Printed, Typed or Stamped name of Notary)

My commission expires:

Crossroads Communications of Old Saybrook
77 Springbrook Road, Old Saybrook, CT

Exhibit "A"
Legal Description of the Premises

EXHIBIT F

MEMORANDUM OF LAND LEASE AGREEMENT

Crossroads Communications of Old Saybrook
77 Springbrook Road, Old Saybrook, CT

AFTER RECORDING, PLEASE RETURN TO:

National Tower LLC
352 Park Street Suite 101
North Reading MA 01864
(Ph) 781-389-6909

Memorandum of Land Lease Agreement

This memorandum evidences that a land lease was made and entered into by that certain Land Lease Agreement (the "Agreement") dated November 15, 2007 between Crossroads Communications of Old Saybrook, LLC, a limited liability company, having an address of 157 North Seir Hill Road, in the Town of Old Saybrook, County of Middlesex, State of Connecticut 06850 hereinafter referred to as the "Lessor") and National Tower, LLC, having a mailing address of Park Place West, 352 Park Street, Suite 101, North Reading, MA 01864 ("Lessee"). Such Agreement provides in part that Lessor subleases to Lessee a certain portion of the Property located at 77 Springbrook Road, in the Town of Old Saybrook, County of Middlesex, State of Connecticut within the property owned by Crossroads Communications of Old Saybrook, LLC and leased to Lessor pursuant to that certain Agreement dated November 15, which Premises is described in Exhibit A attached hereto, for an Initial Term of five (5) years, commencing 11/15/07 and terminating on 11/15/12, which term will automatically renew for an additional nine (9) – five (5) year Renewal Terms unless Lessee provides notice of its intent not to renew not less than one hundred twenty (120) days prior to the expiration of the then current term.

IN WITNESS THEREOF, the parties have executed this Memorandum as of the day and year first above written.

"LESSOR"

CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC, a Connecticut limited liability company)

Witness: Jarice C. Crandall
Print Name: Jarice C. Crandall

By: [Signature]
Print Name: [Signature]
Title: [Signature]
Date: [Signature]

"LESSEE"

NATIONAL TOWER, LLC
A Massachusetts limited liability company

Witness: Jarice C. Crandall
Print Name: Jarice C. Crandall

By: [Signature]
Name: Jim Rech
Title: President
Date: [Signature]

LESSOR NOTARY BLOCK

STATE CONNECTICUT:

COUNTY OF Middlesex : ss Old Saybrook

On this 15 day of November, 2007, before me, the undersigned personally appeared Donald Decesare (name), the Mag. Gen. PRR (title) of Crossroads Communications of Old Saybrook, personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she executed the same in his/her capacity (ies) and that by his/her signature on the instrument, the individual (s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Janice C. Crandall
Notary Public
Print Name: JANICE C. CRANDALL
My commission Expires: NOTARY PUBLIC
My Commission Expires March 31, ~~2007~~ 2012

LESSEE NOTARY BLOCK

STATE OF CONNECTICUT

COUNTY OF Middlesex : ss Old Saybrook

On this 15 day of November, 2007, before me, the undersigned notary public, personally appeared Jim Rech, as President for National Tower, LLC, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Janice C. Crandall
Notary Public
Print Name: JANICE C. CRANDALL
My commission Expires: NOTARY PUBLIC
My Commission Expires March 31, ~~2007~~ 2012

EXHIBIT G

LESSOR W-9

Form **W-9**
(Rev. January 2003)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Note: If the account is in more than one name, see the instructions on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign
Here

Signature of
U.S. person

Date

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Foreign person. If you are a foreign person, use the appropriate Form W-8 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

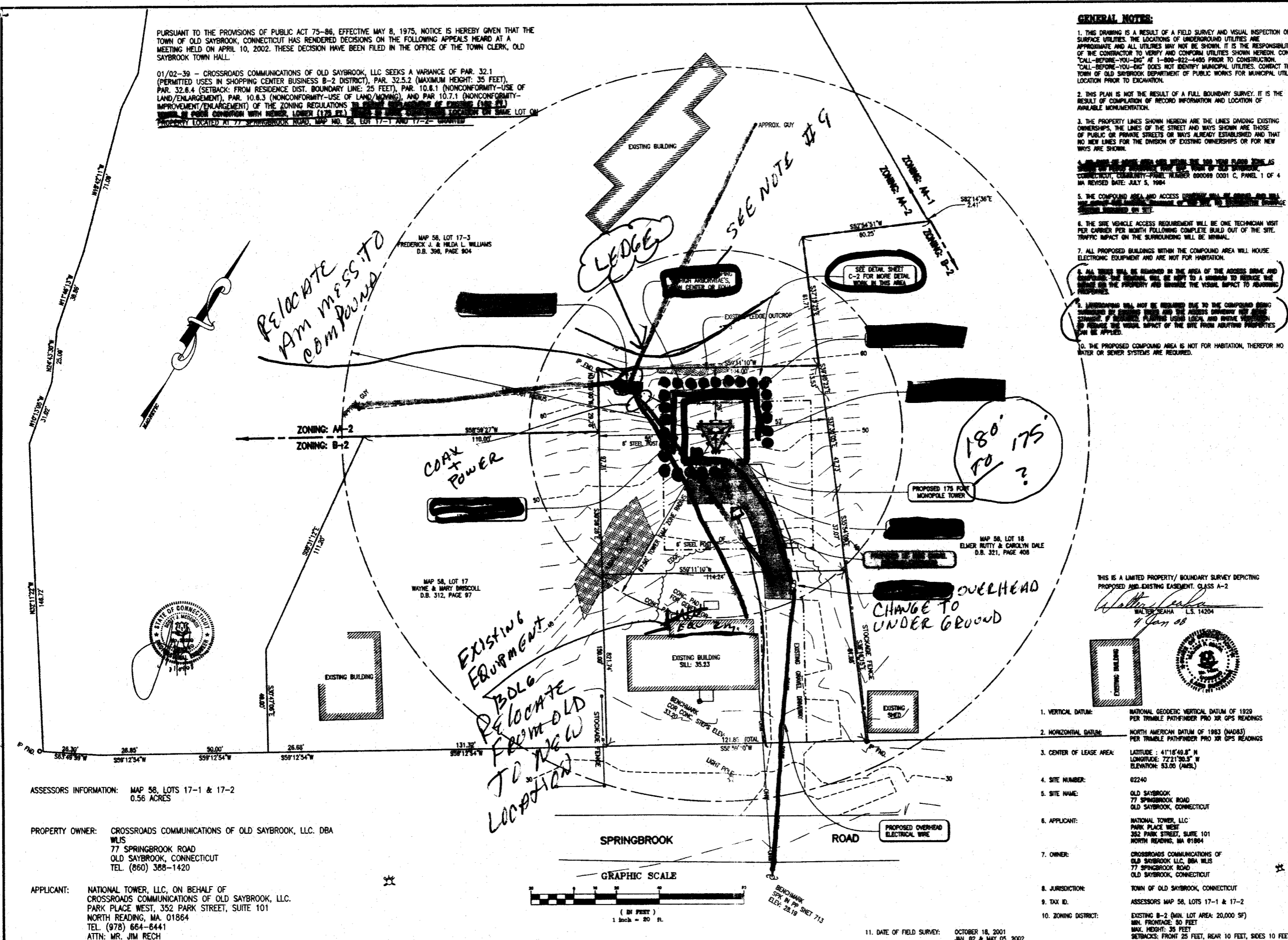
1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Attachment E

Most Recent Survey

PURSUANT TO THE PROVISIONS OF PUBLIC ACT 75-96, EFFECTIVE MAY 8, 1975, NOTICE IS HEREBY GIVEN THAT THE TOWN OF OLD SAYBROOK, CONNECTICUT HAS RENDERED DECISIONS ON THE FOLLOWING APPEALS HEARD AT A MEETING HELD ON APRIL 10, 2002. THESE DECISION HAVE BEEN FILED IN THE OFFICE OF THE TOWN CLERK, OLD SAYBROOK TOWN HALL.

01/02-39 - CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC SEEKS A VARIANCE OF PAR. 32.1 (PERMITTED USES IN SHOPPING CENTER BUSINESS B-2 DISTRICT), PAR. 32.5.2 (MAXIMUM HEIGHT: 35 FEET), PAR. 32.6.4 (SETBACK: FROM RESIDENCE DIST. BOUNDARY LINE: 25 FEET), PAR. 10.6.1 (NONCONFORMITY-USE OF LAND/ENLARGEMENT), PAR. 10.6.3 (NONCONFORMITY-USE OF LAND/MOVING), AND PAR. 10.7.1 (NONCONFORMITY-IMPROVEMENT/ENLARGEMENT) OF THE ZONING REGULATIONS TO PERMIT THE CONSTRUCTION OF A TOWER ON SAME LOT ON PROPERTY LOCATED AT 77 SPRINGBROOK ROAD, MAP NO. 58, LOT 17-1 AND 17-2. GROUND



GENERAL NOTES:

1. THIS DRAWING IS A RESULT OF A FIELD SURVEY AND VISUAL INSPECTION OF SURFACE UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM UTILITIES SHOWN HEREON. CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4489 PRIOR TO CONSTRUCTION. "CALL-BEFORE-YOU-DIG" DOES NOT IDENTIFY MUNICIPAL UTILITIES. CONTACT THE TOWN OF OLD SAYBROOK DEPARTMENT OF PUBLIC WORKS FOR MUNICIPAL UTILITY LOCATION PRIOR TO EXCAVATION.
2. THIS PLAN IS NOT THE RESULT OF A FULL BOUNDARY SURVEY. IT IS THE RESULT OF COMPILED RECORD INFORMATION AND LOCATION OF AVAILABLE MONUMENTATION.
3. THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, THE LINES OF THE STREET AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
4. ALL UTILITIES SHOWN ARE BASED ON THE 100 YEAR CLASS STATE AS SHOWN ON RECORD DRAWING FOR THE TOWN OF OLD SAYBROOK, CONNECTICUT, COUNTY-PANEL NUMBER 00009 0001 C, PANEL 1 OF 4, REVISION DATE: JULY 5, 1984.
5. THE COMPOUND AREA AND ACCESS DRIVEWAY SHALL BE GRADED AND SHALL BE MAINTAINED AS A DRIVEWAY TO THE PROPOSED TOWER. SIGNAGE SHALL BE INSTALLED ON SITE.
6. THE SITE VEHICLE ACCESS REQUIREMENT WILL BE ONE TECHNICIAN VISIT PER CARBER PER MONTH FOLLOWING COMPLETE BUILD OUT OF THE SITE. TRAFFIC IMPACT ON THE SURROUNDING WILL BE MINIMAL.
7. ALL PROPOSED BUILDINGS WITHIN THE COMPOUND AREA WILL HOUSE ELECTRONIC EQUIPMENT AND ARE NOT FOR HABITATION.
8. ALL TREES SHALL BE REMOVED IN THE AREA OF THE ACCESS DRIVE AND COMPOUND. THE REMOVAL WILL BE NEAR TO A SUBROAD TO REDUCE THE IMPACT ON THE PROPERTY AND MINIMIZE THE VISUAL IMPACT TO ADJACENT PROPERTIES.
9. LANDSCAPING SHALL NOT BE REQUIRED DUE TO THE COMPOUND BEING SURROUNDED BY EXISTING TREES AND THE ACCESS DRIVEWAY NOT BEING ADJACENT TO ANY PUBLIC OR PRIVATE ROAD. LANDSCAPING SHALL BE INSTALLED TO REDUCE THE VISUAL IMPACT OF THE SITE FROM ADJACENT PROPERTIES. THIS SHALL BE APPLIED.
10. THE PROPOSED COMPOUND AREA IS NOT FOR HABITATION, THEREFORE NO WATER OR SEWER SYSTEMS ARE REQUIRED.

"TOWER OWNERS"
NATIONAL TOWER, LLC
PARK PLACE WEST
352 PARK STREET, SUITE 101
NORTH READING, MA. 01864
TEL. (978) 664-6441
FAX. (866) 297-3431

ASE
Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
T.508-278-2897 F.508-278-2289

SITE NAME:
OLD SAYBROOK

SITE NUMBER:
02240

LEGEND

□	EXISTING CATCH BASIN
⊙	EXISTING DRAIN MANHOLE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING HYDRANT
⊙	EXISTING UTILITY POLE
---	EXISTING CONTOURS
---	EXISTING DRAINAGE LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED CONTOURS
□	PROPOSED CATCH BASIN
⊙	PROPOSED DRAIN MANHOLE
---	LIMITS OF WETLANDS
X W N-S	WETLAND FLAGS
---	PROPOSED HP-RIP
---	PROPOSED HWY/RAIL
---	LIMITS OF 50 FOOT WETLAND BUFFER
---	LIMITS OF 100 FOOT STREAM BUFFER
---	PROPOSED 8' CHAIN LINK FENCE

APPROVED BY THE
OLD SAYBROOK
ZONING COMMISSION

SIGNATURE: _____ DATE: _____

NO.	DATE	DESCRIPTION	BY

SITE ADDRESS:
77 SPRINGBROOK ROAD
OLD SAYBROOK, CONNECTICUT

DRAWN BY: WCR DATE: DECEMBER 14, 2007
 CHECKED BY: GAV
 JOB NO: 2007-393 SHEET 3 OF 6
 SHEET TITLE:

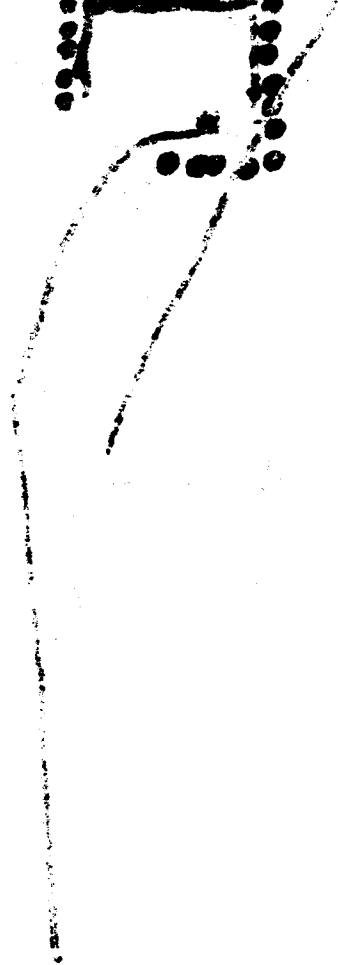
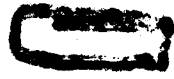
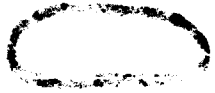
SITE PLAN
 SHEET NUMBER:
SHEET C-1

1. VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER TRIMBLE PATHFINDER PRO XR GPS READINGS
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) PER TRIMBLE PATHFINDER PRO XR GPS READINGS
3. CENTER OF LEASE AREA: LATITUDE: 41°18'49.8" N LONGITUDE: 72°21'30.5" W ELEVATION: 93.00 (ANSL)
4. SITE NUMBER: 02240
5. SITE NAME: OLD SAYBROOK 77 SPRINGBROOK ROAD OLD SAYBROOK, CONNECTICUT
6. APPLICANT: NATIONAL TOWER, LLC PARK PLACE WEST 352 PARK STREET, SUITE 101 NORTH READING, MA 01864
7. OWNER: CROSSROADS COMMUNICATIONS OF OLD SAYBROOK LLC, DBA NUS 77 SPRINGBROOK ROAD OLD SAYBROOK, CONNECTICUT
8. JURISDICTION: TOWN OF OLD SAYBROOK, CONNECTICUT
9. TAX ID: ASSESSORS MAP 58, LOTS 17-1 & 17-2
10. ZONING DISTRICT: EXISTING B-2 (MIN. LOT AREA: 20,000 SF) MIN. FRONTAGE: 50 FEET MAX. HEIGHT: 35 FEET SETBACKS: FRONT 25 FEET, REAR 10 FEET, SIDES 10 FEET RESIDENCE DISTRICT BOUNDARY LINE: 25 FEET
11. DATE OF FIELD SURVEY: OCTOBER 18, 2001 JAN. 02 & MAY 05, 2002

ASSESSORS INFORMATION: MAP 58, LOTS 17-1 & 17-2
 0.56 ACRES

PROPERTY OWNER: CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC, DBA NUS
 77 SPRINGBROOK ROAD
 OLD SAYBROOK, CONNECTICUT
 TEL. (860) 388-1420

APPLICANT: NATIONAL TOWER, LLC, ON BEHALF OF
 CROSSROADS COMMUNICATIONS OF OLD SAYBROOK, LLC.
 PARK PLACE WEST, 352 PARK STREET, SUITE 101
 NORTH READING, MA. 01864
 TEL. (978) 664-6441
 ATTN: MR. JIM RECH



MAP 58, LOT 17-3
 FREDERICK J. & HILDA L. WILLIAMS
 D.B. 398, PAGE 904

S58°59'27"W
 110.00'

PROPOSED 175 FOOT
 MONOPOLE TOWER

MAP 58, LOT 17
 WAYNE & MARY DRISCOLL
 D.B. 312, PAGE 97

131.32'
 S59°12'54"W

SPRINGBROOK

IP FND.
 N31°00'00"W
 29.78'

S30°59'28"E
 97.71'

150.00'

821.74'

121.85' TOTAL
 S58°59'10"W

S59°11'10"W
 104.00'

S59°11'10"W
 114.24'

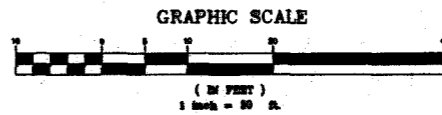
ORIGINAL 30'x30'
 COMPOUND AREA (900 S.F.)

PROPOSED 6' HIGH CHAIN LINK
 FENCE & GATE

70'x70' LEASE AREA
 (4,900 S.F.)

PROPOSED 12' WIDE GRAVEL
 DRIVEWAY EXTENSION

20 FOOT WIDE
 RIGHT-OF-WAY ACCESS
 2,714 SQ. FT.



MAP 58, LOT 18
 ELMER RUTTY & CAROLYN DALE
 D.B. 321, PAGE 408

THIS IS A LIMITED PROPERTY/ BOUNDARY SURVEY DEPICTING
 PROPOSED AND EXISTING EASEMENT, CLASS A-2
 WALTER SENNA
 SURVEYOR

"TOWER OWNERS"
 NATIONAL TOWER, LLC
 PARK PLACE WEST
 382 PARK STREET, SUITE 101
 NORTH READING, MA. 01864
 TEL. (978) 664-6441
 FAX. (966) 287-3431

ASE

Andrew Surry & Engineering, Inc.
 Land Surveying - Civil Engineering - Site Planning
 P.O. Box 922, 104 Main Street
 Uxbridge, Massachusetts 01569-0922
 T.508-278-2007 F.508-278-2289

SITE NAME:
OLD SAYBROOK

SITE NUMBER:
02240

LEGEND

	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING MONUMENT
	EXISTING UTILITY POLE
	EXISTING CONTOURS
	EXISTING DRAINAGE LINE
	PROPOSED CONTOURS
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	LIMITS OF WETLANDS
	WETLAND FLAGS
	PROPOSED RIP-RIP
	PROPOSED MOUNDS
	LIMITS OF 50 FOOT WETLAND BUFFER
	LIMITS OF 100 FOOT STREAM BUFFER
	PROPOSED 6' CHAIN LINK FENCE

APPROVED BY THE
 OLD SAYBROOK
 ZONING COMMISSION

NO.	DATE	DESCRIPTION	BY
1	01/28/08	RELOCATE TRANSFORMER PAD & ADD ADDITIONAL TURN AROUND	
2	2/28/08	REMOVED LEASE & COMPOUND AREA	

SITE ADDRESS:
**77 SPRINGBROOK ROAD
 OLD SAYBROOK, CONNECTICUT**

DRAWN BY: WCR DATE: DECEMBER 14, 2007
 CHECKED BY: SM DRAWING NO.: 2007-300/DRG/ LEASE AREA/

JOB NO.: 2007-300 SHEET: 8 OF 8
 SHEET TITLE:
**LEASE AREA/
 FUTURE EXPANSION AREA
 RIGHT-OF-WAY ACCESS AREA**

SHEET NUMBER:
SHEET C-4

Attachment F

Updated Site Plan

Note – This is solely to show the proposed expansion in relation to American Tower Corporation's leased area, please refer to the construction drawings for scope of work



AMERICAN TOWER®
 A.T. ENGINEERING SERVICE, PLLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 466-0112

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ATC SITE NUMBER:

370625

ATC SITE NAME:

OLD SAYBROOK CONNECTICUT

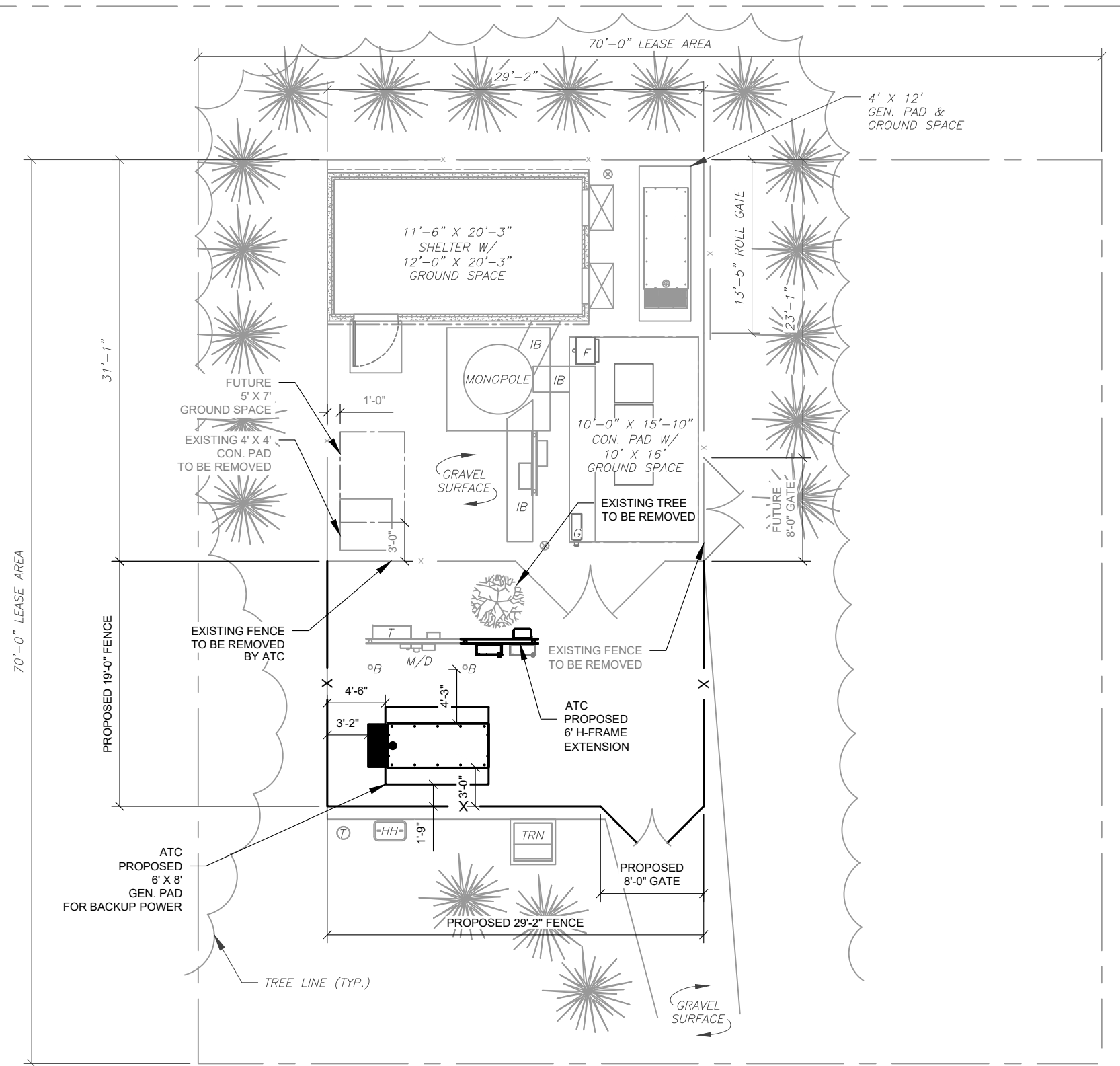
LEGEND

- ⊗ GROUNDING TEST WELL
- AV AIR VENT
- ATS AUTOMATIC TRANSFER SWITCH
- B BOLLARD
- C CABINET
- CS COAX SHROUD
- CSC CELL SITE CABINET
- D DISCONNECT
- E ELECTRICAL
- F FIBER
- GEN GENERATOR
- G GENERATOR RECEPTACLE
- HH, V HAND HOLE, VAULT
- HFC HYDROGEN FUEL CELL
- HSM HYDROGEN STORAGE MATERIAL
- IB ICE BRIDGE
- K KENTROX BOX
- LC LIGHTING CONTROL
- LPG LIQUID PROPANE GAS
- M METER
- MTS MANUAL TRANSFER SWITCH
- OHW OVERHEAD WIRE
- P POWER
- PP POWER POLE
- T TELCO
- TRN TRANSFORMER
- BUFFER (PROPERTY LINE)
- - - - GROUND SPACE (LEASE AREA)
- EASEMENT

DRAWN BY:	M.GOOCH
DATE DRAWN:	06/14/22
CUSTOMER:	
ATC PROJECT NO.:	
ATC ASSET NO.:	370625

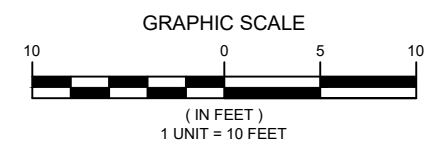
SITE PLAN LAYOUT

SHEET NUMBER:	SITE-1
AUDITED BY:	ON



NOTE:
 ATC LEASE AREA = 5,000 SQ. FT. ±

FUTURE NOTE:
 CABINETS TO BE RECONFIGURED AS NECESSARY



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Attachment G

Wetland Map



QUALITY
INN

Site

ights
oif

Ragged Rock Creek

PUBHH

E1UBLx

E2EM5Pd

E2EM5Pd


Attachment H

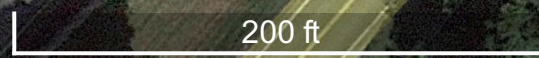
Street and Ariel View Photos

Ariel View of 77 Springbrook Road

Ariel view of the Site, proposed expansion will not be visible, nor have an effect on the existing tree line.

Legend

-  77 Springbrook Rd



Street View of 77 Springbrook Road

Street view of the Site, the prosed expansion will not be visable from the street.

Legend

 77 Springbrook Rd



Attachment I

Most Recent Geotechnical Analysis
With Interpretation Memo



EASTERN, Inc.

A Terracon COMPANY

201 Hammer Mill Road

Rocky Hill, CT 06067

Phone (860) 721-1900

Fax (860) 721-1939

www.terracon.com

March 12, 2008

Mr. Jim Rech
National Tower, LLC
Park Place West
352 Park Street, Suite 101
North Reading, MA 01864

Advance Copy by Email

Re: Geotechnical Evaluation
National Communications Tower No. 02240
77 Springbrook Road
Old Saybrook, Connecticut

JGI Project No. J2085121

Dear Mr. Rech:

The following report, prepared by JGI Eastern, Inc., A Terracon Company (JGI), presents our geotechnical engineering evaluation of subsurface conditions as they relate to foundation design and earthwork construction for the above-referenced communications tower development. Our services, which were conducted in general accordance with our proposal dated February 13, 2008, are subject to the limitations contained in this letter report.

SITE AND PROJECT DESCRIPTION

The project site is located at 77 Springbrook Road, in the Town of Old Saybrook, Connecticut. In this area, Springbrook Road runs parallel to and is adjacent to Interstate 95. The site is approximately 650 yards southwest of the intersection of Interstate 95 and State Highway 9 and is located on an approximately 0.25-acre parcel of land behind the WLIS AM radio station. There is an existing 182-foot high AM radio guyed tower northwest of the site. We understand that this tower, surrounding chain link fence, and guy wires will be removed as part of the project.

The topography of the compound area slopes up to the northwest from approximately Elevation (EI) 48 to 58 feet. Ground surface elevations in feet were interpolated from the contours shown on a plan titled *Site Plan*, prepared by Andrews Survey & Engineering, Inc. of Uxbridge, Massachusetts, dated December 14, 2007.

The project consists constructing an approximately 175-foot high steel monopole communications tower and an associated prefabricated equipment shelter within a 30-foot square fenced lease compound area. We understand that the lease compound area may be expanded in the future to 70 feet square.

Access to the site will be provided by a proposed 12-foot wide gravel driveway extending north from the gravel driveway for the AM radio station. The proposed tower development, existing conditions, and test boring and probe locations are shown on Figure 1, Subsurface Exploration Location Plan.

SUBSURFACE EXPLORATIONS AND CONDITIONS

JGI monitored the advancement of three borings (JB-1, JB-2, and JB-3) and three hand auger probes (JP-1, JP-2, and JP-3) within the proposed lease compound area on February 26, 2008. The test borings were advanced using an all terrain mounted (ATV) mounted drill rig owned and operated by New England Boring Contractors Inc. of Glastonbury, Connecticut. JB-1 was advanced to refusal on bedrock, at a depth of 10 feet below the existing grade. Bedrock was cored in JB-1 from a depth of 10 to 15 feet with an NQ-sized core barrel. JB-2 was advanced to auger refusal on probable bedrock at a depth of 10 feet. JB-3 was advanced to auger refusal on competent bedrock at a depth of 7 feet.

The test borings were advanced proximal to the proposed tower center and the south edge of the compound with 4-inch diameter solid stem augers (SSA). Soil samples were obtained semi-continuously, in JB-2 and JB-3, with a standard 2.0-inch outside diameter split-barrel sampler. JB-1 was advanced using the NQ-sized core barrel; therefore no samples were taken. Standard Penetration Tests (SPTs) were performed at sampling intervals, in general accordance with ASTM D1586.

The test probes were advanced by a JGI field engineer using a 5-foot long, 2-inch inside diameter, hand auger. The test probes were advanced to further evaluate the subsurface conditions in the area proximal to the tower center and in areas where the terrain prohibited the use of the ATV drill rig. The test probes, which were advanced to refusal, on possible bedrock, at depths ranging from 1 to 4.4 feet, encountered similar conditions to the test borings. The exploration locations are shown on Figure 1.

The subsurface profile at the boring locations consists of forest mat over subsoil, underlain by glacial till, which is in turn underlain by bedrock. The forest mat (about 4 inches in thickness) consists of dark brown, fine sand and silt, trace gravel, with root matter. The subsoil, which was encountered below the forest mat and extends to a depth of about 5 feet below existing grade, consists of very loose to medium dense, orange to brown, medium to fine sand, some silt, trace gravel, with visible roots in the upper four feet. However, hand auger test probes, advanced on the north side of the compound area, indicate that the subsoil extends to the bedrock surface at depths ranging from 1 to 4.4 feet. The glacial till, which was encountered below the subsoil in the test borings, extends to depths ranging from about 6 to 10 feet. The glacial till consists of medium dense to very dense, orange to gray, medium to fine sand, some gravel, trace silt, occasional cobbles, with weathered rock. Drill rig auger refusal and hand auger refusal, on bedrock or possible bedrock, were encountered in all explorations at depths ranging from 1 to 10 feet below existing grade.

Based on our assessment of the rock core and a review of the *Bedrock Geological Map of Connecticut (1985)*, the bedrock is part of the Tatnic Hill Formation, consisting of gray to dark gray, medium grained gneiss. The Rock Quality Designation (RQD) value between 10 and 15 feet is 62 percent, indicating a fair *in situ* bedrock quality. The upper 2 feet of the bedrock is moderately weathered. Measurements using a Brunton compass on bedrock outcrops to the northwest and southwest of the compound area generally indicate a primary joint set dipping to the north-northwest at angles ranging from 40 to 70 degrees.

At the time of the exploration program, groundwater was observed in JB-2 at a depth of approximately 5.5 feet below the existing grade. Groundwater was not able to be observed in JB-1 because of the use of drill water required to advance the core barrel. Groundwater may seasonally perch above the relatively impermeable bedrock surface. In addition, groundwater levels vary depending upon season, precipitation and other conditions that may be different from those at the time of drilling.

On February 26, 2008, *in situ* soil resistivity testing was completed by a JGI field engineer. Resistivity testing was performed in accordance with ASTM G57 by the Wenner Four Probe Method using a Megger DET5/4R Digital Earth Tester. Two resistivity lines were completed with electrodes spaced at 5, 10, 20, 30, and 40 feet. At the time of resistivity testing, surficial soil was damp because of snow cover. There was no observed frost in the ground. The location and orientation of resistivity lines are shown on Figure 1. The resistivity test results are summarized below:

Electrode Spacing (ft)	Resistivity (ohm-cm)	
	Line 1	Line 2
5	13,215	47,300
10	8,810	10,530
20	4,600	13,790
30	9,020	6,320
40	7,660	13,790

The above *in-situ* soil resistivity results may have been affected by the existing underground utilities associated with the AM radio tower. Resistivity values for glacial till from similar projects generally vary between 50,000 and 75,000 ohm-cm while values for gneiss generally vary between 100,000 and 200,000 ohm-cm. We recommend that these typical values be used for the design of the grounding system.

FOUNDATION TYPE AND DESIGN RECOMMENDATIONS

The tower will be located on a steep hillside, with relatively shallow bedrock overlain by a thin layer of glacial till. While the tower may be supported on a combination of bedrock and dense glacial till (with a crushed stone cushion over the bedrock), the tower should not be supported on a combination of bedrock and fill. The selection of the elevation of the base of tower foundation should take this into account.

Tower

The tower may be supported on either a monolithic mat or a pier and pad foundation bearing on the glacial till, weathered bedrock, or sound bedrock. However, the tower foundation should not be founded partially on bedrock and partially on glacial till. If this condition is encountered at foundation subgrade level, the bedrock should be overexcavated to allow placement of a minimum 8-inch thick layer of minus $\frac{3}{4}$ -inch crushed stone to provide a cushion over the portion of the footing underlain by bedrock.

The tower foundation may be designed on the basis of a net allowable bearing pressure of 8 kips per square foot (ksf). The net allowable bearing pressure may be increased by one third for transient loadings, such as wind and seismic. Bearing pressure is unlikely to govern the design, with overturning determining the size of the foundation. Settlement of the tower foundation founded directly on bedrock should be negligible. Settlement of the tower foundation founded on glacial till should not exceed about $\frac{1}{2}$ inch.

An ultimate friction factor ($\tan \delta$) of 0.5 may be used for calculation of the sliding resistance between the bearing materials and concrete surfaces. A factor of safety of at least 1.5 should be applied to the sliding resistance. A total unit weight (γ) of 120 pounds per cubic foot and an ultimate passive earth pressure coefficient, K_p , of 3.0 should be used for the calculation of passive resistance provided by compacted backfill adjacent to the tower foundation. The passive pressure calculated with these parameters should be reduced by at least a factor of safety of 3, to reflect the amount of movement required to mobilize the passive resistance. If the tower foundation is embedded into the bedrock, additional lateral resistance would be provided by the bedrock. Should you require more lateral resistance than is available based on the above parameters, we will review the design.

Unless founded directly on sound bedrock, the underside of the tower foundation should be located at least 3.5 feet below adjacent final grade to reduce the likelihood of frost heave, in accordance with the Connecticut State Building Code. However, we expect that because of the size of the foundation for the proposed height of tower, the underside will be at least 4 feet below adjacent grade. The excavation around and above the foundation should be backfilled with compacted fill.

Control of backfill compaction above and around the foundation will be required to provide uplift and lateral resistance. Care should be exercised during excavation for the tower foundation to minimize disturbance to the soil and bedrock surrounding the excavation. Disturbance to the adjacent soils and bedrock will influence resistance to lateral loads.

Equipment Shelters

For heavily loaded equipment shelters, we recommend that the foundation bear on glacial till, weathered bedrock, or sound bedrock. Footings may be designed using a maximum net allowable bearing pressure of 5 ksf. Strip footings should have a minimum width of 12 inches. Piers should have a minimum side dimension/diameter of 12 inches. Individual footings should not be founded partially on bedrock and partially on glacial till; the bedrock should be overexcavated to allow placement of a minimum 8-inch thick layer of minus $\frac{3}{4}$ -inch crushed stone to provide a cushion over the portion of the footing underlain by bedrock.

Slabs-on-grade should be underlain by a minimum 12-inch thick layer of compacted structural fill or minus $\frac{3}{4}$ -inch crushed stone placed on the glacial till or inorganic subsoil, i.e. subsoil that does not have visible roots. A modulus of subgrade reaction (k_s) of 250 pounds per cubic inch may be used for design of slabs constructed in this way. Consideration should be given to using dense insulation boards (Dow Styrofoam Highload, or similar) under and adjacent to lightly loaded slabs-on-grade, to provide the equivalent of 3.5 feet of earth cover, thus reducing frost penetration.

Air entraining admixtures should be used for concrete exposed to freezing. To reduce the likelihood of frost heave, the underside of foundation elements should be at least 3.5 feet below adjacent finished grade, unless founded directly on sound, competent bedrock or adequately protected by insulation boards.

Seismic Design Criteria

Seismic design requirements for Connecticut are based on the Connecticut State Building Code, which uses the Seismic Design Category approach from the 2003 International Building Code. The Seismic Design Category determination is based on:

- Building Importance (grouping based on use of building)
- Mapping factors (expected maximum considered ground motions at rock level)
- Site classification (soil type)

We consider that the site subsurface conditions match the Soil General Description of “rock”. The Site Classification is therefore B. We expect that the communications tower will be classified as Category IV Seismic Use Group III, i.e. “designated for emergency preparedness, communication, and operation centers and other facilities required for emergency response”. Based on the above, and a review of USGS National Seismic Hazard Mapping, we would consider the facility to be in Seismic Design Category C. This determination should be confirmed by the structural engineer. The site is not susceptible to liquefaction in the event of an earthquake.

Permanent Slopes

Cut slopes in the subsoil and glacial till should be constructed no steeper than 2H:1V. Fill slopes, if required, should also be constructed at 2H:1V. The topsoil/forest mat and organic subsoil, i.e. subsoil with visible roots, should be removed from fill slope areas before placing fill.

Permanent slopes in the bedrock not exceeding about 10 feet in height may be cut at 1H:6V. Temporary slopes, if required below the permanent slope to allow placement of the embedded tower foundation, and not exceeding about 5 feet in height, may be cut at a steeper angle of 1H:10V. Steeper slopes, or higher slopes at the recommended gradients, if required, should be designed by a licensed engineer. We believe these rock slopes are appropriate for the site conditions. However, the design slopes in rock, both temporary and permanent, should be reviewed in the field during construction by a licensed engineer, who can observe the rock jointing as the bedrock is excavated.

Common fill may be used to construct permanent slopes, and should consist of mineral soil, free from frozen soil, debris, and organic, or other deleterious, material. Excavated inorganic subsoil and fill may be selectively used as common fill, provided they have a maximum particle size of 8 inches and can be properly compacted. Soil placed to create fill slopes should be compacted to at least 92 percent of maximum dry density, as determined by ASTM D1557, Method C. Excavated organic subsoil should be used only within 12 inches of the finished grade of the soil slopes.

A drainage swale should be created behind the crest of the cut slope to reduce the likelihood of surface runoff flowing over the slope. Permanent fill and cut soil slope surfaces should be vegetated, or covered with an erosion mat or rip rap, to protect against erosion. Temporary sedimentation and erosion control methods should be implemented during construction and left in place until the slope surface has been permanently stabilized.

EARTHWORK AND CONSTRUCTION RECOMMENDATIONS

Compacted Structural Fill

Excavated existing glacial till and inorganic subsoil may be re-used as fill adjacent to and over the tower foundation, provided they can be adequately compacted and are free from organics. However, portions of these soils have an elevated silt content and will therefore be difficult to compact when wet. Because of the elevated silt content, these soils will also be sensitive to moisture and lose strength quickly when wet. Consequently, the recommendation for re-using these soils is only applicable during periods when the climate and moisture conditions are favorable for re-using silty soil as compacted fill.

Structural fill originating from an off-site source should conform to the gradation requirements for Bank or Crushed Gravel (M.02.06, Grading B) as defined by the *State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction (Form 816) 2004*. Crushed stone, where used, should have a maximum particle size of $\frac{3}{4}$ -inch. Structural fill and backfill should be placed in loose lifts not exceeding 12 inches in thickness. Structural fill placed below, and backfill adjacent to and over the foundation should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557, Method C.

Mat and Equipment Foundation Subgrades

The foundation bearing subgrades should be prepared by the contractor as outlined in this report and observed by a geotechnical engineer, prior to foundation construction. Neither fill nor concrete should be placed on frozen subgrades. Frozen material should not be used as fill. Forest mat and organic subsoil are not suitable for foundation support and should be removed within the foundation bearing zone, defined as the volume beneath 1H:1V lines extending downward and outward from the lower edges of the footing and slab-on-grade.

Upon completion of tower foundation excavation, the subgrade, if bedrock, should be observed for open joints, loose rock, and uneven surfaces. Bedrock subgrade steeper than 4H:1V should be benched. The subgrade, if glacial till, should be proofrolled with a vibratory roller or plate compactor. Unstable subgrade should be removed and replaced with compacted structural fill or minus $\frac{3}{4}$ -inch crushed stone, as necessary.

Upon completion of the excavation for the slabs-on-grade, subgrade consisting of undisturbed inorganic subsoil or glacial till should be proofrolled with a vibratory roller or plate compactor. Unstable subgrade should be removed and replaced with compacted structural fill or minus $\frac{3}{4}$ -inch crushed stone, as necessary. The bedrock surface will not require proofrolling.

Excavation for the tower foundation will likely require removing bedrock by blasting, mechanical methods, such as a backhoe-mounted ram, or the use of expansive agents. Controlled blasting methods should be specified to reduce overbreak at the excavation perimeter. The peak particle velocity at the any adjacent structure should be limited to a maximum of 2.0 inches per second. Blasting mats should also be used. The contractor should perform a pre-blast survey at any structure within 300 feet of the blasting. We recommend that the contractor familiarize him/herself with the anticipated bedrock conditions prior to construction.

Temporary Excavation and Dewatering

Excavations greater than 4 feet deep will likely be required for construction of the tower foundation. Temporary construction slopes in the subsoil, glacial till, and bedrock should be designed in compliance with recent governing regulations. Construction slopes should be cut to a stable incline or braced, depending upon the excavation depth and encountered subsurface conditions.

Construction slopes should be reviewed for signs of mass movement. If movement/potential stability problems are observed, work should cease; the geotechnical engineer should be immediately contacted. The responsibility for excavation safety and stability of temporary construction slopes should lie solely with the contractor.

Based on the depth to groundwater observed in JB-2, dewatering may be required during construction of the tower foundation. Dewatering can likely be accomplished by placing a filtered sump and pump within a crushed stone zone in the excavation. Subgrade soils or weathered bedrock that become unstable because of such water and/or reworking by construction activity should be replaced with compacted granular structural fill or minus $\frac{3}{4}$ -inch crushed stone, as necessary.

LIMITATIONS

The analyses and recommendations submitted in this report are based upon the data obtained from a limited number of test borings and test probes. The nature and extent of variations from the conditions observed within the explorations may not become evident until construction. If variations then appear evident, JGI should re-evaluate the recommendations of this report.

Mr. Jim Rech
Page 8
March 12, 2008

We request the opportunity to review final design drawings and specifications to evaluate the appropriate implementation of our recommendations. In the event that changes in the nature, design, or location of the proposed communications tower are planned, the conclusions and recommendations contained in this report shall not be considered valid unless we review the changes, and conclusions of the report are modified or verified by us in writing.

A geotechnical engineer should be retained to provide testing and monitoring services during the earthwork phases of the project. This is to observe compliance with our design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

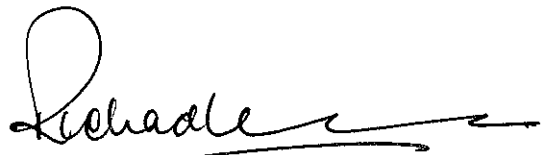
This report has been prepared for the exclusive use of National Tower, LLC in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. This report has been prepared for preliminary design purposes and may be limited in its scope to complete an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to evaluation only.

If you have questions, please contact us. It was a pleasure working with you on this project and we look forward to working with you in the future.

Very truly yours,

JGI Eastern, Inc.
A Terracon Company

Brian D. Opp, P.E.
Geotechnical Engineer



Richard W.M. McLaren, P.E.
Senior Engineer

/ekc/J2085121

Attachments: Figure 1 – Subsurface Exploration Location Plan
Test Boring Logs, JB-1, JB-2, JB-3
Test Probe Logs, JP-1, JP-2, JP-3



NOTES:

1. THIS PLAN WAS PREPARED FROM ANDREWS SURVEY & ENGINEERING, INC. OF UXBRIDGE, MASSACHUSETTS PROJECT NAME: OLD SAYBROOK - 02240 SHEET: C-1 TITLED: "SITE PLAN" DATED: 12/14/07.
2. THE TEST BORINGS SHOWN AS JB-1, JB-2, AND JB-3 WERE ADVANCED ON FEBRUARY 26, 2008 UNDER THE DIRECTION OF JGI WITH EQUIPMENT OWNED AND OPERATED BY NEW ENGLAND BORING CONTRACTORS, OF GLASTONBURY, CONNECTICUT.
3. THE TEST PROBES JP-1, JP-2 AND JP-3 WERE ADVANCED BY A JGI FIELD ENGINEER ON FEBRUARY 26, 2008 USING A HAND AUGER.
4. THE APPROXIMATE LOCATIONS OF THE TEST BORINGS AND TEST PROBES WERE TAPED FROM EXISTING SITE FEATURES. THE LOCATION SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. USE OF THIS PLAN IS LIMITED TO THE ILLUSTRATION OF THE APPROXIMATE LOCATIONS OF THE TEST BORINGS, TEST PROBES AND OTHER PERTINENT SITE FEATURES. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM JGI IS PROHIBITED.

LEGEND

- JB-1 TEST BORING LOCATION
- JP-1 TEST PROBE LOCATION (TYP)

- LINE 1 RESISTIVITY TEST LOCATION (TYP)

GRAPHIC SCALE



(IN FEET)

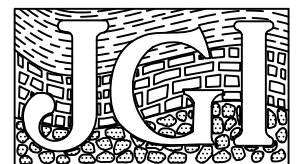
NATIONAL COMMUNICATIONS TOWER No. 02240

77 SPRINGBROOK ROAD OLD SAYBROOK, CONNECTICUT

PREPARED FOR:

NATIONAL TOWER, LLC
PARK PLACE WEST
352 PARK STREET, SUITE 101
NORTH READING, MA 01864

FIGURE 1 SUBSURFACE EXPLORATION LOCATION PLAN



EASTERN, Inc.
A Terracon COMPANY


DATE: MARCH 2008
SCALE: 1" = 20'
PROJECT NO: J2085121

J2085121

TEST BORING LOG

PROJ. NAME: National Communications Tower No. 02240	HAMMER	SAMPLER	CASING	SHEET 1 OF 1
LOCATION: Old Saybrook, Connecticut	TYPE: Safety	N/A	NQ-2	BORING: JB-1
PROJECT NO.: J2085121	SIZE: 140 lbs.	N/A	2" Dia.	LOCATION: See Plan
DATE START: February 26, 2008	FALL: 30"	Drop Method: N/A		SURF. EL.: 49' ±
DATE END: February 26, 2008	GROUNDWATER OBSERVATIONS			
BORING CO.: New England Boring Contractors	DATE	DEPTH	CASING AT	DURATION AFTER DRILLING
CO. LOCATION: Glastonbury, Connecticut	2/26/08		Not Applicable	
FOREMAN: Tim Carpenter				
JGI REP.: Brian Opp				


Depth (ft)	SAMPLING				Sample Description	Strata Change Depth (ft)	Notes
	No.	Depth (ft.)	Blows/6"	Penet./Rec. (in)			
					Forest Mat	0.3	1
					Orange-brown, medium to fine SAND, some Silt, trace Gravel, with Root Matter.		
5					(Subsoil)	5.0	1
					Brown-gray, medium to fine SAND, some Gravel, trace Silt, occasional Cobbles.		
10			Core Rate min/ft		(Glacial Till)	10.0	
	C-1A	10-12	5	60/58	C-1A: Moderately hard, moderately weathered, gray-black-white QUARTZ GNEISS, with thin bedding of low angle, primary joint set low, very close, rough, discolored, open.	12.0	
			6				
	C-1B	12-15	6		C-1B: Hard, fresh, gray-black-white, GRANITIC GNEISS, with thin bedding and moderate dipping, primary joint set close to moderately close, smooth undulating, fresh, tight. RQD = 62%		
15			6		(Bedrock)		
					Exploration Terminated at 15.0'		
20							
25							
30							

 <p>JGI EASTERN, Inc. A Terracon COMPANY</p>	Notes: 1 - Strata change depths estimated from core barrel cuttings.	Proportions Used: trace (1-10%), little (10-20%), some (20-35%), and (35-50%). <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Cohesive Consistency (Blows/ft.)</th> <th style="width: 33%;">Cohesionless Relative Density (Blows/ft)</th> <th style="width: 33%;"></th> </tr> <tr> <td>very soft</td> <td>0-2</td> <td>very loose</td> </tr> <tr> <td>soft</td> <td>2-4</td> <td>loose</td> </tr> <tr> <td>medium stiff</td> <td>4-8</td> <td>medium dense</td> </tr> <tr> <td>stiff</td> <td>8-15</td> <td>dense</td> </tr> <tr> <td>very stiff</td> <td>15-30</td> <td>very dense</td> </tr> <tr> <td>hard</td> <td>30+</td> <td>50+</td> </tr> </table>	Cohesive Consistency (Blows/ft.)	Cohesionless Relative Density (Blows/ft)		very soft	0-2	very loose	soft	2-4	loose	medium stiff	4-8	medium dense	stiff	8-15	dense	very stiff	15-30	very dense	hard	30+	50+
Cohesive Consistency (Blows/ft.)	Cohesionless Relative Density (Blows/ft)																						
very soft	0-2	very loose																					
soft	2-4	loose																					
medium stiff	4-8	medium dense																					
stiff	8-15	dense																					
very stiff	15-30	very dense																					
hard	30+	50+																					
		Boring No. JB-1																					

TEST BORING LOG

PROJ. NAME:	National Communications Tower No. 02240	HAMMER	SAMPLER	CASING	SHEET 1 OF 1
LOCATION:	Old Saybrook, Connecticut	TYPE: Safety	SS	SSA	BORING: JB-2
PROJECT NO.:	J2085121	SIZE: 140 lbs.	2" OD	4" Dia.	LOCATION: See Plan
DATE START:	February 26, 2008	FALL: 30"	Drop Method: Winch/Cable		SURF. EL.: 47' ±
DATE END:	February 26, 2008	GROUNDWATER OBSERVATIONS			
BORING CO.:	New England Boring Contractors	DATE	DEPTH	CASING AT	DURATION AFTER DRILLING
CO. LOCATION:	Glastonbury, Connecticut	2/26/08	5.5'	5.0'	10 min
FOREMAN:	Tim Carpenter				
JGI REP.:	Brian Opp				


Depth (ft)	SAMPLING				Sample Description	Strata Change Depth (ft)	Notes
	No.	Depth (ft.)	Blows/6"	Penet./Rec. (in)			
	SS-1	0-2	1-1	24/8	Forest Mat SS-1: Very loose, orange-brown, medium to fine SAND, some Silt, trace Gravel, with Root Matter.	0.3	Moist
			1-1				
5					(Subsoil)	5.0	
	SS-2	5-7	21-41	24/8	SS-2: Very dense, orange-brown, medium to fine SAND, some Gravel, trace Silt, occasional Cobbles, with weathered Rock.		
			41-30			8.0	
10					Gray, medium to fine SAND, some Gravel, trace Silt. (Glacial Till)	10.0	
					Auger Refusal on Probable Bedrock at 10.0'		
15							
20							
25							
30							

 <p>JGI EASTERN, Inc. A Terracon COMPANY</p>	Notes: 	Proportions Used: trace (1-10%), little (10-20%), some (20-35%), and (35-50%). <table style="width: 100%; border: none;"> <tr> <td colspan="2">Cohesive Consistency (Blows/ft.)</td> <td colspan="2">Cohesionless Relative Density (Blows/ft)</td> </tr> <tr> <td>very soft</td> <td>0-2</td> <td>very loose</td> <td>0-4</td> </tr> <tr> <td>soft</td> <td>2-4</td> <td>loose</td> <td>4-10</td> </tr> <tr> <td>medium stiff</td> <td>4-8</td> <td>medium dense</td> <td>10-30</td> </tr> <tr> <td>stiff</td> <td>8-15</td> <td>dense</td> <td>30-50</td> </tr> <tr> <td>very stiff</td> <td>15-30</td> <td>very dense</td> <td>50+</td> </tr> <tr> <td>hard</td> <td>30+</td> <td></td> <td></td> </tr> </table>	Cohesive Consistency (Blows/ft.)		Cohesionless Relative Density (Blows/ft)		very soft	0-2	very loose	0-4	soft	2-4	loose	4-10	medium stiff	4-8	medium dense	10-30	stiff	8-15	dense	30-50	very stiff	15-30	very dense	50+	hard	30+		
Cohesive Consistency (Blows/ft.)		Cohesionless Relative Density (Blows/ft)																												
very soft	0-2	very loose	0-4																											
soft	2-4	loose	4-10																											
medium stiff	4-8	medium dense	10-30																											
stiff	8-15	dense	30-50																											
very stiff	15-30	very dense	50+																											
hard	30+																													
Boring No. JB-2																														

TEST BORING LOG

PROJ. NAME: National Communications Tower No. 02240	HAMMER	SAMPLER	CASING	SHEET 1 OF 1
LOCATION: Old Saybrook, Connecticut	TYPE: Safety	SS	SSA	BORING: JB-3
PROJECT NO.: J2085121	SIZE: 140 lbs.	2" OD	4" Dia.	LOCATION: See Plan
DATE START: February 26, 2008	FALL: 30"	Drop Method: Winch/Cable		SURF. EL.: 48' ±
DATE END: February 26, 2008	GROUNDWATER OBSERVATIONS			
BORING CO.: New England Boring Contractors	DATE	DEPTH	CASING AT	DURATION AFTER DRILLING
CO. LOCATION: Glastonbury, Connecticut	2/26/08		Not Applicable	
FOREMAN: Tim Carpenter				
JGI REP.: Brian Opp				


Depth (ft)	SAMPLING				Sample Description	Strata Change Depth (ft)	Notes
	No.	Depth (ft.)	Blows/ 6"	Penet./ Rec. (in)			
					Forest Mat	0.3	
	SS-1	2-4	8-8	24/8	SS-1: Medium dense, orange-brown, medium to fine SAND, some Gravel and Silt, with Root Matters.		
			13-6				
5					(Subsoil)	5.0	
	SS-2	5-6.3	15-14	16/10	SS-2: Medium dense, gray, medium to fine SAND, some Gravel, trace Silt. (Glacial Till)		
			100/4"			(Bedrock)	6.0
					Weathered, gray GNEISS		
					Auger Refusal on Competent Bedrock at 7.0'		
10							
15							
20							
25							
30							

 <p>JGI EASTERN, Inc. A Terracon COMPANY</p>	Notes: 	Proportions Used: trace (1-10%), little (10-20%), some (20-35%), and (35-50%). <table style="width: 100%; border: none;"> <tr> <td colspan="2">Cohesive Consistency (Blows/ft.)</td> <td colspan="2">Cohesionless Relative Density (Blows/ft)</td> </tr> <tr> <td>very soft</td> <td>0-2</td> <td>very loose</td> <td>0-4</td> </tr> <tr> <td>soft</td> <td>2-4</td> <td>loose</td> <td>4-10</td> </tr> <tr> <td>medium stiff</td> <td>4-8</td> <td>medium dense</td> <td>10-30</td> </tr> <tr> <td>stiff</td> <td>8-15</td> <td>dense</td> <td>30-50</td> </tr> <tr> <td>very stiff</td> <td>15-30</td> <td>very dense</td> <td>50+</td> </tr> <tr> <td>hard</td> <td>30+</td> <td></td> <td></td> </tr> </table>	Cohesive Consistency (Blows/ft.)		Cohesionless Relative Density (Blows/ft)		very soft	0-2	very loose	0-4	soft	2-4	loose	4-10	medium stiff	4-8	medium dense	10-30	stiff	8-15	dense	30-50	very stiff	15-30	very dense	50+	hard	30+		
Cohesive Consistency (Blows/ft.)		Cohesionless Relative Density (Blows/ft)																												
very soft	0-2	very loose	0-4																											
soft	2-4	loose	4-10																											
medium stiff	4-8	medium dense	10-30																											
stiff	8-15	dense	30-50																											
very stiff	15-30	very dense	50+																											
hard	30+																													
		Boring No. JB-3																												

TEST PROBE LOG

PROJECT NAME: National Communications Tower No. 02240	EQUIPMENT	SHEET 1 OF 1
LOCATION: Old Saybrook, Connecticut	TYPE: Hand Auger	PROBE NO.: JP-1
PROJECT NO.: J2085121	SIZE: 2" ID	LOCATION: See Plan
DATE START: February 26, 2008		SURFACE EL.: 56' ±
DATE END: February 26, 2008		
BORING CO.: New England Boring Contractors	GROUNDWATER OBSERVATIONS	
CO. LOCATION: Glastonbury, Connecticut	DATE	DEPTH
FOREMAN: Tim Carpenter	CASING AT	STABILIZATION PERIOD
JGI INSPECTOR: Brian Opp	2/26/08	Not Encountered

Depth (ft.)	SOIL DESCRIPTION	Strata Change Depth (ft)	Notes
1	Forest Mat Orange-brown, medium to fine SAND, some Silt, trace Gravel, with Root Matter. (Subsoil)	0.3 1.0	
2	Auger Refusal on Possible Bedrock at 1.0'		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

NOTES:	 <p>JGI EASTERN, Inc. A Terracon COMPANY</p>
REMARKS: The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test probes at times under conditions stated on the log. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made. Proportions Used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)	

TEST PROBE LOG

PROJECT NAME: National Communications Tower No. 02240	EQUIPMENT	SHEET 1 OF 1
LOCATION: Old Saybrook, Connecticut	TYPE: Hand Auger	PROBE NO.: JP-2
PROJECT NO.: J2085121	SIZE: 2" ID	LOCATION: See Plan
DATE START: February 26, 2008		SURFACE EL.: 58' ±
DATE END: February 26, 2008		
BORING CO.: New England Boring Contractors	GROUNDWATER OBSERVATIONS	
CO. LOCATION: Glastonbury, Connecticut	DATE	DEPTH
FOREMAN: Tim Carpenter	CASING AT	STABILIZATION PERIOD
JGI INSPECTOR: Brian Opp	2/26/08	Not Encountered

Depth (ft.)	SOIL DESCRIPTION	Strata Change Depth (ft)	Notes
1	Forest Mat Orange-brown, medium to fine SAND, some Silt, trace Gravel, with Root Matter. (Subsoil)	0.3 1.0	
2	Auger Refusal on Possible Bedrock at 1.0'		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

NOTES:

REMARKS: The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test probes at times under conditions stated on the log. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.
Proportions Used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)



TEST PROBE LOG

PROJECT NAME: National Communications Tower No. 02240	EQUIPMENT	SHEET 1 OF 1
LOCATION: Old Saybrook, Connecticut	TYPE: Hand Auger	PROBE NO.: JP-3
PROJECT NO.: J2085121	SIZE: 2" ID	LOCATION: See Plan
DATE START: February 26, 2008		SURFACE EL.: 52' ±
DATE END: February 26, 2008		
BORING CO.: New England Boring Contractors	GROUNDWATER OBSERVATIONS	
CO. LOCATION: Glastonbury, Connecticut	DATE	DEPTH
FOREMAN: Tim Carpenter	2/26/08	CASING AT
JGI INSPECTOR: Brian Opp		STABILIZATION PERIOD
		Not Encountered

Depth (ft.)	SOIL DESCRIPTION	Strata Change Depth (ft)	Notes
1	Forest Mat	0.3	
2			
3	Orange-brown, medium to fine SAND, some Silt, trace Gravel, with Root Matter.		
4			
5	(Subsoil)	4.4	
6	Auger Refusal on Possible Bedrock at 4.4'		
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

NOTES:

REMARKS: The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test probes at times under conditions stated on the log. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.

Proportions Used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)





July 8th, 2022

Connecticut Siting Council
10 Franklin Square
New Britain, Connecticut 06051

**RE: Geotechnical Analysis for the Existing Telecommunications Facility at 77
Springbrook Road, Old Saybrook, CT**

To Whom it May Concern:

On March 12th, 2008, National Tower, LLC (predecessor-in-interest to American Tower Corporation) was issued a copy of the Geotechnical Analysis requested for the construction of a new 175' monopole ("Tower"). This report depicted the necessary conditions for the Tower and associated ground equipment to be constructed.

While the Geotechnical Analysis was issued for the original 30' x 30' compound, page nine shows that JB-3 and JB-2 examined the soil of the approximate location of the proposed expansion with no findings that would affect the proposed expansion.

Sincerely,

A handwritten signature in black ink that reads "Jake Lehman". The signature is written in a cursive, slightly slanted style.

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



Attachment J

Notice to Abutting Properties and Other Interested Parties as
well as Proof of Delivery, Tax Records Included

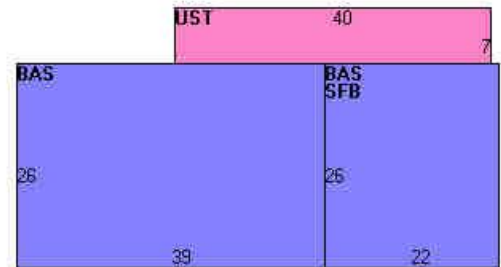
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	RAD/TV TR
Total Rooms	
Total Bedrms	00
Total Baths	0
Usrflid 218	
Usrflid 219	
1st Floor Use:	4330
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos//00\02\03\22.jpg>)

Building Layout



(https://images.vgsi.com/photos/OldSaybrookCTPhotos//Sketches/6223_6;)

Building Sub-Areas (sq ft)			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,586	1,586	
SFB	Bsmt, Above grade-Finished	572	458	
UST	Utility, Storage, Unfinished	280	0	
		2,438	2,044	

Extra Features

Extra Features		<u>Legend</u>
No Data for Extra Features		

Land

Land Use

Use Code 4330

Land Line Valuation

Size (Acres) 0.46

Description RAD/TV TR
Zone B2

Depth 0
Assessed Value \$125,700
Appraised Value \$179,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$141,100	\$179,600	\$320,700
2018	\$141,100	\$179,600	\$320,700
2016	\$106,700	\$217,900	\$324,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$98,800	\$125,700	\$224,500
2018	\$98,800	\$125,700	\$224,500
2016	\$74,700	\$152,500	\$227,200



Via Certified Mail

June 6th, 2022

Crossroad Communications of Old Saybrook, LLC
157 North Seir Hill Road
Norwalk, CT 06850

RE: American Tower Corporation's Petition for a Declaratory Ruling - Expansion of Existing Compound at 77 Springbrook Road, Old Saybrook, Connecticut 06475

Dear Property Owner:

Your property at 77 Springbrook Road, Old Saybrook, Connecticut, 06475, currently leases approximately 4,900 sq. ft. to American Tower Corporation for the purpose of maintaining a telecommunications facility.

American Tower Corporation is requesting approval from the Connecticut Siting Council to expand their existing compound for the purpose of installing a backup generator. This proposed expansion will be within American Tower Corporation's lease space.

Should you have any questions, I can be reached at the below contact information, and the Connecticut Siting Council can be reached at (860) 827-2935.

Sincerely,

A handwritten signature in black ink that reads "Jake Lehman".

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



ORIGIN ID: SCHA (518) 932-7049
JAKE LEHMAN
AIROSMITH DEVELOPMENT INC.
318 WEST AVENUE
SARATOGA SPRINGS, NY 12886
UNITED STATES US

SHIP DATE: 24JUN22
ACTWGT: 0.50 LB
CAD: 10763113/IN/ET4490

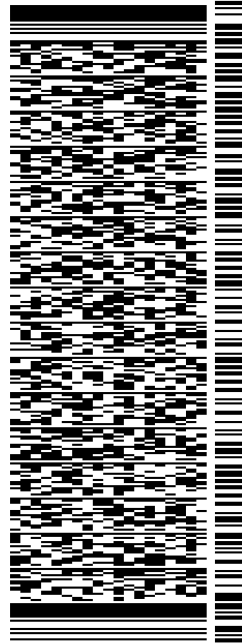
BILL SENDER

TO **CROSSROAD COMMUNICATIONS**

157 NORTH SEIR HILL ROAD

NORWALK CT 06850

(518) 932-7049 REF: ATC GEN EAST 202204
INV: DEPT:
PO:



J222022041201uv

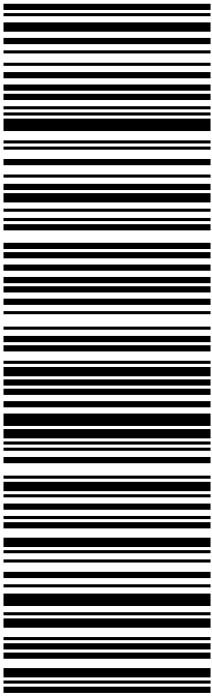
581J2274F/FE4A

TRK# 7772 2443 0485
#0201

WED - 29 JUN 4:30P
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06850
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2. Fold the printed page along the horizontal line.
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Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

93 SPRINGBROOK RD

Location 93 SPRINGBROOK RD

MBLU 058/ 018/ / /

Acct# 00598800

Owner BARTLETT DAVID L & GRAHAM
JENNIFER E

Assessment \$148,600

Appraisal \$212,200

PID 6224

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$139,200	\$73,000	\$212,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$97,500	\$51,100	\$148,600

Owner of Record

Owner BARTLETT DAVID L & GRAHAM JENNIFER E
Co-Owner
Address 75 DEER RUN
MIAMI SPRINGS, FL 33166

Sale Price \$131,500
Certificate
Book & Page 0596/0145
Sale Date 06/26/2014

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HSBC MORTGAGE SERVICES INC	\$0		0592/0094	12/20/2013
RUTTY ELMER & DALE CAROLYN	\$89,000		0321/0408	10/24/1994

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,472

Building Attributes	
Field	Description

77 SPRINGBROOK RD

Location 77 SPRINGBROOK RD

MBLU 058/ 017/ 0001/ /

Acct# 00598500

Owner CROSSROADS
COMMUNICATIONS OF OLD

Assessment \$224,500

Appraisal \$320,700

PID 6223

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$141,100	\$179,600	\$320,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$98,800	\$125,700	\$224,500

Owner of Record

Owner CROSSROADS COMMUNICATIONS OF OLD
Co-Owner SAYBROOK LLC
Address 157 NORTH SEIR HILL RD
NORWALK, CT 06850

Sale Price \$275,000
Certificate
Book & Page 0339/0287
Sale Date 10/28/1996
Instrument UNKQ

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1956
Living Area: 2,044

Building Attributes	
Field	Description
STYLE	Office Bldg

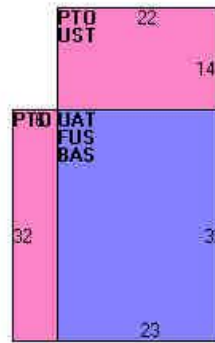
Style	Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/\00\02\03\21.jpg>)

Building Layout



(https://images.vgsi.com/photos/OldSaybrookCTPhotos/Sketches/6224_6;)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	736	736
FUS	Upper Story, Finished	736	736
PTO	Patio	500	0
UAT	Attic, Unfinished	736	0
UST	Utility, Storage, Unfinished	308	0
		3,016	1,472

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1010
Description Single Family
Zone B-2

Land Line Valuation

Size (Acres) 0.6
Depth 0
Assessed Value \$51,100
Appraised Value \$73,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			300.00 S.F.	\$3,000	1
FGR1	GARAGE-AVE			320.00 S.F.	\$6,400	1
FGR1	GARAGE-AVE			368.00 S.F.	\$11,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$139,200	\$73,000	\$212,200
2018	\$139,200	\$73,000	\$212,200
2016	\$159,200	\$73,000	\$232,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$97,500	\$51,100	\$148,600
2018	\$97,500	\$51,100	\$148,600
2016	\$111,500	\$51,100	\$162,600



Via Certified Mail

June 6th, 2022

David L. Bartlett & Jennifer E. Graham
75 Deer Run
Miami Springs, Fl 33166

RE: American Tower Corporation's Petition for a Declaratory Ruling - Expansion of Existing Compound at 77 Springbrook Road, Old Saybrook, Connecticut 06475

Dear Abutting Property Owner:

Your property at 93 Springbrook, Old Saybrook, CT 06475 shares a property line with 77 Springbrook Road, Old Saybrook, Connecticut, 06475, where American Tower Corporation currently leases approximately 4,900 sq. ft. for the purpose of maintaining a telecommunications facility.

American Tower Corporation is requesting approval from the Connecticut Siting Council to expand their existing compound within their existing lease space for the purpose of installing a backup generator. This proposed expansion will have no effect on your property.

Should you have any questions, I can be reached at the below contact information, and the Connecticut Siting Council can be reached at (860) 827-2935.

Sincerely,

Jake Lehman

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



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7021 2720 0000 0209 3553

Miami, FL 33166

OFFICIAL USE

Certified Mail Fee	\$3.75	
Extra Services & Fees (check box, add fee as appropriate)	\$7.05	0866 78
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$7.38	

Sent To: David L. Bartlett + Jennifer E. Graham
 Street and Apt. No., or PO Box No.: 75 Deer Run
 City, State, ZIP+4: Miami Springs, FL 33166

Postmark Here: JUN 6 2022
 06/06/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 David L. Bartlett &
 Jennifer E. Graham
 75 Deer Run
 Miami Springs, FL 33166



9590 9402 5176 9122 4982 26

2. Article Number (Transfer from service label)

7021 2720 0000 0209 3553

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 David L. Bartlett Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 David - 19 6/9/22

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

71 SPRINGBROOK RD

Location 71 SPRINGBROOK RD

MBLU 058/ 017/ / /

Acct# 00598400

Owner CROSSROADS
COMMUNICATIONS

Assessment \$126,900

Appraisal \$181,300

PID 6222

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$85,900	\$95,400	\$181,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$60,200	\$66,700	\$126,900

Owner of Record

Owner CROSSROADS COMMUNICATIONS
Co-Owner ENTERPRISES LLC
Address 157 NO SEIR HILL RD
NORWALK, CT 06850

Sale Price \$216,000
Certificate
Book & Page 0484/0824
Sale Date 06/28/2005
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DRISCOLL WAYNE & MARY	\$75,000		0312/0097		11/12/1993

Building Information

Building 1 : Section 1

Year Built: 1720
Living Area: 1,115

Building Attributes	
Field	Description
Style	Cape Cod

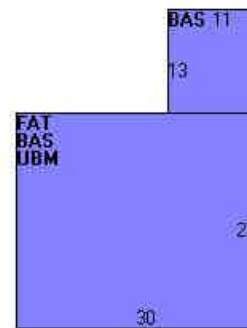
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/\00\00\96\61.jpg>)

Building Layout



(https://images.vgsi.com/photos/OldSaybrookCTPhotos/Sketches/6222_6;)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	953	953
FAT	Attic, Finished	810	162
UBM	Basement, Unfinished	810	0
		2,573	1,115

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,500	1
FPO	EXTRA FPL OPEN	3.00 UNITS	\$1,800	1

Land

Land Use

Use Code 1010
Description Single Family
Zone A

Land Line Valuation

Size (Acres) 0.49
Depth 0
Assessed Value \$66,700
Appraised Value \$95,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$85,900	\$95,400	\$181,300
2018	\$85,900	\$95,400	\$181,300
2016	\$77,600	\$89,000	\$166,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$60,200	\$66,700	\$126,900
2018	\$60,200	\$66,700	\$126,900
2016	\$54,400	\$62,300	\$116,700



Via Certified Mail

June 6th, 2022

Crossroad Communications Enterprises, LLC
157 No Seir Hill Road
Norwalk, CT 06850

RE: American Tower Corporation's Petition for a Declaratory Ruling - Expansion of Existing Compound at 77 Springbrook Road, Old Saybrook, Connecticut 06475

Dear Abutting Property Owner:

Your property at 71 Springbrook, Old Saybrook, CT 06475 shares a property line with 77 Springbrook Road, Old Saybrook, Connecticut, 06475, where American Tower Corporation currently leases approximately 4,900 sq. ft. for the purpose of maintaining a telecommunications facility.

American Tower Corporation is requesting approval from the Connecticut Siting Council to expand their existing compound within their existing lease space for the purpose of installing a backup generator. This proposed expansion will have no effect on your property.

Should you have any questions, I can be reached at the below contact information, and the Connecticut Siting Council can be reached at (860) 827-2935.

Sincerely,

Jake Lehman

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



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7021 2720 0000 0209 3546

Norwalk, CT 06850

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee at appropriate rate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

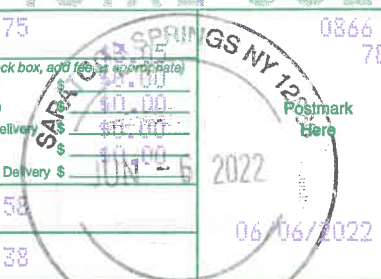
Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.33

Sent To
 Crossroad Communications Enterprises, LLC
 157 No. Seir Hill Road
 Norwalk, CT 06850

PS Form 3800, Apr. 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Crossroad Communications Enterprises, LLC
 157 No. Seir Hill Rd.
 Norwalk, CT 06850



9590 9402 5176 9122 4984 24

2. Article Number (Transfer from service label)
 7021 2720 0000 0209 3546

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature]

Agent
 Addressee

B. Received by (Printed Name)
 Crossroad

C. Date of Delivery
 6/13

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

65 SPRINGBROOK RD

Location 65 SPRINGBROOK RD

MBLU 058/ 017/ 0003/ /

Acct# 00598600

Owner BROOKS CASSELL B &
DONNA-MARIE

Assessment \$275,500

Appraisal \$393,500

PID 6221

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$292,200	\$101,300	\$393,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$204,600	\$70,900	\$275,500

Owner of Record

Owner BROOKS CASSELL B & DONNA-MARIE
Co-Owner
Address 65 SPRINGBROOK RD
OLD SAYBROOK, CT 06475

Sale Price \$363,000
Certificate
Book & Page 0669/0985
Sale Date 10/06/2021
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WILLIAMS FREDERICK J EST & HILDA L	\$0	PC-258	0668/0434	00	09/09/2021
WILLIAMS FREDERICK J & HILDA L	\$287,500		0398/0906	UNKQ	09/25/2001
EVANS RONNIE DEAN JR & LYNN M	\$165,000		0333/0410		03/15/1996

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 3,098

Building Attributes

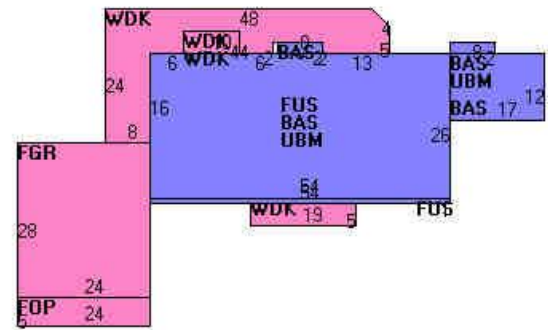
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Air-no Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Good
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Building Photo



(<https://images.vgsi.com/photos/OldSaybrookCTPhotos/\00\02\03\24.jpg>)

Building Layout



(https://images.vgsi.com/photos/OldSaybrookCTPhotos//Sketches/6221_6;)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,640	1,640
FUS	Upper Story, Finished	1,458	1,458
FGR	Garage	672	0
FOP	Porch, Open, Finished	120	0
UBM	Basement, Unfinished	1,608	0
WDK	Deck, Wood	651	0
		6,149	3,098

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,100	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$1,000	1

Land

Land Use

Use Code 1010
Description Single Family
Zone B-2

Land Line Valuation

Size (Acres) 1.68
Depth 0
Assessed Value \$70,900
Appraised Value \$101,300

Outbuildings

Outbuildings		<u>Legend</u>
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$292,200	\$101,300	\$393,500
2018	\$292,200	\$101,300	\$393,500
2016	\$355,000	\$94,900	\$449,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$204,600	\$70,900	\$275,500
2018	\$204,600	\$70,900	\$275,500
2016	\$248,500	\$66,500	\$315,000



Via Certified Mail

June 29th, 2022

Brooks Cassell B & Donna Marie
65 Spring Brook Road
Old Saybrook, CT 06475

RE: American Tower Corporation's Petition for a Declaratory Ruling - Expansion of Existing Compound at 77 Springbrook Road, Old Saybrook, Connecticut 06475

Dear Abutting Property Owner:

Your property at 65 Springbrook, Old Saybrook, CT 06475 shares a property line with 77 Springbrook Road, Old Saybrook, Connecticut, 06475, where American Tower Corporation currently leases approximately 4,900 sq. ft. for the purpose of maintaining a telecommunications facility.

American Tower Corporation is requesting approval from the Connecticut Siting Council to expand their existing compound within their existing lease space for the purpose of installing a backup generator. This proposed expansion will have no effect on your property.

Should you have any questions, I can be reached at the below contact information, and the Connecticut Siting Council can be reached at (860) 827-2935.

Sincerely,

Jake Lehman

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



FROM: (518) 932-7049
Jake Lehman
AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs NY 12886
US

SHIP DATE: 29 JUN 22
ACTWGT: 1.00 LB
CAD: 10763113M/T490
DIMMED: 13 X 10 X 1 IN
BILL SENDER

TO Brooks Cassell B & Donna Marie

65 Springbrook Road

OLD SAYBROOK CT 06475

(US)

581 J2274F/FE4A

(518) 932-7049

REF:

INV/
PO:

DEPT:

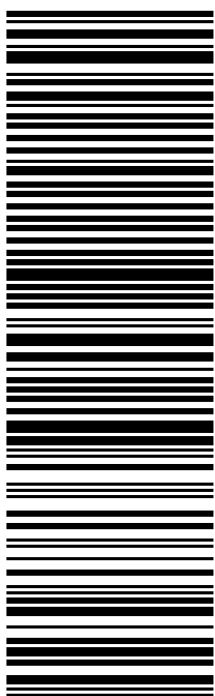


J222022041201uv

TRK# 7772 6440 3842

06475

9622 0019 0 (000 000 0000) 0 00 7772 6440 3842



After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: IMPORTANT: TRANSMIT YOUR SHIPPING DATA AND PRINT A MANIFEST:

At the end of each shipping day, you should perform the FedEx Ground End of Day Close procedure to transmit your shipping data to FedEx. To do so, click on the Ground End of Day Close Button. If required, print the pickup manifest that appears. A printed manifest is required to be tendered along with your packages if they are being picked up by FedEx Ground. If you are dropping your packages off at a FedEx drop off location, the manifest is not required.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide and applicable tariff, available upon request. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations, including limitations on our liability, can be found in the current FedEx Service Guide and applicable tariff apply. In no event shall FedEx Ground be liable for any special, incidental, or consequential damages, including, without limitation, loss of profit, loss to the intrinsic value of the package, loss of sale, interest income or attorney's fees. Recovery cannot exceed actual documented loss. Items of extraordinary value are subject to separate limitations of liability set forth in the Service Guide and tariff. Written claims must be filed within strict time limits, see current FedEx Service Guide.



July 06, 2022

Dear Customer,

The following is the proof-of-delivery for tracking number: 777264403842

Delivery Information:

Status:	Delivered	Delivered To:	
Signed for by:	Signature not required	Delivery Location:	65 SPRINGBROOK RD
Service type:	FedEx Ground		
Special Handling:			Old Saybrook, CT, 06475
		Delivery date:	Jul 1, 2022 12:41

Shipping Information:

Tracking number:	777264403842	Ship Date:	Jun 30, 2022
		Weight:	1.0 LB/0.45 KG

Recipient:
Brooks Cassell B & Donna Marie, Brooks Cassell B & Donna Marie
65 Springbrook Road
OLD SAYBROOK, CT, US, 06475

Shipper:
Jake Lehman, AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs, NY, US, 12886

Proof-of-delivery details appear below; however, no signature is available for this FedEx Ground shipment because a signature was not required.

Thank you for choosing FedEx



Via FedEx

July 6th, 2022

Recipient
Title
Address
Town

RE: Notice of American Tower Corporation Petition for Declaratory Ruling

Dear Recipient:

Airosmith Development is a contractor currently working on behalf of American Tower Corporation (“ATC”). ATC will be filing a petition for a declaratory ruling that no new or amended Certificate of Environmental Compatibility and Public Need is required from the Connecticut Siting Council on or after July 11th, 2022.

The petition is regarding the existing telecommunications facility located at 77 Springbrook Road, Old Saybrook, Connecticut. ATC currently maintains a compound of 30’ x 30’ (900 sf.) inside ATC’s leased space of 70’ x 70’ (4900 sf.). ATC is seeking to expand the existing compound 29’-2” x 19’ (~550 sf.) inside the lease space for the purpose of installing a new backup generator.

Further details and the full application can be found on the Connecticut Siting Council website or on file at the Connecticut Siting Council offices at 10 Franklin Square, New Britain, Connecticut.

Sincerely,

Jake Lehman

Jake Lehman
Site Acquisition Specialist I
Airosmith Development, Inc.
318 West Ave.
Saratoga Springs, NY 12866
(518) 306-1711 fax
(518) 932-7049 cell
jlehman@airosmithdevelopment.com

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1711 – Fax 518-306-1711
www.airosmithdevelopment.com



Mail-To List

Carl P. Fortuna Jr. First Selectman of The Town of Old Saybrook As Chief Elected Official	302 Main Street Old Saybrook, CT 06475
Christina M. Costa Town Planner, CZEO of The Town of Old Saybrook As Local Zoning and Planning Official	302 Main Street Old Saybrook, CT 06475
Crossroad Communications of Old Saybrook, LLC As Underlying Property Owner	157 North Seir Road Norwalk, CT 06850
American Tower Corporation As Tower Owner	Via Email

FROM: (518) 932-7049
Jake Lehman
AROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs NY 12886
US

SHIP DATE: 06 JUL 22
ACTWGT: 1.00 LB
CAD: 10763113M/T490
DIMMED: 13 X 10 X 1 IN
BILL SENDER

TO: Carl P. Fortuna Jr.
Town of Old Saybrook
302 Main Street

OLD SAYBROOK CT 06475
(860) 395-3123

(US)

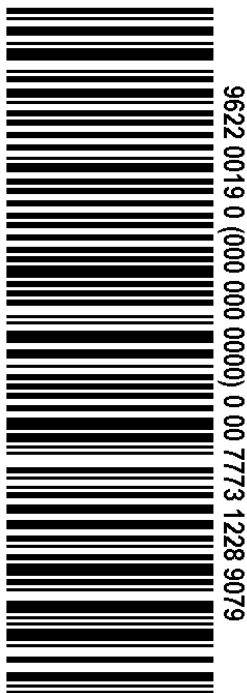
REF:
INV/
PO:
DEPT:



J222022041201uv

TRK# 7773 1228 9079

06475



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July 08, 2022

Dear Customer,

The following is the proof-of-delivery for tracking number: 777312289079

Delivery Information:

Status:	Delivered	Delivered To:	
Signed for by:	Signature on File	Delivery Location:	302 MAIN ST
Service type:	FedEx Ground		
Special Handling:			Old Saybrook, CT, 06475
		Delivery date:	Jul 8, 2022 10:20

Shipping Information:

Tracking number:	777312289079	Ship Date:	Jul 7, 2022
		Weight:	1.0 LB/0.45 KG

Recipient:
Carl P. Fortuna Jr., Town of Old Saybrook
302 Main Street
OLD SAYBROOK, CT, US, 06475

Shipper:
Jake Lehman, AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs, NY, US, 12886

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Thank you for choosing FedEx

FROM: (518) 932-7049
Jake Lehman
AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs NY 12886
US

SHIP DATE: 06JUL22
ACTWTG: 1.00 LB
CAD: 10763113IN/ET4490
DIMMED: 13 X 10 X 1 IN
BILL SENDER

TO Christina M Costa
Town of Old Saybrook
302 Old Saybrook

OLD SAYBROOK CT 06475
(860) 395-3131
INV/ REF:

PO/ DEPT:

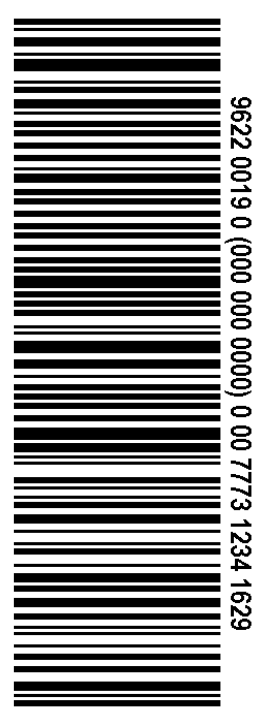
(US)
581J1/A4AE/FE4A



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TRK# 7773 1234 1629

06475



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July 11, 2022

Dear Customer,

The following is the proof-of-delivery for tracking number: 777312341629

Delivery Information:

Status:	Delivered	Delivered To:	
Signed for by:	Signature on File	Delivery Location:	302 MAIN ST
Service type:	FedEx Ground		
Special Handling:			Old Saybrook, CT, 06475
		Delivery date:	Jul 11, 2022 11:44

Shipping Information:

Tracking number:	777312341629	Ship Date:	Jul 7, 2022
		Weight:	1.0 LB/0.45 KG

Recipient:
Christina M Costa, Town of Old Saybrook
302 Old Saybrook
OLD SAYBROOK, CT, US, 06475

Shipper:
AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs, NY, US, 12886

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FROM: (518) 932-7049
Jake Lehman
AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs NY 12886
US

SHIP DATE: 06 JUL 22
ACTWGT: 1.00 LB
CAD: 10/63113M/ET4490
DIMMED: 13 X 10 X 1 IN
BILL SENDER

TO Crossroad Communications

157 North Seir Road

NORWALK CT 06850

(US)

(518) 932-7049

REF:

INV/ PO: DEPT:

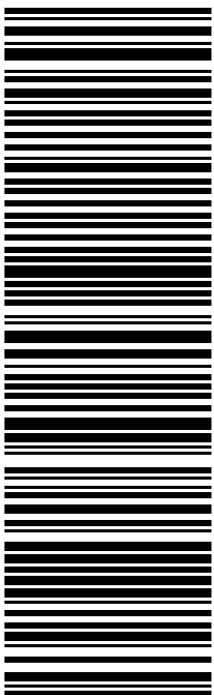


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TRK# 7773 1249 2324

06850

9622 0019 0 (000 000 0000) 0 00 7773 1249 2324



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July 08, 2022

Dear Customer,

The following is the proof-of-delivery for tracking number: 777312492324

Delivery Information:

Status:	Delivered	Delivered To:	
Signed for by:	Signature not required	Delivery Location:	157 N SEIR HILL RD
Service type:	FedEx Ground		
Special Handling:			Norwalk, CT, 06850
		Delivery date:	Jul 8, 2022 14:19

Shipping Information:

Tracking number:	777312492324	Ship Date:	Jul 7, 2022
		Weight:	1.0 LB/0.45 KG

Recipient:
Crossroad Communications, Crossroad Communications
157 North Seir Road
NORWALK, CT, US, 06850

Shipper:
Jake Lehman, AIROSMITH DEVELOPMENT INC.
318 West Avenue
Saratoga Springs, NY, US, 12886

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