

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Concept Plan (23-5-SP) Narrative

Bakerton Monopole

US-WV-5090

248 Harvest Court
Harpers Ferry, West Virginia 25425
Jefferson County

August 31, 2023
Revision 2

Prepared For:

Vertical Bridge VBTS, LLC

750 Park of Commerce Drive
Boca Raton, Florida 33487

MRA Project No.: 19847.005

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Introduction and Project Overview

On behalf of Vertical Bridge VBTS, LLC (hereafter “the Applicant” or “Vertical Bridge”), Morris and Ritchie Associates, Inc (hereafter “MRA”) submits this Wireless Telecommunications Tower Concept Plan Narrative as part of the application for a new monopole in accordance with Section 4B.7B of the Jefferson County Zoning and Land Development Ordinance.

Vertical Bridge is proposing a new 100’ tall monopole that will support telecommunication antennas. The monopole will be placed within a 50’x50’ fenced compound along with equipment at grade level. The proposed project shall be for the installation of antennas for one (1) wireless carrier and ground space for three (3) additional co-locations at grade level. The proposed monopole will be designed to support up to a total of four (4) tenants on the tower. Access to the site will be via a new gravel driveway to accommodate access. Additional information can be found in the Narrative below and in the included site plan documents.

The proposed Monopole site is located in southeast Jefferson County on a parcel in the Bakerton area of Harpers Ferry on the west side of Harvest Court.

Property Address: 248 Harvest Court, Harpers Ferry, West Virginia 25425

Parcel ID: 19-04-6-0003-0075-0000

Property Owner: Timothy & Marla Landis (Mailing Address: 248 Harvest Court, Harpers Ferry, West Virginia 25425)

Deed Reference: Book 1232 Page 169

Trace Area: 13.67 Acres

Zoning District: Rural

See Figure 1 below for a vicinity map showing the location of the property, and Figure 2 shows a more zoomed in aerial image of the proposed monopole location. Figure 3 shows the Zoning District map for the surrounding area.



Figure 1 - Project Vicinity Map (jefferson.wvassessor.com)

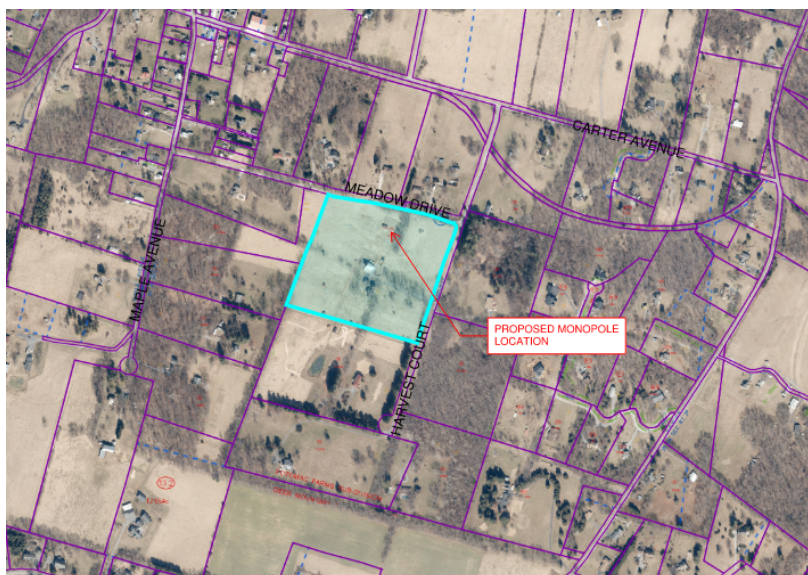


Figure 2 – Aerial Image of Monopole Location (jefferson.wvassessor.com)

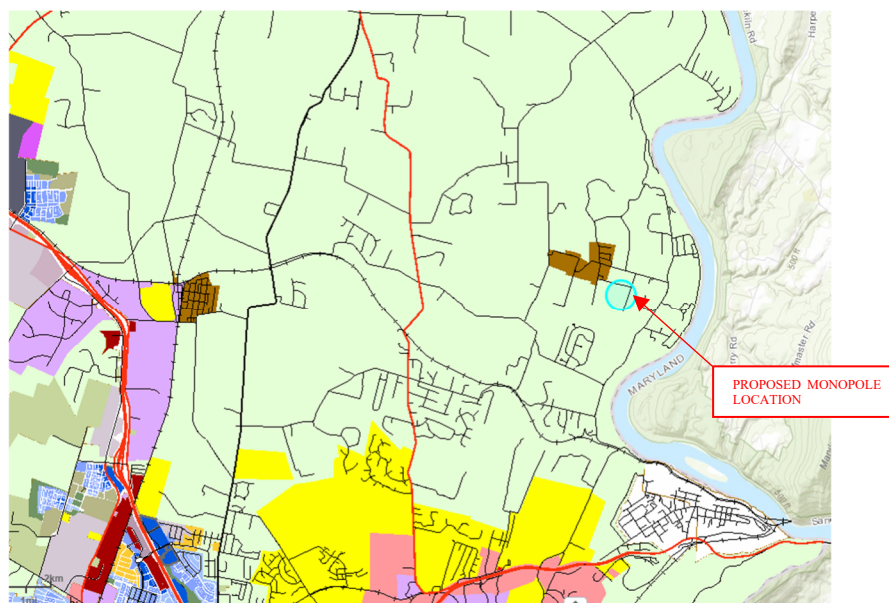


Figure 3 – Zoning District Map (maps.jeffersoncountywv.org)

Design Criteria (Per Article 4B.7J)

4B.7J.1 Antenna Mounting Preferences

MRA Response: The antennas installed on the proposed monopole shall be mounted on straight brackets that will extend from the monopole, complying with 4B.7J.1.b.

4B.7J.2 Height Restrictions

MRA Response: The proposed monopole shall be 100 feet tall as it is located within a Rural zoning district, complying with 4B.7J.2.a.

4B.7J.3 Fall Zone

MRA Response: The fall zone radius for the proposed monopole is 110'-0" (110% of the tower height from the base of the structure to its higher point.). The location of the monopole exceeds the Fall Zone requirements to adjacent property lines, as well as to the nearest existing structure (Refer to Fall Zone Chart below). Hence complying with 4B.7J.3.a and 4B.7J.3.b.

Fall Zone Chart		
Description	Required	Provided
North Property Line	110'-0"	110'-0"±
East Property Line	110'-0"	268'-0"±
South Property Line	110'-0"	675'-0"±
West Property Line	110'-0"	487'-0"±
Nearest Structure	110'-0"	249'-0"±

4B.7J.4 Signage

MRA Response: The Applicant shall only install ground signage as required by the FCC and FAA, complying with 7B.7J.4.

4B.7J.5 Lighting & Marking

MRA Response: The monopole shall not have lighting or marking unless required by the FCC or FAA, complying with 7B.7J.5.

4B.7J.6 Electrical Supply

MRA Response: The site shall have a dedicated incoming main electrical service. There will be a generator installed, however it will be a backup power source. The Applicant shall ensure that regularly scheduled testing and maintenance on the generator will only occur on weekdays between 8am and 7pm. Hence complying with 4B.7J.6

4B.7J.7 Fencing

MRA Response: The compound at grade level shall be enclosed with an 8' high chain link fence with three (3) strands of barbed wire at the top for security (9' tall overall), and a double gate for access. Refer to Figure 4 below for a photo of the existing site conditions. The installation of chain link fence and placement of the monopole and compound within existing mature vegetation meets the intent of 4B.7J.7.



Figure 4 – Photo of Existing Site Conditions

4B.7J.8 Tower Color

MRA Response: The tower shall have a galvanized finish, complying with 4B.7J.8.

Concept Plan Elements (Per Article 4B.7.B & 4B.7.D-F)

The items below are referenced from Article 4B.7.B.2 of the Jefferson County Zoning and Land Development Ordinance, last revision June 16, 2022.

From Article 4B.7.B:

2. The following additional elements must be submitted:

- a. Outside dimensions, use, and setbacks of all existing and proposed buildings, structures, towers, antennas, utility lines, driveways, and parking areas.

MRA Response: Refer to the attached drawings C-1 Site Plan, C-2 Site Details, and C-3 Antenna Details & Additional Details.

- b. Height of the proposed tower measured from ground level at the center of the proposed structure, and height comparison to any nearby buildings or trees, or other applicable structures and natural landforms part of the site's background and foreground landscape.

MRA Response: Refer to the detail labeled "Tower Elevation" on the attached C-3 drawing. This detail shows a to scale elevation view of the proposed monopole, proposed fencing, proposed equipment, and existing landscaping.

- c. Elevations and Cross-Section: Display topography with all proposed facilities including tower, equipment shelter and existing buildings.

MRA Response: Refer to the detail labeled “Tower Elevation” on the attached C-3 drawing. This detail shows a to scale elevation view of the proposed monopole, proposed fencing, proposed equipment, and existing landscaping. The existing topography is also depicted in this detail. There are no existing structures within the immediate vicinity of the proposed monopole.

- d. Number, size and location of proposed and existing antennas; number of co-locations possible.

MRA Response: Refer to the detail labeled “Verizon Wireless Antenna Details” and “Tower Elevation” on the attached C-3 drawing. The detail “Verizon Wireless Antenna Details” shown the dimensions of each proposed antenna. The detail “Tower Elevation” shows the number of antennas (three (3) sectors with three (3) antennas per sector, for a total of nine (9) antennas), the height of the antennas (96’-0” above grade level to the center), and the number of possible co-locations (three (3) co-locations, plus the initial installation for a total of four (4) carriers). Note, the top of the antennas shall be equal to the top of the monopole.

- e. Method of camouflage (if any).

MRA Response: The proposed monopole will not be camouflaged. The monopole color shall be galvanized metal per Article 4B.7J.8.

- f. Locations of known historic structures.

MRA Response: Refer to Figure 5 – Location of Historical Sites below. The nearest historical site is a Barn located on the subject parcel approximately 249’ from the proposed monopole.

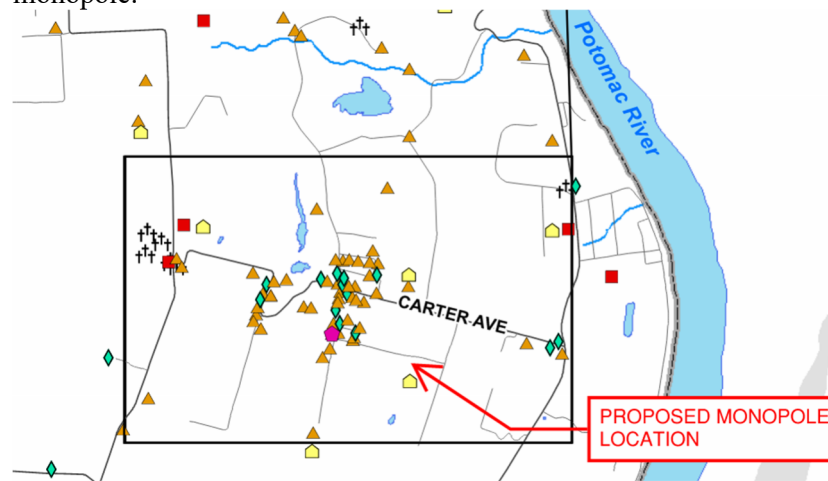


Figure 5 – Location of Historic Sites (Historic Resources in Unincorporated Jefferson County, WV)

- g. A description of the anticipated construction and installation schedule.

MRA Response: The construction for the monopole and compound at grade will be a minimal disruption to the surrounding area. There will be minor clearing and grubbing,

excavation and concrete work for the monopole foundation and equipment pads, and a crane to set the monopole. There will also antenna and ground equipment installation, electrical work, and fencing. After all jurisdictional approvals and building permits are obtained, the construction duration should be approximately 6 months.

- h. Documentation verifying compliance with applicable Federal Communications Commission (FCC) standards and requirements to provide the proposed services.

MRA Response: Refer to Exhibit D for FCC Licenses. Note, Cellco Partnership is the legal entity that owns Verizon Wireless. Therefore, the FCC Licenses listed in Exhibit D are associated with Verizon Wireless. Vertical Bridge will own the tower and will lease the ground space from the property owner. Vertical Bridge does not control any FCC licenses or provide communication services.

- i. Documentation Narrative addressing the design criteria of this section.

MRA Response: This section addresses each design criteria required.

- j. Dates, address list, and notice for Balloon Test.

MRA Response: Refer to Exhibit A for Balloon Test notification information.

- k. Balloon test exhibits as required in Subsection G of this Section.

MRA Response: Refer to Exhibit B for required Balloon Test results and photo simulations.

- l. Propagation maps as required in Subsection F of this Section.

MRA Response: Refer to Exhibit C for required propagation maps and RF Engineer affidavits.

- m. Any other relevant information.

MRA Response: The communication compound will be unmanned, and the proposed facility does not allow human habitation. Maintenance personnel will have infrequent visits and the site requires access by no more than one vehicle at a time, approximately 1-2 trips annually after the site is constructed. There will be no water or sewer connections required, as the compound is an unmanned facility.

- n. Additional application requirements of Subsection H of this Section.

MRA Response: Refer to the section “Alternative Sites” in this report for additional information relating to Subsection H.

Article 4B.7.D – Applicant’s Burden of Proof

MRA Response: The Concept Plan Narrative (including Exhibits) and the Concept Plan Documents submitted for the Bakerton Monopole meet the submittal and design criteria of

the Jefferson County Zoning and Land Development Ordinance as it applies to this telecommunications project. The propagation maps included as Exhibit C depict a gap in existing coverage that is resolved with the installation of the Bakerton monopole site.

Article 4B.7.E – Proof of Eligibility

MRA Response: Refer to Exhibit D for FCC Licenses for Cellco Partnership d/b/a Verizon Wireless. Verizon Wireless shall be the anchor tenant for the site and shall be utilizing the monopole upon completion of construction. Refer to Exhibit E for the lease agreement between the property owner and Cellco Partnership.

Article 4B.7.F – Demonstration of Need

MRA Response: Refer to Exhibit C for existing and proposed propagation maps, as well as an affidavit from Verizon Wireless' RF Engineer. As noted above, there is a clear gap in coverage shown on the existing propagation map in the area surrounding the Bakerton monopole site. The proposed propagation map that depicts the coverage after the installation of the Bakerton monopole resolves that gap in coverage. Both maps note surrounding Verizon Wireless sites, and the affidavit from the RF Engineer provides additional technical data supporting the need for the Bakerton monopole site.

Article 4B.7.H – Preferred Structures and Locations Policy

MRA Response: There are not any existing electrical transmission towers or other appropriate structures with a height of 50' within one-quarter mile from the proposed monopole location. The surrounding area is a mix of residential properties and farm land. Alternate sites for the monopole were considered by Vertical Bridge, refer to the "Alternative Sites" section of this narrative for additional information.

Alternative Sites

Five (5) alternative sites were investigated for a potential site location for the new monopole. The site addresses are listed below along with reasons why the locations are not viable. Refer to Figure 6 below for a location map showing the alternative sites.

1. 190 Best Road, Harpers Ferry, WV - No response from Property Owner
2. 785 Cherry Run Road, Harpers Ferry, WV - No response from Property Owner
3. 339 Broken Red Road, Harpers Ferry, WV - No response from Property Owner
4. 2763 Bakerton Road, Harpers Ferry, WV - Property Owner declined
5. 197 Carter Avenue, Harpers Ferry, WV - Property Owner declined

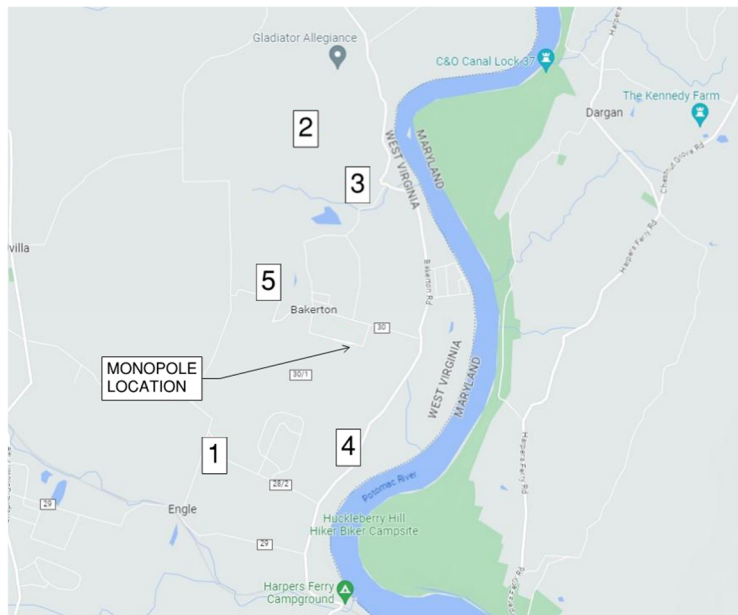


Figure 6 - Alternative Telecommunicates Site Location Map

Conclusion

The proposed use is in conformance with the Zoning and Land Development Ordinance, Subdivision Regulations, and meets all required design criteria and codes. Plans depicting the design features of the facility, and the equipment have been included as a separate attached along with this Concept Plan Submission.

In accordance with Section 4B.7.H.4.c, this new monopole is being proposed because there are no existing structures or electrical transmission tower within a quarter mile radius to allow a co-location. Refer to the “Alternative Sites” section in this narrative for a list of other locations that were investigated for the proposed monopole but were found to be not viable.

The communication facility has been located to meet the required setbacks from adjoining properties and to take advantage of existing vegetation and topography. The proposed monopole, while being one of the taller elements in the landscape, is strategically located within the interior of the property. The communication facility will deliver a needed benefit to the community by connecting the gaps in existing service coverage in the area. Efficient telecommunications coverage is an essential part of life safety, prosperous economic growth and the ability to meet the needs of Jefferson County residents for high quality service. The proposed monopole seeks to improve telecommunication services while mitigating the impacts on its residents, and nearby land uses.

Brian E. Siverling, P.E.
Principal
Morris and Ritchie Associates, Inc.

EXHIBITS

EXHIBIT A
Balloon Test Notification Information
AFFIDAVIT OF BALLON TEST MAILING NOTICE

I, Sonya Hemphill, am above the age of majority and submit this affidavit pursuant to Jefferson County's balloon test policy:

1. I am a Real Estate Specialist III with Smartlink Group LLC, an agent for The Towers, LLC
aka Vertical Bridge.
2. I am involved with the planning of telecommunication towers and facilities.
3. I am familiar with the zoning and other requirements in Jefferson County, West Virginia.
4. On June 23, 2023 as required by the Jefferson County Zoning and Land Development Ordinance, I hereby certify that the appropriate parties were notified of a balloon test to take place at 248 Harvest Court Harper's Ferry WV 25425 on July 11, 2023 or the alternative date of July 12, 2023.

I SOLEMNLY AFFIRM under penalties of perjury and upon personal knowledge that the content of the foregoing paper is true.



Sonya Hemphill

Real Estate Specialist III

7/13/23

Date

Vertical Bridge VBTS, LLC
 Bakerton Monopole
 Balloon Test Notification Mailing List

Parcel Id	Owner Name	Owner Address	City	State	Zip
04 3A001800000000	MAKITA ADRIENNE M ET AL	56 POKE ST	HARPERS FERRY	WV	25425
04 3A001900010000	LILLIE ADAM & JENNIFER	60 CHOW CHOW LN	HARPERS FERRY	WV	25425
04 3A001900000000	DVORACEK ANTON A	55 CHOW CHOW LN	HARPERS FERRY	WV	25425
04 3A001700000000	MAIER JOSEPH D & SEYANG	141 MAPLE AVE	BAKERTON	WV	25410
04 3A002000000000	JACKSON KEITH D & DEBORAH H	49 CHOW CHOW LN	HARPERS FERRY	WV	25425
04 3008000010000	TURLEY WESLEY B	1262 CARTER AVE	HARPERS FERRY	WV	25425
04 3007900000000	CLIFT LESLIE P & ALLISON H	299 MEADOW DR	HARPERS FERRY	WV	25425
04 3007600000000	SHUFF CHARLES M & DIANA B	PO BOX 95	BAKERTON	WV	25410
04 3A002200000000	TERRY CRAIG D & CHELSEA L HIXSON	95 MAPLE AVE	HARPERS FERRY	WV	25425
04 3007700000000	MADEIRA ELIZABETH A ET AL	171 MEADOW DR	HARPERS FERRY	WV	25425
04 3001600000000	THOMPSON MARLENE W-ESTATE	5734 LA VISTA DR	ALEXANDRIA	VA	22310
04 3A003000000000	WALKER SANDRA K	922 CARTER AVE	HARPERS FERRY	WV	25425
04 3A002900000000	MCCLAIN CHERYL	1330 ENGLE MOLERS RD	HARPERS FERRY	WV	25425
04 3009100010000	BOYD GEORGE G & MARGARET G	1005 CARTER AVE	HARPERS FERRY	WV	25425
04 3008800000000	NEWTON JAMES K & ALICE A	PO BOX 95	BAKERTON	WV	25410
04 3008900000000	BOYER MARY E & DARRYL L	104 PEACE RIDGE RD	BAKERTON	WV	25410
04 3008300000000	WEILER BRADLEY B & PATRICIA L	419 HARVEST CT	BAKERTON	WV	25410
04 3007300000000	JOHNSON TERRY L & PATRICIA M	420 HARVEST CT	BAKERTON	WV	25410
04 3002800040000	RUNKLES RANDY ET AL	77 BLACK OAK RD	HARPERS FERRY	WV	25425
04 3007000000000	GREGG LONNIE E & ILSA	417 MAPLE AVE	HARPERS FERRY	WV	25425
04 3008200000000	DICKERSON JAMES W & JUDITH A	2615 FLETCHER LN	THE VILLAGES	FL	32162
04 3002800050000	MILLIRON TODD M & JACQUELYN J	26 PELHAM LN	CHARLES TOWN	WV	25414
04 3007400000000	BARTON CHARLES H	414 HARVEST CT	BAKERTON	WV	25410
04 3007100000000	GABRI JASJIT K & DONNA L CRARY	400 MONTROSE AVE	LAUREL	MD	20707
04 3007500000000	LANDIS TIMOTHY R & MARLA B	248 HARVEST CT	HARPERS FERRY	WV	25425
04 3007200000000	SCISLOWICZ ERIC R	281 MAPLE AVE	HARPERS FERRY	WV	25425
04 3008100000000	FRENCH GREGORY T & DEBRA R	259 HARVEST CT	HARPERS FERRY	WV	25425
04 3007500020000	MAZER KENNETH G & LAURA J	99 SHENANDOAH VIEW DR	HARPERS FERRY	WV	25425
04 3007500010000	TAYLOR JOAN L	PO BOX 213	BAKERTON	WV	25410
04 3008000000000	DYE JOE & KAYLA	125 HARVEST CT	HARPERS FERRY	WV	25425
04 3007800000000	LONGERBEAM CHARLES V & MARILYN M	PO BOX 93	BAKERTON	WV	25410
04 3002800060000	FOX AARON & SARAH	60 SKYLAR CT	HARPERS FERRY	WV	25425
04 3002800170000	JC2017 LLC	412W BURR BLVD	KEARNEYSVILLE	WV	25430
04 3002800150000	GARFIELD BRIAN E & LISA M	289 FRISKY CT	HARPERS FERRY	WV	25425
04 3002800160000	MILES BRANDON J K & CORTNEY J	294 FRISKY CT	HARPERS FERRY	WV	25425
04 3002800030000	LOUGHLIN SHAWN P A G & TONI L	310 FRISKY CT	HARPERS FERRY	WV	25425
04 3008900000000	BOYER MARY E & DARRYL L	104 PEACE RIDGE	BAKERTON	WV	25410
0	Historic Landmarks Commission	PO BOX 23	CHARLES TOWN	WV	25414

June 23, 2023

RE: Notice of Visual Impact Survey on **July 11, 2023** regarding Vertical Bridge proposed wireless telecommunications facility on a portion of property at **248 Harvest Court, Harpers Ferry WV 25425**
Parcel ID: 19-04-0003-0075-000

Dear Resident or Interested Person:

Vertical Bridge has scheduled a visual impact survey for **July 11, 2023** between the hours of 10AM - 2PM at **248 Harvest Court, Harpers Ferry WV 25425**. Vertical Bridge will erect a helium balloon to the proposed height of 100' (100' monopole) and survey the visibility of the helium balloon from various vantage points. Vertical Bridge will also take several photos of the helium balloon throughout the surrounding area. Vertical Bridge will use those photos to analyze and evaluate the visual impact from the proposed monopole. There will be an alternate date for possible inclement weather of **July 12, 2023**. The Jefferson County Office of Planning and Zoning has assigned the following file number to the proposed project 23-5-SP.

We look forward to adding and improving non-emergency and emergency wireless services in the area. If you have any questions, want to provide feedback, or obtain information, please contact Sonya Hemphill by email at sonya.hemphill@smartlinkgroup.com

Thank you again and have a wonderful day.

Sincerely,

Sonya Hemphill

Sonya Hemphill
Real Estate Specialist III
Smartlink Group
sonya.hemphill@smartlinkgroup.com

Newspaper Legal Notice

114 N Charles St.

Charles Town, WV 25414

Phone: 304-725-2046

Email: legals@spiritofjefferson.com

Will Post To: Spirit of Jefferson Newspaper

The Towers, LLC (a.k.a. Vertical Bridge) proposes to make application to Jefferson County's Planning Commission to construct a 100' telecommunications monopole and communications facility located at 248 Harvest Court, Harpers Ferry WV 25425 (PC File #23-5-SP) There will be a helium balloon test held on July 11, 2023 from 10am to 2pm at the location of the proposed tower. In case of inclement weather, the backup date is July 12, 2023. If you have any questions please contact Sonya Hemphill at sonya.hemphill@smartlinkgroup.com

Certificate of Publication

JEFFERSON PUBLISHING COMPANY, INC., Publisher
SPIRIT OF JEFFERSON ADVOCATE

Charles Town, W. Va. June 28 20 23

I hereby certify that the annexed Legal Notice

in the case of The Towers, LLC (a.k.a. Vertical Bridge) proposes...

to construct a 100' fast telecommunications monopole at 248

Harvest Court, Harpers Ferry, WV 25435
has been published once a week for one successive weeks, in the Spirit of Jefferson

Advocate, a newspaper published in Charles Town, Jefferson County, West Virginia, in the issues of

June 28, 20 23

as required by law.

Tim Cook

Editor/Manager, Spirit of Jefferson Advocate

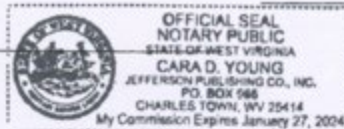
State of West Virginia

County of Jefferson

Personally appeared before me, Tim Cook, Editor/Manager

of the Spirit of Jefferson Advocate, and made oath that the above certificate is true and correct.

Commission expires



Cara D. Young

Notary Public

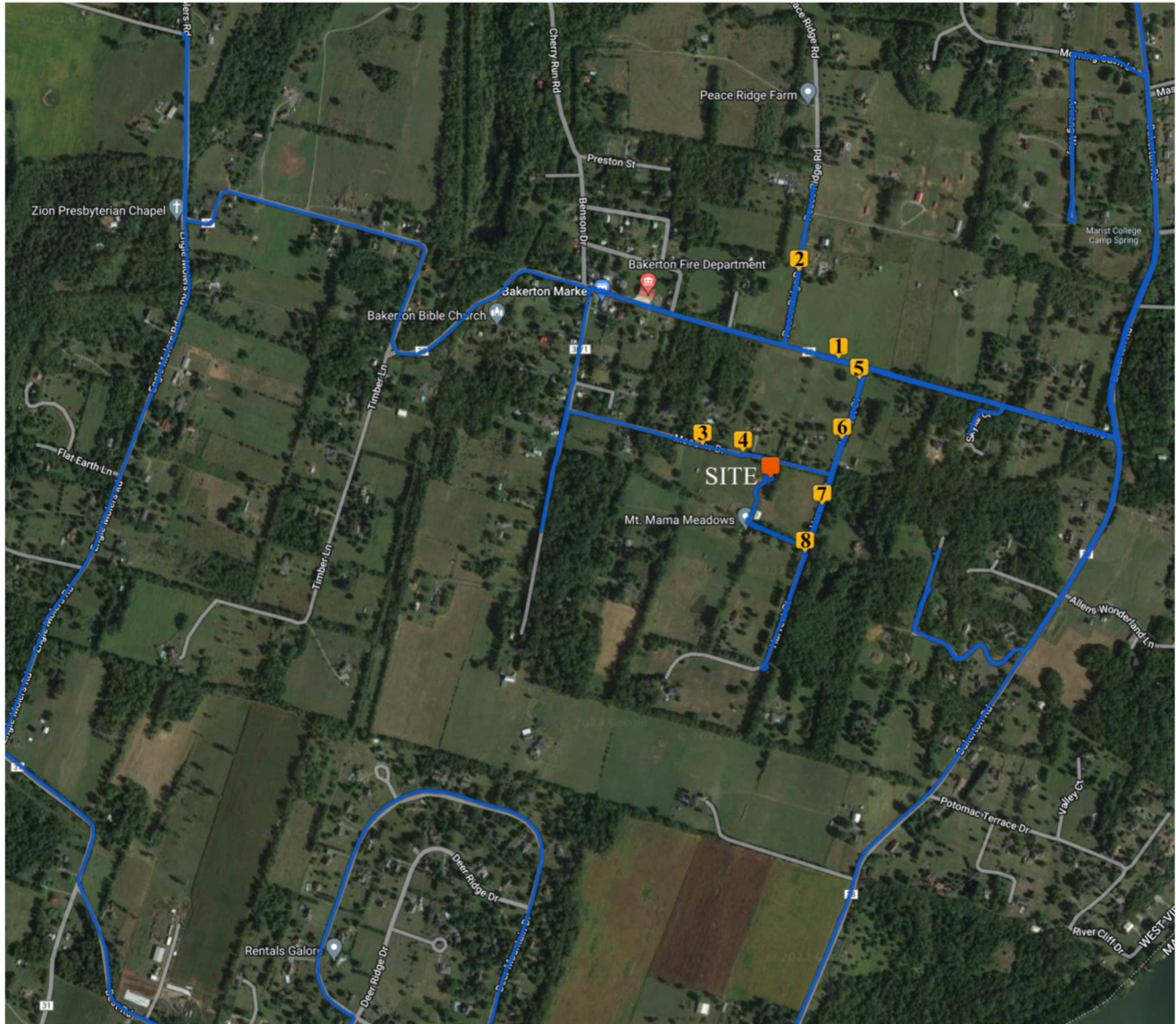
LEGAL NOTICE

The Towers, LLC (a.k.a. Vertical Bridge) proposes to make application to Jefferson County's Planning Commission to construct a 100' telecommunications monopole and communications facility located at 248 Harvest

Court, Harpers Ferry WV 25425 (PC File #23-S-SP) There will be a helium balloon test held on July 11, 2023 from 10am to 2pm at the location of the proposed tower. In case of inclement weather, the backup date is July 12, 2023. If you have any questions please contact Sonya Hemphill at sonya.hemphill@smartlinkgroup.com
6/28/11

EXHIBIT B

Balloon Test & Monopole Photo Simulations



Balloon Test Location Map

LOCATION 2



Balloon Test Result



Photo Simulation Result

LOCATION 3



Balloon Test Result



Photo Simulation Result

LOCATION 6



Balloon Test Result



Photo Simulation Result

LOCATION 8



Balloon Test Result



BAKERTON
PROPOSED MONOPOLE

Photo Simulation Result

EXHIBIT C
PROPAGATION MAPS

Bakerton

Proposed Coverage

WBV Network Group
6/26/2023





06/26/2023

Office of Planning and Zoning
Mason Building, 2nd Floor
116 East Washington Street
Charles Town, WV 25414

RE: Bakerton Site Plan

To Whom it May Concern:

The radio propagation studies were performed with Atoll software v3.4.1 using Verizon’s tuned Aster model. The radio propagation model presented without the effects of the proposed monopole reflect propagations from Verizon’s existing Rippon, Summit Point, Kabletown, Charles Town South and Mannings sites in Jefferson County, WV and Battletown and Acadia Farms in Clarke County, VA and Short Hill and Round Hill in Loudoun County, VA. The radio propagation model presented with the effects of the proposed Bakerton monopole uses NAD83 coordinates of 39.359374, -77.758497 and an antenna centerline height of 96 feet.

For both existing and proposed radio propagation maps, two studies are shown, one for low band (750 MHz) and one for mid band (2150 MHz). The proposed Bakerton predictions use JMA MX06FRO860-02 antennas with azimuths of 60°, 180° and 300°. For low band, a total ERP of 851.14 watts was used with 0° of mechanical and 2°, 6° and 6°of electrical down tilt for the sectors 1,2 and 3 respectively. For mid-band band, a total ERP of 1455.46 watts was used with 0° of mechanical and 1°, 2°and 2° of electrical down tilt the sectors 1,2 and 3 respectively.

If you have any additional questions or concerns, please contact your local Verizon resource below:

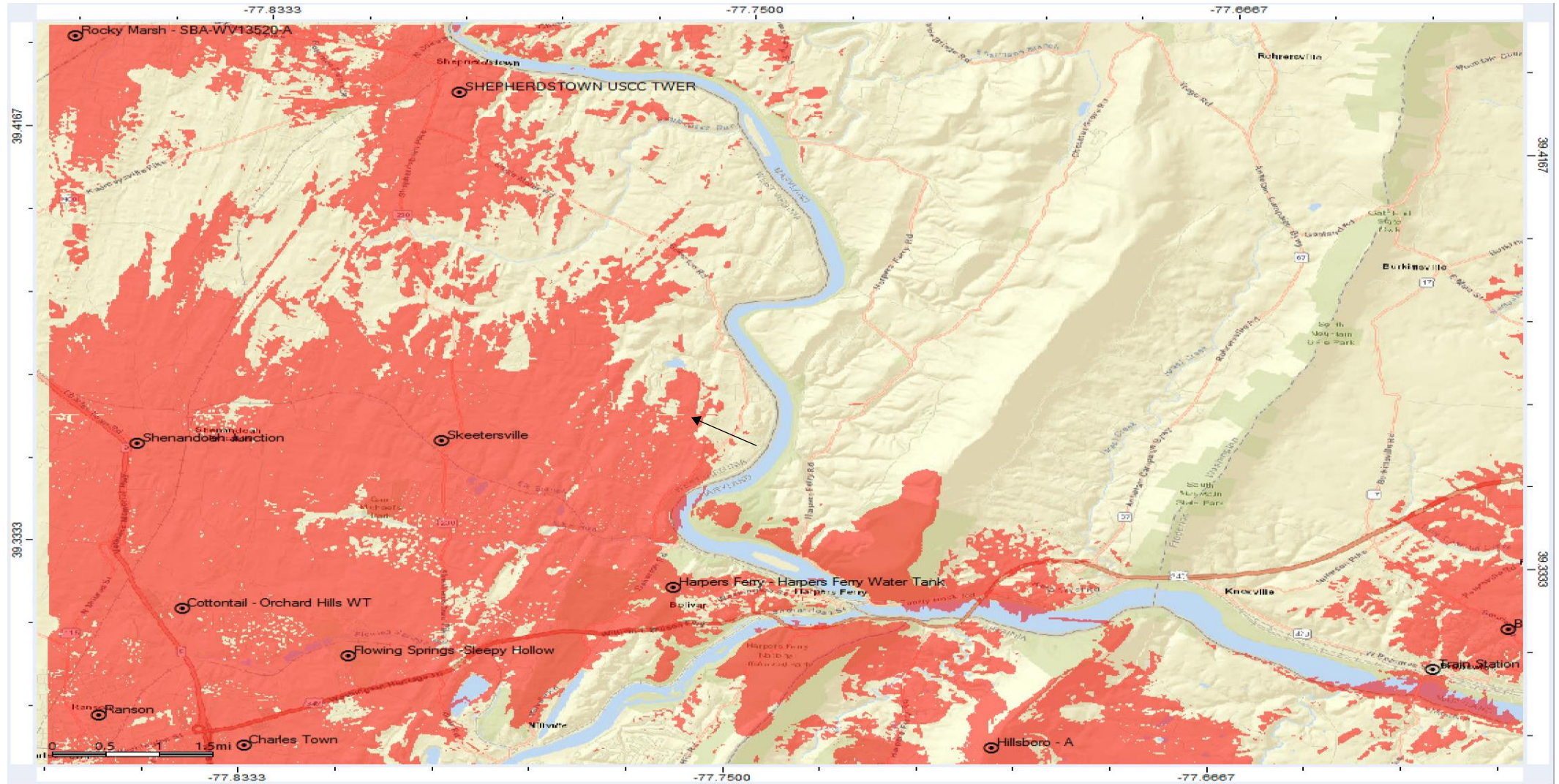
Contact Name	Contact Email	Contact Phone
Hamed Semati	Hamed.Semati@verizonwireless.com	301-807-8275

Sincerely,

Mark Stalnaker

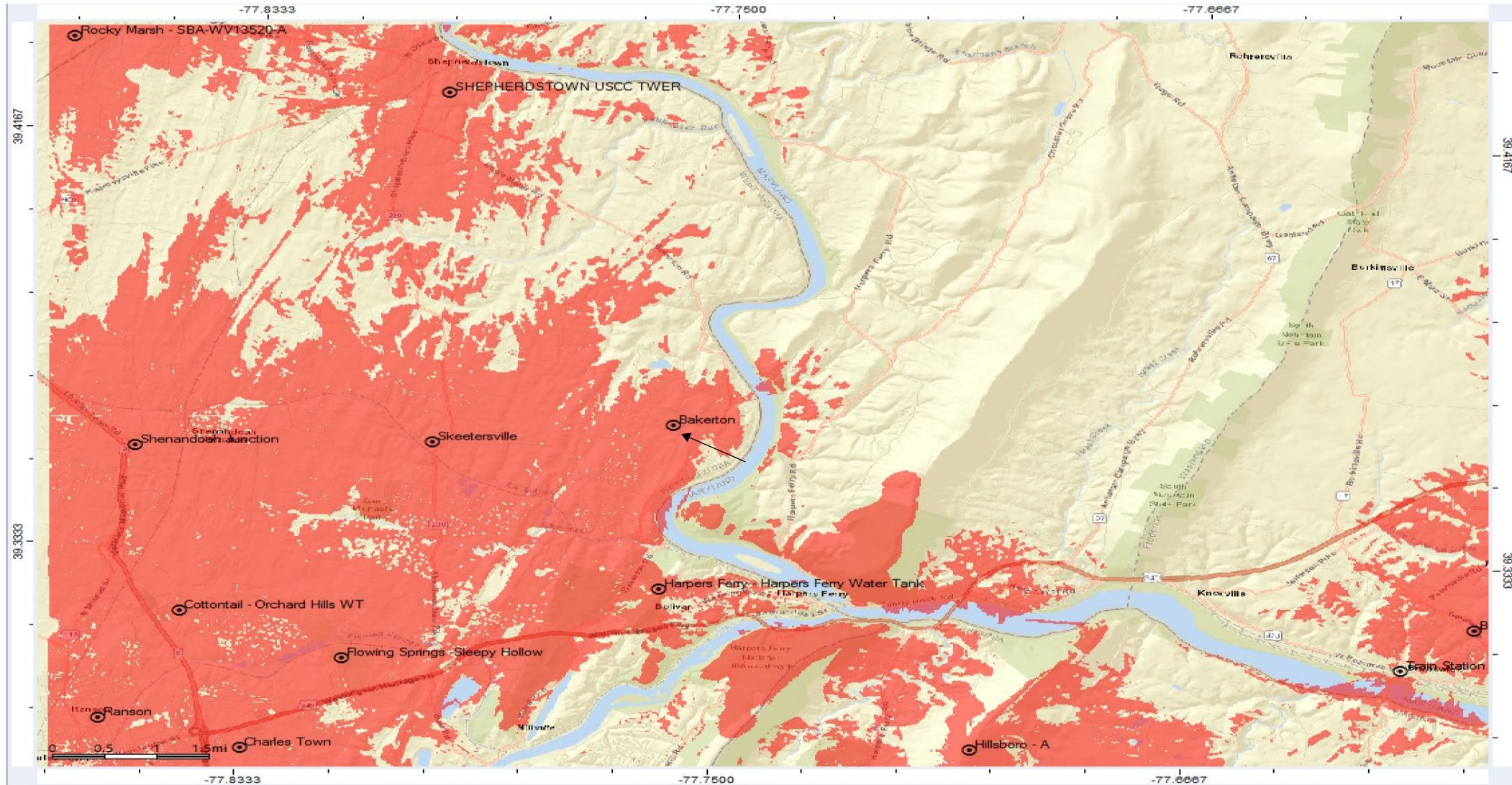
Mark S. Stalnaker Manager-RF System Design

Existing 700 Coverage

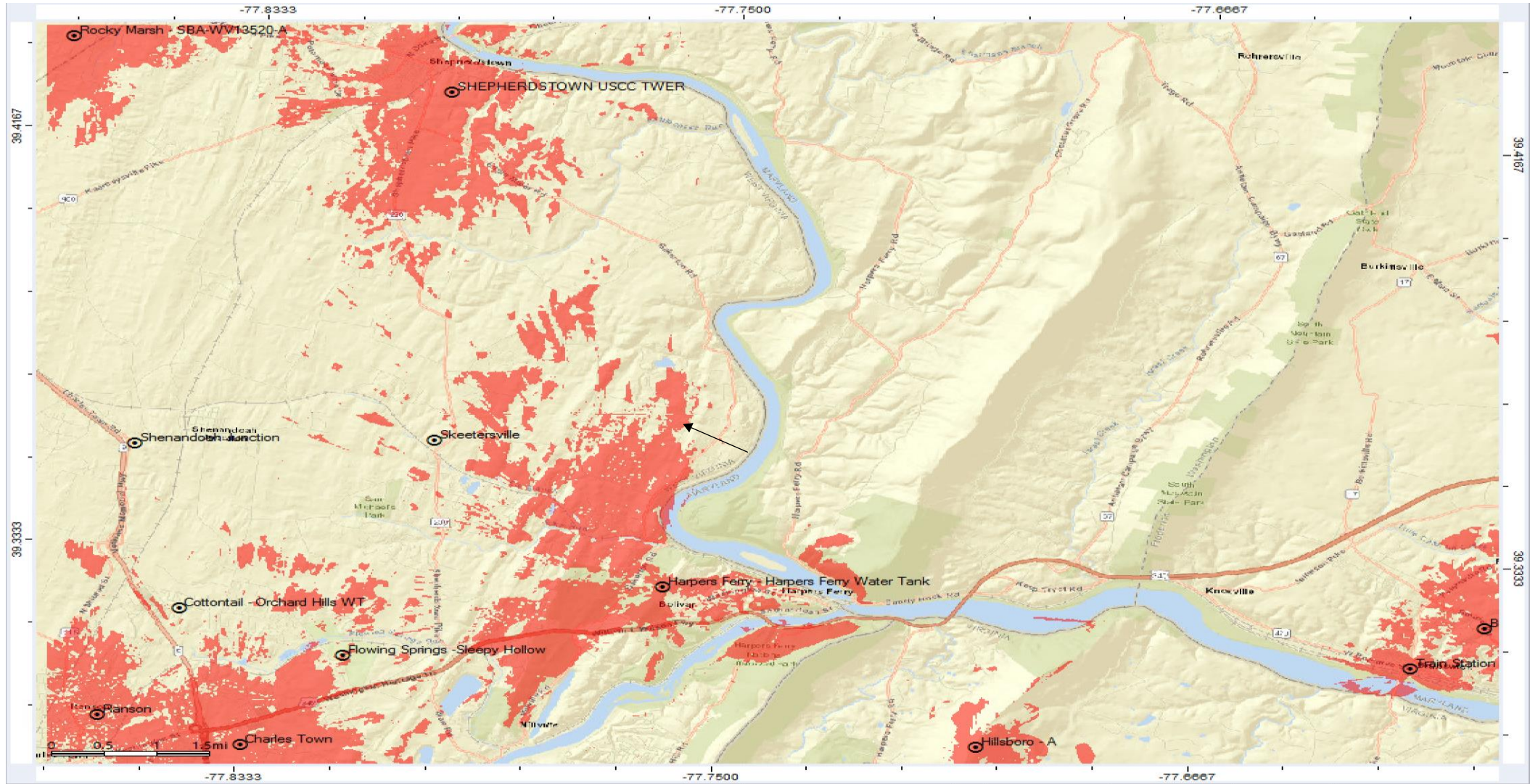


Confidential and proprietary materials for Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

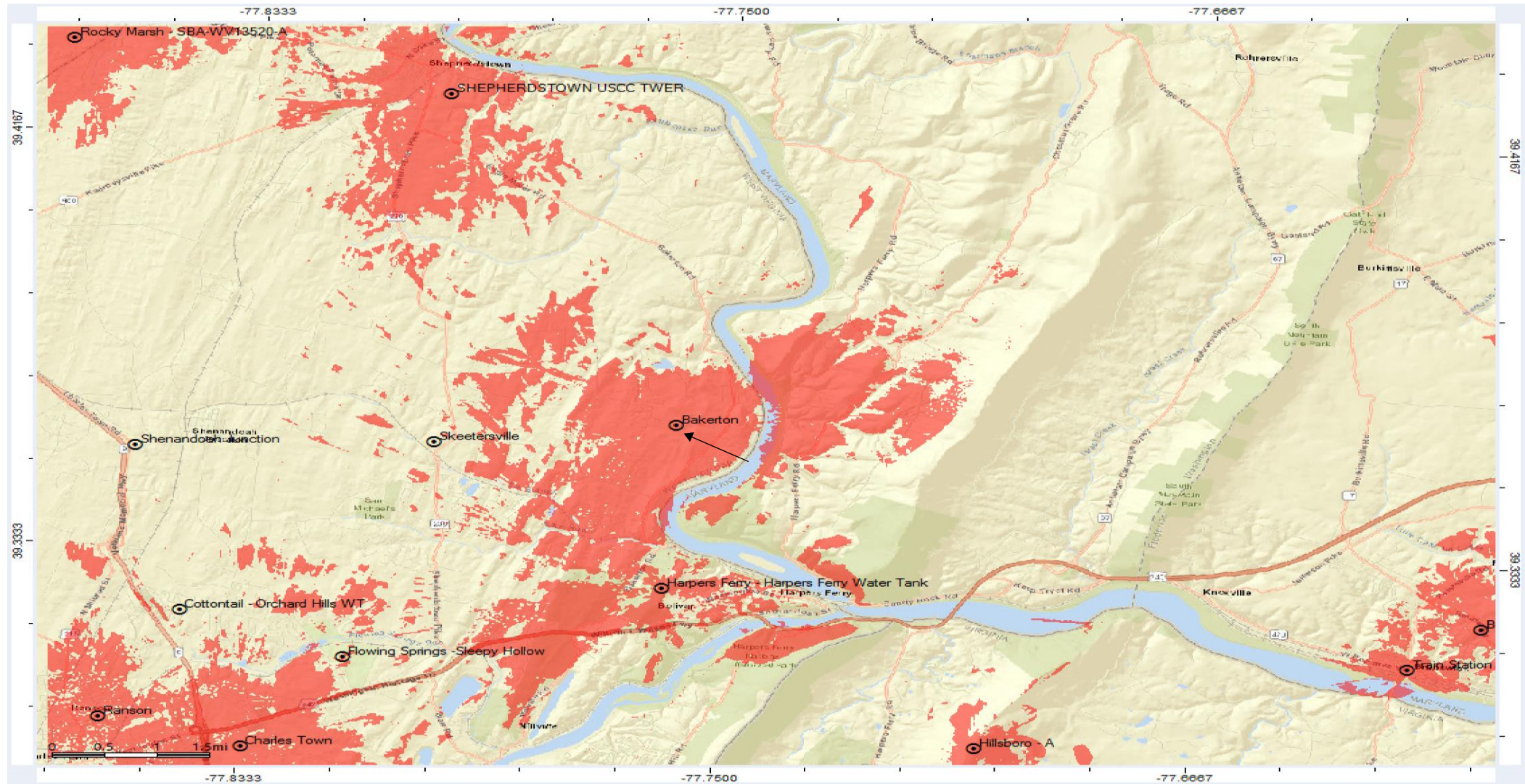
Proposed 700 Coverage



Existing AWS Coverage



Proposed AWS Coverage



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EXHIBIT D

FCC Licenses



Federal Communications Commission Wireless Telecommunications Bureau RADIO STATION AUTHORIZATION

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY
AIRTOUCH CELLULAR
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign KNLF647	File Number
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

Grant Date 12-06-2016	Effective Date 12-06-2016	Expiration Date 01-03-2027	Print Date
Market Number BTA461	Channel Block C	Sub-Market Designator 1	
Market Name Washington, DC			
1st Build-out Date 12-07-2003	2nd Build-out Date 01-03-2007	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.711 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLF647

File Number:

Print Date:

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Official Copy

Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLF647

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQGA909	File Number 0009773354
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 12-21-2021	Effective Date 12-21-2021	Expiration Date 11-29-2036	Print Date 12-21-2021
Market Number BEA013	Channel Block B	Sub-Market Designator 13	
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA909

File Number: 0009773354

Print Date: 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WQIQ690	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 10-04-2019	Effective Date 05-20-2021	Expiration Date 06-13-2029	Print Date
Market Number REA002	Channel Block C	Sub-Market Designator 0	
Market Name Southeast			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 1238 watts per 10 MHz bandwidth at 333.7 degrees true azimuth bearing for all antennas associated with location no.1 (Lexington, VA) with coordinates of 37-47-19.5 N, 79-29-15.1 W. See Quiet Zone Notification authorized with grant of FN 0004834212.

This authorization is subject to the condition that the station license limits the effective radiated power to 196 watts per 10 MHz bandwidth at 7 degrees true azimuth bearing for all antennas associated with location no. 5 (Covington, VA) with coordinates of 37-47-35.1 N, 79-55-58.4 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power to 856 watts per 10 MHz bandwidth at 320 degrees true azimuth bearing for all antennas associated with location no. 6 (Fairfield, VA) with coordinates of 37-53-48.4 N, 79-15-59.1 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power to 9.8 watts per 10 MHz bandwidth at 359 degrees true azimuth bearing for all antennas associated with location no. 12 (Eagle Rock, VA) with coordinates of 37-37-55.8 N, 79-49-50.0 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 918 watts per 10 MHz unit bandwidth at 29.6 degrees true azimuth bearing for all antennas associated with location no. 17 (White Sulphur Spring, WV) with coordinates of 37-47-19.6 N, 80-18-22.7 W. See Quiet Zone Notification authorized with grant of FN 0004880708.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) antenna to 264 watts per 10 MHz unit bandwidth at 352.4 degrees true azimuth bearing for all antennas associated with location no. 19 (Buchanan, VA) with coordinates of 37-33-45.0 N, 79-41-21.9 W. See Quiet Zone Notification authorized with grant of FN 0004908392.

This authorization is subject to the condition that the station license limits the effective radiated power relative to a dipole (ERPd) to 781 watts per 10 MHz unit bandwidth at 293.93 degrees true azimuth bearing for all antennas associated with location no. 21 (Waynesboro, VA) with coordinates of 38-06-55.6 N, 78-54-55.5 W. See Quiet Zone Notification authorized with grant of FN 0004970422.

This authorization is subject to the condition that the station license limits the effective radiated power to 20.23 dBW per 10 MHz bandwidth at 297.4 degrees true azimuth bearing for all antennas associated with location no. 24 (Waynesboro, VA) with coordinates of 38-02-29.4 N, 78-52-11.6 W. See Quiet Zone Notification authorized with grant of FN 0005104523.

This authorization is subject to the condition that the station license limits the effective radiated power (ERP) to 12.9 watts per 10 MHz bandwidth at 9.1 degrees true azimuth bearing for all antennas associated with location no. 31 (Covington, VA) with coordinates of 37-51-51.4 N, 79-57-22.4 W. See Quiet Zone Notification authorized with grant of FN 0005178701.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

This authorization is subject to the condition that the station license limits the effective radiated power to 1327 watts per 10 MHz bandwidth at 291.8 degrees true azimuth bearing for all antennas associated with location no. 30 (Staunton, VA) with coordinates of 38-09-23.7 N, 78-57-02.9 W. See Quiet Zone Notification authorized with grant of FN 0005168812.

This authorization is subject to the condition that the station license limits the effective radiated power to 712 watts per 10 MHz bandwidth at 37.5 degrees true azimuth bearing for all antennas associated with location no. 28 (Lewisburg, WV) with coordinates of 37-48-42.7 N, 80-26-54.5 W. See Quiet Zone Notification authorized with grant of FN 0005223750.

This authorization is subject to the condition that the station license limits the effective radiated power to 877 watts per 10 MHz bandwidth at 296.22 degrees true azimuth bearing for all antennas associated with location no. 29 (Waynesboro, VA) with coordinates of 38-05-37.6 N, 78-57-05.3 W. See Quiet Zone Notification authorized with grant of FN 0005223750.

This authorization is subject to the condition that the station license limits the effective radiated power to 126 watts per 10 MHz bandwidth at 29.7 degrees true azimuth bearing for all antennas associated with location no. 53 (White Sulphur Spring, WV) with coordinates of 37-48-05.7 N, 80-17-54.5 W. See Quiet Zone Notification authorized with grant of FN 0005271165.

This authorization is subject to the condition that the station license limits the effective radiated power to 1129 watts per 10 MHz bandwidth at 35 degrees true azimuth bearing for all antennas associated with location no. 52 (Lewisburg, WV) with coordinates of 37-48-47.3 N, 80-23-33.9 W. See Quiet Zone Notification authorized with grant of FN 0005272906.

This authorization is subject to the condition that the station license limits the effective radiated power to 763 watts per 10 MHz bandwidth at 36.99 degrees true azimuth bearing for all antennas associated with location no. 52 (Fairlea, WV) with coordinates of 37-47-03.0 N, 80-27-55.6 W. See Quiet Zone Notification authorized with grant of FN 0005287264.

This authorization is subject to the condition that the station license limits the effective radiated power to 83 watts per 10 MHz bandwidth at 27.85 degrees true azimuth bearing for all antennas associated with location no. 53 (White Sulphur Springs, WV) with coordinates of 37-47-29.0 N, 80-16-23.30 W. See Quiet Zone Notification authorized with grant of FN 0005287264.

This authorization is subject to the condition that the station license limits the effective radiated power to 592 watts per 10 MHz bandwidth at 284.9 degrees true azimuth bearing for all antennas associated with location no. 62 (Mount Sidney, VA) with coordinates of 38-15-18.1 N, 78-58-22.3 W. See Quiet Zone Notification authorized with grant of FN 0005690131.

This authorization is subject to the condition that the station license limits the effective radiated power to 87 watts 700LTE at 298.03 degrees true azimuth bearing for all antennas associated with location no. 62 (Afton, VA) with coordinates of 38-01-43.5 N, 78-51-37.8 W. See Quiet Zone Notification authorized with grant of FN 0005669760.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ690

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau
RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQPG204	0009792679
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 02-16-2022	Effective Date 02-16-2022	Expiration Date 11-29-2036	Print Date 02-17-2022
Market Number BEA013	Channel Block C	Sub-Market Designator 8	
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQPG204

File Number: 0009792679

Print Date: 02-17-2022

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

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Licensee Name: CELCO PARTNERSHIP

Call Sign: WQPG204

File Number: 0009792679

Print Date: 02-17-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQQZ831	0009790965
Radio Service AW ■ AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 02-17-2022	Effective Date 02-17-2022	Expiration Date 11-29-2036	Print Date 02-18-2022
Market Number REA002	Channel Block D	Sub-Market Designator 4	
Market Name Southeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-80, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQZ831

File Number: 0009790965

Print Date: 02-18-2022

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Red 9779, 9853 (2001).

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQZ831

File Number: 0009790965

Print Date: 02-18-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQVN933	
Radio Service	
AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 04-08-2015	Effective Date 11-01-2016	Expiration Date 04-08-2027	Print Date
Market Number BEA013	Channel Block J	Sub-Market Designator 0	
Market Name Washington-Baltimore, DC-MD-VA			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELCO PARTNERSHIP

Call Sign: WQVN933

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WRNF607	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A1	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401-27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF607

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF608	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A2	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELCO PARTNERSHIP

Call Sign: WRNF608

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF609	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A3	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401-27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF609

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign WRNF610	File Number
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A4	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401-27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF610

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy



Federal Communications Commission
Wireless Telecommunications Bureau
RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNF611	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date 07-23-2021	Effective Date 07-23-2021	Expiration Date 07-23-2036	Print Date
Market Number PEA103	Channel Block A5	Sub-Market Designator 0	
Market Name Winchester, VA			
1st Build-out Date 07-23-2029	2nd Build-out Date 07-23-2033	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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Conditions:

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This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNF611

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Official Copy

EXHIBIT E
PROOF OF ELIGIBILITY
(LEASE AGREEMENT)

Upon Recording Return to:

(Above 3" Space for Recorder's Use Only)

The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg

Site Name: Bakerton
Site Number: US-WV-5090
Commitment #: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease ("**Memorandum**") evidences an Option and Lease Agreement (the "**Agreement**") between **Timothy R. Landis and Marla B. Landis**, husband and wife, as joint tenants with the rights of survivorship and not as tenants in common ("**Landlord**"), whose address is 248 Harvest Court, Harpers Ferry, WV 25425, and **The Towers, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated June 15th, 2023 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "**Option**"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with five (5) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;

3. Under certain circumstances, Landlord may not subdivide the Property without Tenant's prior written consent; and

4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

WITNESSES:

LANDLORD:

Tammy Cooper
Name: Tammy Cooper

Denise Parker
Name: Denise Parker

Timothy R. Landis
Timothy R. Landis

Date: 6/2/2023

Marla B. Landis
Marla B. Landis

Date: 6/2/2023

STATE OF West Virginia

COUNTY OF Jefferson

This instrument was acknowledged before me on this 2nd day of June, 20 23 by Timothy R. Landis and Marla B. Landis.

Mary Lou Silcox
Notary Public

Print Name: Mary Lou Silcox

My Commission Expires Aug. 21, 2027



(Tenant's Signature Page to Memorandum of Option to Lease)

WITNESSES:

Alex Greenberg
Name: Alex Greenberg
Christopher Antoun
Name: Christopher Antoun

TENANT:

The Towers, LLC
a Delaware limited liability company

By: John Stevens
Name: John Stevens
Title: VP
Date: 6/15/2023

LEGAL ds
18

STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me on June 15th, 2023 by John Stevens (name of signatory), VP (title of signatory) of The Towers, LLC, a Delaware limited liability company, on behalf of said company.

Vanessa Sanchez
Notary Public

Print Name: Vanessa Sanchez

My Commission Expires: April 20, 2025



EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property

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

All that certain lot or parcel designated as Lot 39B, RESIDUE, containing 13.668 acres, more or less, as set forth on a Plat of Survey showing Parent to Child Conveyance Potomac Farms Lot 39, dated January 10, 1989, prepared by R. Michael Shepp, L.L.S., Appalachian Surveys, Inc., and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 656, at Page 517. TOGETHER WITH a non-exclusive access for ingress and egress over all roadways with the subdivision known as Potomac Farms.

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

EXHIBIT 4

Memorandum of Lease

(Attached)

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:

The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg

Site Name: Bakerton

Site Number: US-WV-5090

Commitment #: _____

MEMORANDUM OF LEASE

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between Timothy R. Landis and Marla B. Landis, husband and wife, as joint tenants with the rights of survivorship and not as tenants in common ("**Landlord**"), whose address is 248 Harvest Court, Harpers Ferry, WV 25425, and **The Towers, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated the 15th day of JUNE, 2023 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Commencement Date of the Lease is _____. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with five (5) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant, subordinate any Landlord's lien to the Lease and to liens of Tenant's mortgagees, and not disturb the tenancy of Tenant;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of Communications Facilities (as defined in the Lease);
3. Tenant (and persons deriving rights by, through, or under Tenant) are the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);

4. The Premises may be used exclusively by Tenant for all legal purposes, including, without limitation, erecting, installing, operating and maintaining Communications Facilities;

5. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon;

6. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord;

7. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property; and

8. Under certain circumstances, Landlord may not subdivide the Property without Tenant's prior written consent.

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

LANDLORD:

Name: Tammy Cooper
Tammy Cooper

Name: Denise Parker
Denise Parker

Timothy R. Landis
Timothy R. Landis

Date: 6/2/2023

Marla B. Landis
Marla B. Landis

Date: 6/2/2023

STATE OF West Virginia

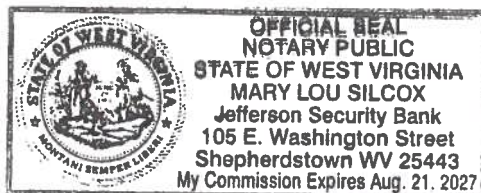
COUNTY OF Jefferson

This instrument was acknowledged before me on this 2nd day of June, 20 23 by Timothy R. Landis and Marla B. Landis.

Mary Lou Silcox
Notary Public

Print Name: Mary Lou Silcox

My Commission Expires: Aug. 21, 2027



(Tenant's Signature Page to Memorandum of Lease)

WITNESSES:

Alex Greenberg
Name: Alex Greenberg
Christopher Antoun
Name: Christopher Antoun

TENANT:

The Towers, LLC
a Delaware limited liability company

By: John Stevens
Name: John Stevens
Title: VP
Date: 6/15/2023

LEGAL ☒ DS
18

STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me on June 15th, 2023 by John Stevens (name of signatory), VP (title of signatory) of The Towers, LLC, a Delaware limited liability company, on behalf of said company.

Vanessa Sanchez
Notary Public

Print Name: Vanessa Sanchez

My Commission Expires: April 20, 2025



EXHIBIT A
(TO MEMORANDUM OF LEASE)

The Property

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

All that certain lot or parcel designated as Lot 39B, RESIDUE, containing 13.668 acres, more or less, as set forth on a Plat of Survey showing Parent to Child Conveyance Potomac Farms Lot 39, dated January 10, 1989, prepared by R. Michael Shepp, L.L.S., Appalachian Surveys, Inc., and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia in Deed Book 656, at Page 517. TOGETHER WITH a non-exclusive access for ingress and egress over all roadways with the subdivision known as Potomac Farms.

Access and utilities serving the Premises (as defined in the Lease) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area