

BOARD OF ADJUSTMENT SPECIAL MEETING
AGENDA
AUGUST 29, 2023



723 S Lewis Street
Room 1112 B
Stillwater, OK 74074
12:00 PM

1. CALL MEETING TO ORDER.
2. BUSINESS ITEMS FOR CONSIDERATION, DISCUSS AND POSSIBLE ACTION ON

a.	Jerrold Foutes, on behalf of Vertical Bridge, REIT, LLC, VARIANCE (VAR23-013) , is requesting to review and granting of a variance to Sec. 23-113.1(i)(1) for a telecommunication tower set back distance from a residentially zoned property at property addressed as 1730 N. Jardot Rd in Commercial General (CG) zoned district.
----	--

3. MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:

a.	Next regularly scheduled Board of Adjustment meeting is Thursday, September 14, 2023.
----	---

4. ADJOURNMENT.

On ____ at ____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S Lewis Street, Stillwater, OK.

NOTE: The Board of Adjustment may take action, including a vote or series of votes on all items listed on this agenda, unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8213.



**ISSUED BY THE COMMUNITY DEVELOPMENT
DEPARTMENT STILLWATER, OKLAHOMA**

Date of Meeting: August 29, 2023
Subject: Section 23-113.1(i)(1) of the Land Development Code relating to setback distances for telecommunication towers
Project Name: VAR23-13
Location: 1730 North Jardot Road

BACKGROUND

The subject site is located at 1730 North Jardot Road at the intersection of East Brooke Avenue and North Jardot Road. The property is zoned Commercial General (CG) with similar zoning to the North, Small Lot Single Family Residential to the West and South, and Large Lot Single Family Residential (RSL) to the East.

The Land Development Code requires telecommunications towers to be “set back a distance equal to at least 110 percent of the height of the tower from any adjoining lot line of any residential, office, or agriculture zoned property.”

The proposed tower is 160 feet tall and would be placed on the north side of the property, 28 feet and 11 inches from East Brooke Avenue. There is 111 feet and 6 inches in between the proposed tower location and the nearest residential property, which is the Skyline East Housing Subdivision. For the tower to be in compliance, it would need to be placed 176 feet from the nearest residential property.

CODE APPLICATION

Sec. 23-113.1. – Telecommunication tower use conditions.

(i)The following setback requirements apply to all towers unless otherwise expressly approved as part of the specific use permit:

(1)Towers shall be set back a distance equal to at least 110 percent of the height of the tower from any adjoining lot line of any residential, office, or agriculture zoned property.

CRITERIA FOR APPROVAL

The Board of Adjustment must find that each of the following four criteria have been met based on evidence and testimony received from the applicant and during the public hearing. Such approval may be granted in whole, in part, or with reasonable modifications and conditions.

- (1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (2) Such conditions are peculiar to the particular piece of property involved;
- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

ALTERNATIVES

The Board of Adjustment has the following alternatives of action:

1. Find that each of the criteria for approval of the request is met. The Board will explain how each criterion is met in order to approve the variance(s).
2. Find that each of the criteria for approval of the request is met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Prepared by:	Diana Hood, Associate City Planner
Date of Preparation:	July 21, 2023
Attachments:	Application Packet, Area Map, Site Plan, Survey and Letter of Justification

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT APPLICATION

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

_____ Appeal _____ Special Exception _____ ^x Variance _____ Minor Variance

Title of Subdivision/Plan: Vertical Bridge REIT, LLC
 Owner(s) of Property: Locked Up Self Storage, LLC
 Owner(s) Address: PO Box 9515, Tulsa, OK 74157
 Owner(s) Phone/Fax/Email: 918-697-2675
 Applicant(s) Name: Vertical Bridge (Jerrod Foutes, on behalf of Vertical Bridge)
 Applicant(s) Address: 750 Park of Commerce Drive, Boca Raton, Florida 33487
 Applicant(s) Phone/Fax/Email: jfoutes@pns-llc.com
 Location of Property: 1730 N. Jardot Road, Stillwater, OK 74075

Chapter, Article, Section, City Code from which the action is requested: _____
 Sec. 23-113.1. - Telecommunication tower use conditions (i) (1)

Appeals application submittal requirements:

Applicant	Section 23.68	City
	1.) Completed application form	
	2.) Filing fee - \$140	
	3.) On a separate sheet, state the City's Code Section or the City Administrative Officer's decision or action for which appeal is being sought.	
	4.) Provide justification for the appeal.	

ALL Variance and Special Exception application submittal requirements: Ch. 23, Article 3

Applicant	Section 23.65, 23.67	City
X	1.) Completed application form	yg
X	2.) Filing fee - \$140	yg
X	3.) A typewritten and electronic/digital copy of the legal description of the subject property, capable of being reproduced and emailed to digitals@stillwater.org . Survey provided with written legal description	yg
X	4.) A typewritten list and electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, a licensed abstractor, attorney, engineer or architect, of all property owners within three hundred (300) feet of the subject property. The ownership list shall have been prepared no more than thirty (30) days prior to submission.	yg
None	5.) Copy of existing or proposed restrictive covenants that apply to the property that is subject to the requested action, if applicable.	N/A
x	6.) Original mortgage or field survey, if applicable.	
X	7.) Variances only – Letter explaining how the request meets the criteria for approval of a variance.	yg
	8.) Any other documents, information, etc. to assist the Board in making a decision.	

Findings Necessary for Granting Variances

In determining whether or not the variance should be granted, the Board of Adjustment shall consider and record in the official minutes of the meeting, the extent to which the evidence demonstrates that:

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to the particular piece of property involved;
3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Certification:

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I (We) do hereby understand that a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations. This application must be completed, signed, and dated by the applicant(s) and the owner(s).

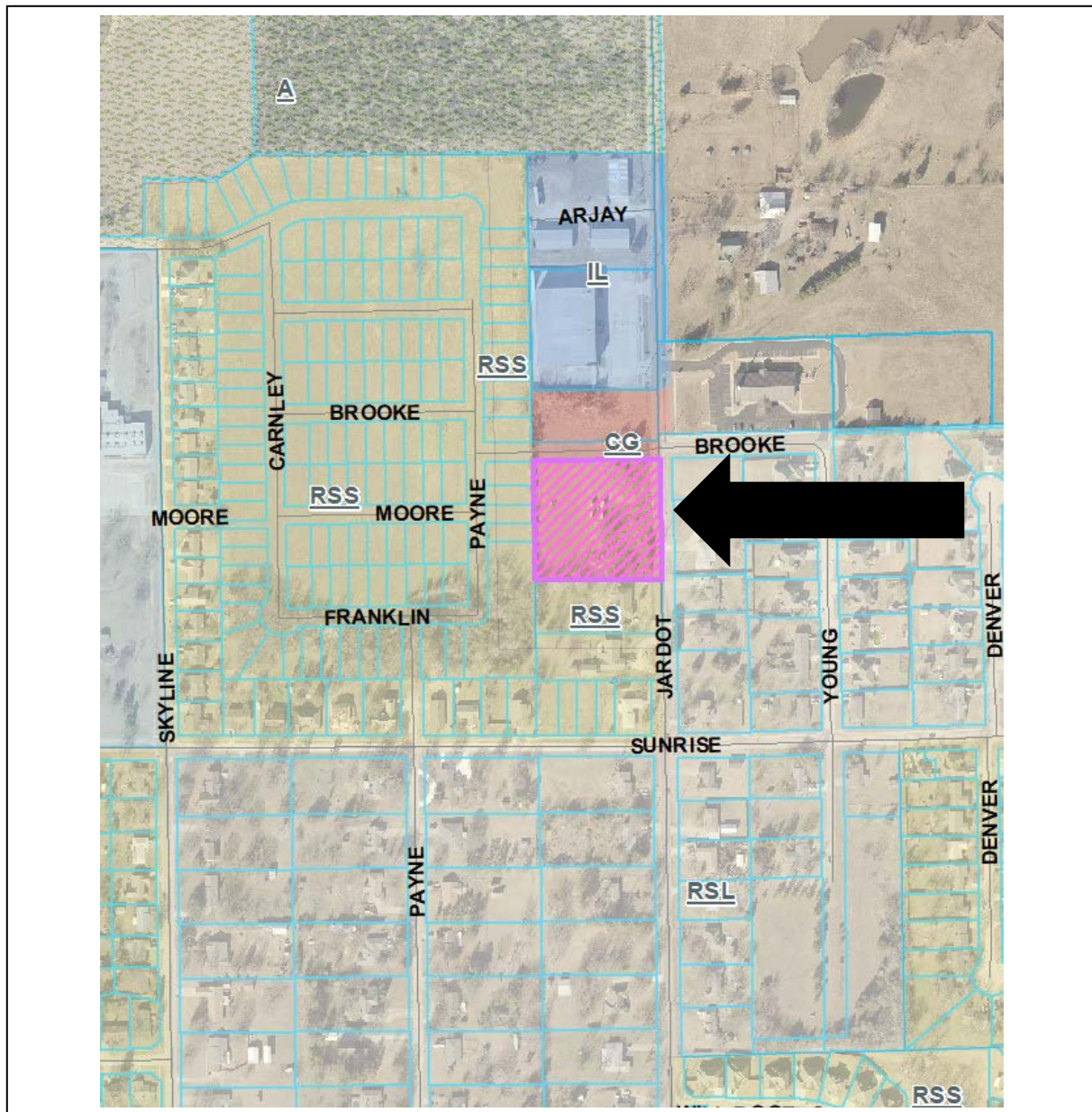
Applicant Jerrold Foutes on behalf of Vertical Bridge Date 06/23/23

Owner/Agent (provide documentation) DocuSigned by: Josh Canley Date 6/30/2023
9900E20AEDD483...

For City of Stillwater Use Only:CASE NO. # VAR23-13

Submission Date: 7/5/2023
Approval Date: _____

Processing Tract: IRC 7.19.23 BOA 8.3.23
Fees: _____ Number of Copies: _____



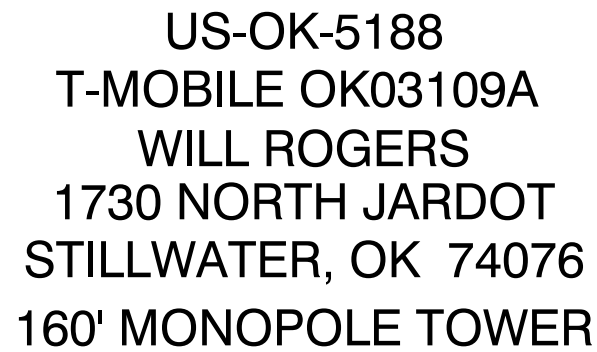
The City of
Stillwater
 OKLAHOMA

Project Type: VAR23-13 - Variance
Request: To Sec. 23-131.1(i)(1) for celltower setback distance
Address: 1730 N Jardot
Applicant: Jerrod Foutes c/o Vertical Bridge

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

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

1. 2018 INTERNATIONAL BUILDING CODE
2. 2008 NATIONAL ELECTRIC CODE
3. 2018 IFC
4. AMERICAN CONCRETE INSTITUTE
5. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
6. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
7. ANSI/TIA/EIA-222-H
8. TIA-607-B
9. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELCORDIA GR-1275
13. ANSI/T 311
14. 2018 INTERNATIONAL MECHANICAL CODE
15. 2018 INTERNATIONAL PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE



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

[illegible]

PROJECT INFORMATION	
SITE NAME:	WILL ROGERS
SITE NUMBER:	US-OK-5188
SITE ADDRESS:	1730 NORTH JARDOT STILLWATER, OK 74076
PARCEL #:	19N02E-12-1-SZ999-000-0025
ZONING CLASSIFICATION:	C1
ZONING JURISDICTION:	PAYNE COUNTY
GROUND ELEVATION:	918'
STRUCTURE TYPE:	MONOPOLE TOWER
STRUCTURE HEIGHT:	160'
CONSTRUCTION AREA:	3.93 ACRES
LATITUDE (NAD 83):	36° 8' 23.0784"N 36.139744°
LONGITUDE (NAD 83):	-97° 2' 3.6636"W -97.034351°



CALL OKLAHOMA ONE CALL
(800) 522-OKIE
CALL 3 WORKING DAYS
BEFORE YOU DIG!



PROJECT DIRECTORY	
PROPERTY OWNER:	CARNLEY INVESTMENTS MAILING: P.O. BOX 1898 STILLWATER, OK 74074
APPLICANT:	VB BTS II, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	JOSH CARNLEY 918-697-2675 (TEXT PREFERRED)
ENGINEER:	T-SQUARED SITE SERVICES 2501 SHENANGO VALLEY FREEWAY SUITE 3 HERMITAGE, PA 16148
CONTACT:	MARK N. THOMPSON MARK.T@T-SQRD.COM
POWER COMPANY:	STILLWATER ELECTRIC UTILITY
TELCO COMPANY:	TBD

RECEIVED

By Cindy Gibson at 11:48 am, Jul 06, 2023

PREPARED FOR:

**PREPARED BY:**

Collective Solutions, LLC



**T-SQUARED
SITE SERVICES**
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724.308.7855
www.t-sqrd.com

4	REVISED ZDs	KE	3.27.23
3	REVISED ZDs	KE	3.9.23
2	REVISED ZDs	KE	3.9.23
1	REVISED ZDs	KE	3.8.23
0	ISSUED FOR REVIEW	KE	3.1.23
No.	Submittal / Revision	App'd	Date

Drawn: KE Date: 3.1.23

Designed: KE Date: 3.1.23

Checked: CAR Date: 3.1.23

Project Number 54004

Project Title
VB BTS II, LLC
TOWER ID# : US-OK-5188
T-MOBILE #: OK03109A
SITE NAME: WILL ROGERS
1730 NORTH JARDOT
STILLWATER, OK 74076
PROPOSED
160' MONOPOLE TOWER

Engineer Stamp

Drawing Title

TITLE SHEET

Drawing Scale: AS NOTED	
----------------------------	--

Date:
3.9.23

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

Drawing Number

T1

PARENT PARCEL

OWNER: LOCKED UP SELF STORAGE, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY

SITE ADDRESS: 1730 N JARDOT RD, STILLWATER, OK 74075

PARCEL ID: 19N02E-12-1-SZ999-000-0025

AREA: 3.93 ACRES (PER TAX ASSESSOR)

ZONED: CG (COMMERCIAL GENERAL)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 2621 PAGE 768

PARENT PARCEL

(PER COMMITMENT NO. G-113368)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH RANGE TWO (2) EAST, INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4; THENCE NORTH 00°53.00. WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) A DISTANCE OF 443.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53.10. WEST 336.45 FEET; THENCE NORTH 00°53.00. WEST A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET); THENCE SOUTH 89°53.10. EAST ALONG THE SOUTH LINE OF A TRACT RECORDED IN BOOK 1950 PAGES 150-153 A DISTANCE OF 336.45 FEET TO THE EAST LINE OF THE NE/4; THENCE SOUTH 00°53.00. EAST ALONG THE EAST LINE OF THE NE/4 A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET) TO THE POINT OF BEGINNING.

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.22 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 12/07/2022
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99990568 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.56950556"
BENCHMARKS USED: DE7174, DG9769, DQ9767

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF IRON PIN FOUND
CRB CAPPED REBAR
RB REBAR
UP UTILITY POLE
INV INVERT
EP EDGE OF PAVEMENT
BC BACK OF CURB
OU OVERHEAD UTILITY
CMP CORRUGATED METAL PIPE
TR TRANSFORMER
C/L CENTERLINE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
TYP TYPICAL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR
OKLAHOMA PROFESSIONAL LAND SURVEYOR # 1957

DATE: 03/08/23

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT CENTERLINE. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

N/F
CHC MANAGEMENT, LLC
PARCEL #
19N02E-12-1-SZ999-000-0020
DB 2543 PG 306

N/F
TROY BELK, AN UNDIVIDED 1/2 INTEREST &
THOMAS ROBERTS, AN UNDIVIDED 1/2 INTEREST
PARCEL #
19N02E-12-1-SZ999-000-0019
DB 2446 PG 391

N/F
PARENT PARCEL
LOCKED UP SELF STORAGE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
PARCEL #
19N02E-12-1-SZ999-000-0025
DB 2621 PG 768

POC: IPF 3/8" CRB
N=416322.6405
E=2253466.7654

GPS
BASE

BLOCK 2 LOT 6

BLOCK 2 LOT 5

BLOCK 2 LOT 4

BLOCK 2 LOT 3

SKYLINE EAST, SECTION 2 PHASE 1
(PLAT BOOK 2610 PG 358)

OUTLOT A

N/F
MATTHEW MOORE
PARCEL #
19N02E-12-1-SZ999-000-0014
DB 2706 PG 185

40 0 80 160
GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; TOWER TITLE & CLOSING, GUARANTY TITLE COMPANY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VB BTS II, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 12/07/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON OKLAHOMA GRID NORTH (NAD 83) NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 40119C0068F DATED: 05/16/2007

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

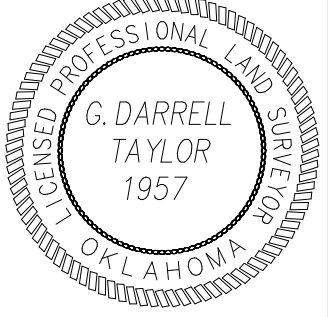
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THERE WHERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

(SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3)



Know what's below.
Call before you dig.



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS
4	03/08/23	CLIENT NAME

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT
LAND SURVEYORS

COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:

verticalbridge

VB BTS II, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188

SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: FEBRUARY 21, 2023

P2P JOB #: 2220100K

SHEET:

1

OF 3

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE & CLOSING, GUARANTY TITLE COMPANY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF JUNE 6, 2022 AT 07:00 AM, BEING COMMITMENT NO. G-113368, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SCHEDULE B, PART I TITLE EXCEPTIONS 1-13,16,18-21 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

14. RELEASE OF CONSTRUCTION MORTGAGE EXECUTED BY LOCKED UP SELF STORAGE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY TO FIRSTAR BANK, DATED MARCH 30, 2021, FILED MARCH 31, 2021 AS DOCUMENT NO.I-2021-003960 , AND RECORDED IN BOOK 2621, PAGE 770 IN THE OFFICE OF THE PAYNE COUNTY CLERK TO SECURE THE PRINCIPAL SUM OF \$1,900,000.00.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

15. RELEASE OF ASSIGNMENT OF RENTS EXECUTED BY LOCKED UP SELF STORAGE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY TO FIRSTAR BANK, DATED MARCH 30, 2021, FILED MARCH 31, 2021 AS DOCUMENT NO. I-2021-003961, AND RECORDED IN BOOK 2621, PAGE 784 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

17. APPEARING OF RECORD IS NOTICE OF CONTRACT BY AND BETWEEN RAUSCH COLEMAN HOMES OKC, LLC, AS BUYER, AND CHC MANAGEMENT, LLC, AS SELLER, DATED APRIL 26, 2022, FILED MAY 5, 2022 AS DOCUMENT NO.I-2022-005123 , AND RECORDED IN BOOK 2695, PAGE 263.

REQUIRE A RELEASE OF ABOVE-MENTIONED NOTICE OF CONTRACT BY RAUSCH COLEMAN HOMES OKC, LLC.

[THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.]

SCHEDULE B, PART II TITLE EXCEPTIONS 1-9,17 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

10. STATUTORY ROAD EASEMENT ALONG EAST SECTION LINE BOUNDARY.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT IN FAVOR OF PAYNE COUNTY, OKLAHOMA, FILED DECEMBER 23, 1947 AND RECORDED IN BOOK 88 MISC., PAGE 85 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

12. TERMS, CONDITIONS AND PROVISIONS OF DEDICATION DEED PUBLIC HIGHWAY IN FAVOR OF PAYNE COUNTY, OKLAHOMA, DATED MARCH 26, 1955, FILED MARCH 26, 1955, AND RECORDED IN BOOK 120 MISC., PAGE 540 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

13. TERMS, CONDITIONS AND PROVISIONS OF HIGHWAY EASEMENT IN FAVOR OF PAYNE COUNTY, OKLAHOMA, DATED FEBRUARY 18, 1965, FILED FEBRUARY 18, 1965, AND RECORDED IN BOOK 161 MISC., PAGE 311 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

14. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT SANITARY SEWER EASEMENT IN FAVOR OF CITY OF STILLWATER, OKLAHOMA, DATED MAY 6, 1977, FILED JUNE 1, 1977, AND RECORDED IN BOOK 334, PAGE 77 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

15. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL RURAL ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED DECEMBER 16, 1990, FILED MARCH 8, 1991 AS DOCUMENT NO. 002037, AND RECORDED IN BOOK 948, PAGE 512 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL HOWEVER IT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.]

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT ROADWAY EASEMENT IN FAVOR OF CITY OF STILLWATER, OKLAHOMA, A MUNICIPAL CORPORATION, DATED JULY 18, 2007, FILED AUGUST 6, 2007 AS DOCUMENT NO.I-2007-012021 , AND RECORDED IN BOOK 1727, PAGE 631 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

LEGEND

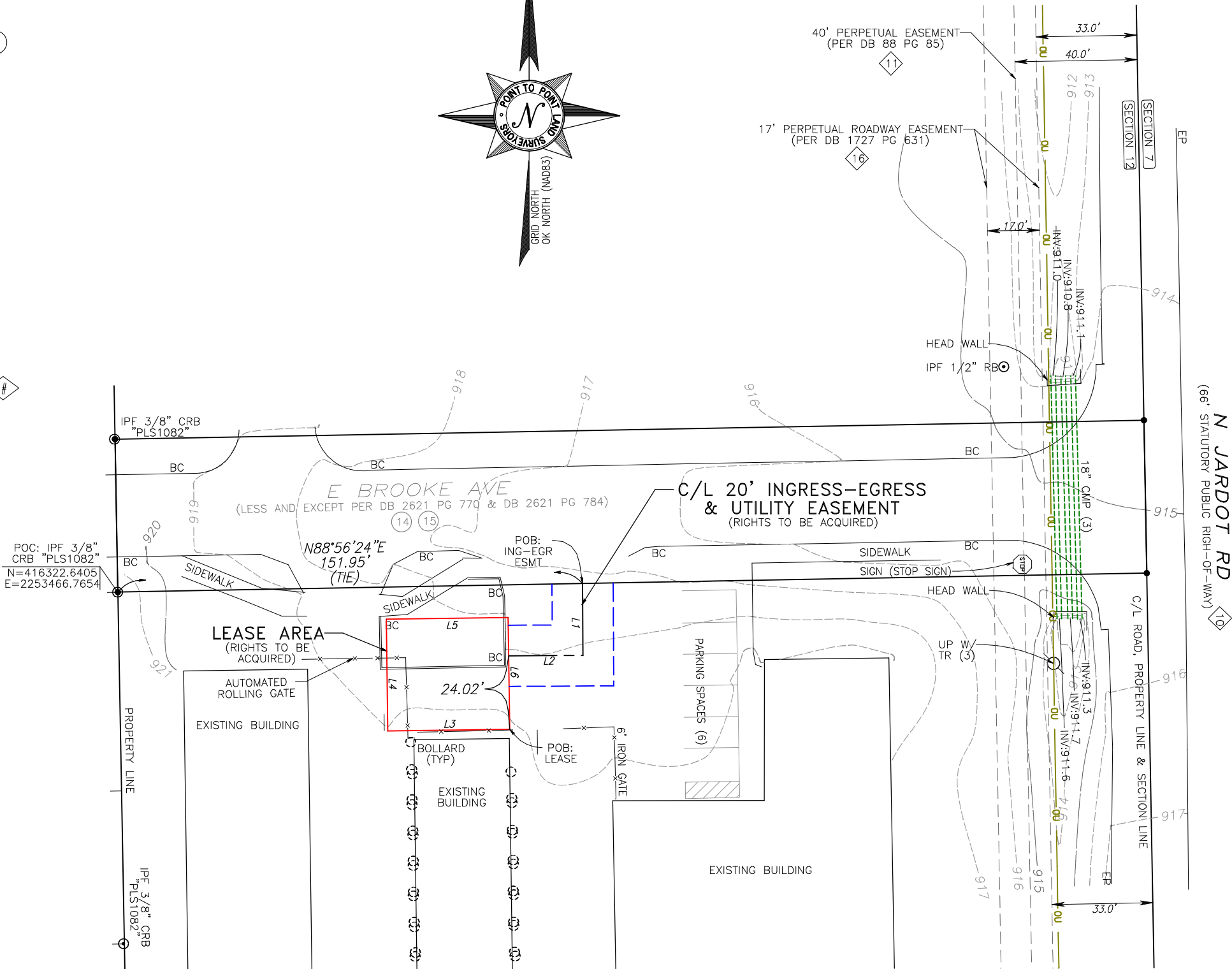
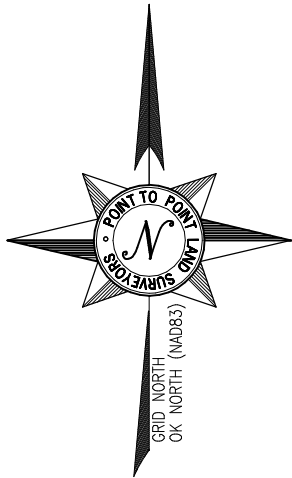
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF IRON PIN FOUND
CRB CAPPED REBAR
RB REBAR
UP UTILITY POLE
INV INVERT
EP EDGE OF PAVEMENT
BC BACK OF CURB
OU OVERHEAD UTILITY
CMP CORRUGATED METAL PIPE
TR TRANSFORMER
C/L CENTERLINE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
TYP TYPICAL

SITE INFORMATION

LEASE AREA = 1,457 SQUARE FEET (0.0334 ACRES)

LATITUDE = 36°08'22.99" (NAD 83) (36.139719°)
LONGITUDE = -97°02'04.28" (NAD 83) (-97.034522°)
AT CENTER LEASE AREA

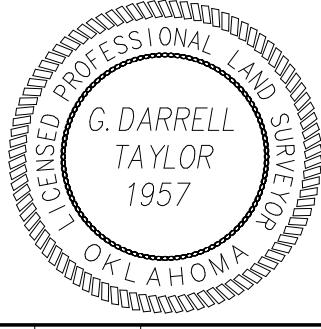
ELEVATION AT CENTER OF LEASE AREA = 918.5' A.M.S.L.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°20'10"E	23.48'
L2	S89°39'50"W	24.29'
L3	S89°14'30"W	39.85'
L4	N00°45'30"W	36.57'
L5	N89°14'30"E	39.85'
L6	S00°45'30"E	36.57'

[SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3]



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS
4	03/08/23	CLIENT NAME

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:



VB BTS II, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188

SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: FEBRUARY 21, 2023

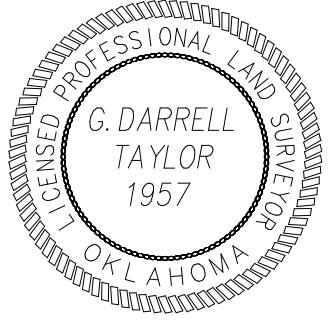
P2P JOB #: 2220100K

SHEET:

2

OF 3

LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS
4	03/08/23	CLIENT NAME

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 2 EAST, PAYNE COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF LOCKED UP STORAGE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS RECORDED IN DEED BOOK 2621 PAGE 768, PAYNE COUNTY RECORDS, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR WITH A CAP FOUND AT THE SOUTHEASTERN MOST CORNER OF THE LANDS OF CHC MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 2543 PAGE 306, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E. BROOKE AVENUE, SAID REBAR HAVING AN OKLAHOMA GRID NORTH, NAD83, NORTH ZONE VALUE N: 416322.6405 E: 2253466.7654; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°56'24" EAST, 151.95 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 00°20'10" EAST, 23.48 FEET TO A POINT; THENCE, SOUTH 89°39'50" WEST, 24.29 FEET TO THE A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 00°45'30" EAST, 24.02 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE; SOUTH 89°14'30" WEST, 39.85 FEET TO A POINT; THENCE, NORTH 00°45'30" WEST, 36.57 FEET TO A POINT; THENCE, NORTH 89°14'30" EAST, 39.85 FEET TO A POINT; THENCE, SOUTH 00°45'30" EAST, 36.57 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

SAID TRACT CONTAINS 0.0334 ACRES (1,457 SQUARE FEET), MORE OR LESS.

20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT INGRESS-EGRESS AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 12,TOWNSHIP 19 NORTH, RANGE 2 EAST, PAYNE COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF LOCKED UP STORAGE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS RECORDED IN DEED BOOK 2621 PAGE 768, PAYNE COUNTY RECORDS, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR WITH A CAP FOUND AT THE SOUTHEASTERN MOST CORNER OF THE LANDS OF CHC MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 2543 PAGE 306, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E. BROOKE AVENUE, SAID REBAR HAVING AN OKLAHOMA GRID NORTH, NAD83, NORTH ZONE VALUE N: 416322.6405 E: 2253466.7654; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°56'24" EAST, 151.95 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 00°20'10" EAST, 23.48 FEET TO A POINT; THENCE, SOUTH 89°39'50" WEST, 24.29 FEET TO THE ENDING AT A POINT ON THE LEASE AREA.

BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS

COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:

VB BTS II, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188

SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: FEBRUARY 21, 2023

P2P JOB #: 2220100K

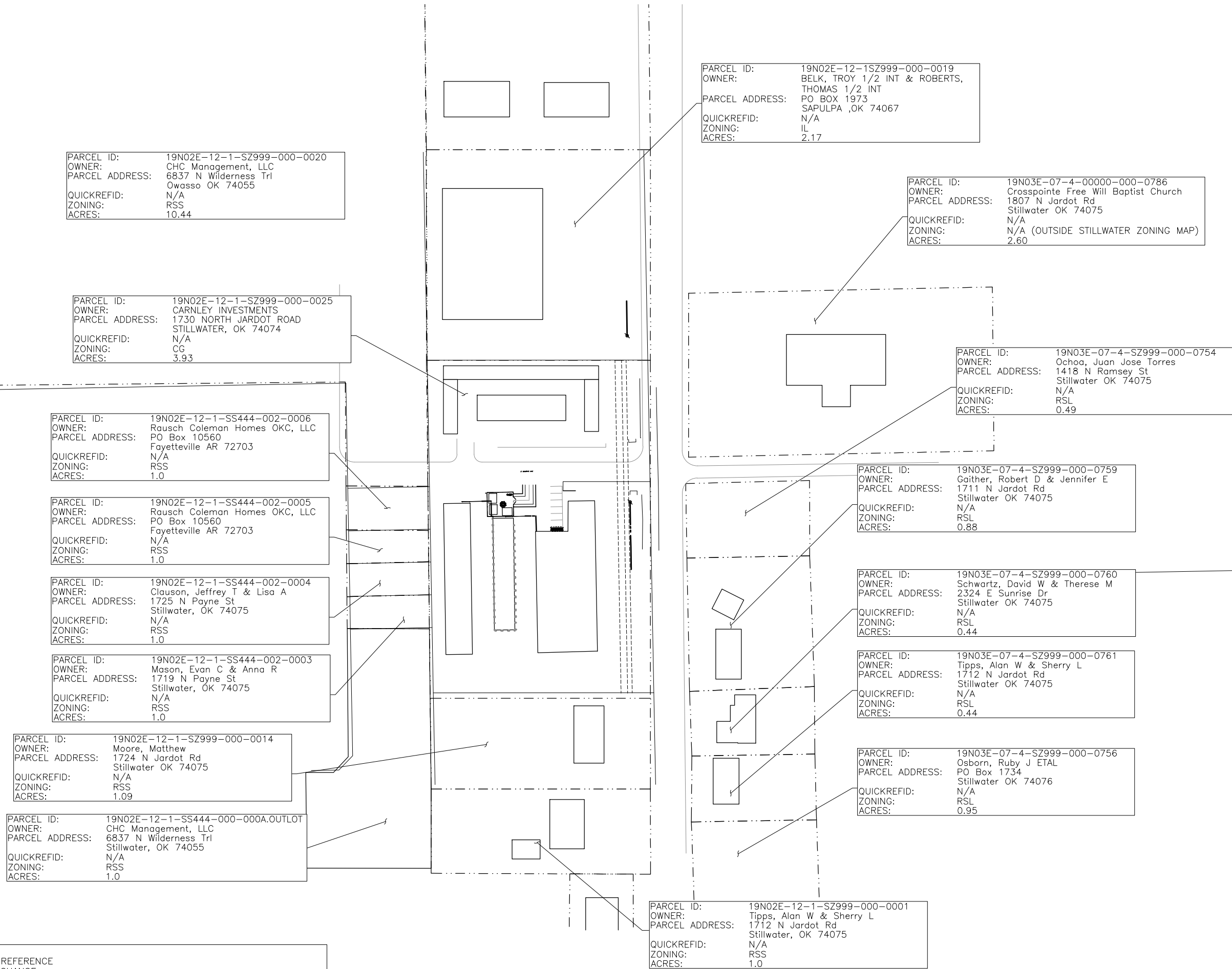
SHEET:
3
OF 3



CALLLED NORTH

NOTE:
THESE PLANS ARE FOR REFERENCE
ONLY AND SUBJECT TO CHANGE.
INFORMATION SHOWN BASED ON A
STILLWATER OK GIS WEBSITE:
[HTTPS://STW.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=284C0E9650B44541A7455416D476BD64](https://STW.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=284C0E9650B44541A7455416D476BD64)

1 OVERALL SITE PLAN
ZD1 SCALE: 1"=150'



PREPARED FOR:

PREPARED BY:

Collective Solutions, LLC

**T-SQUARED
SITE SERVICES**
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724-368-7855
www.t-squared.com

4	REVISED Zds	KE	3.27.23
3	REVISED Zds	KE	3.9.23
2	REVISED Zds	KE	3.9.23
1	REVISED Zds	KE	3.8.23
0	ISSUED FOR REVIEW	KE	3.1.23
No.	Submittal / Revision	App'd	Date

Drawn: KE Date: 3.1.23
Designed: KE Date: 3.1.23
Checked: CAR Date: 3.1.23

Project Number
54004

Project Title
VB BTS II, LLC
TOWER ID#: US-OK-5188
T-MOBILE #: OK03109A

SITE NAME: WILL ROGERS
1730 NORTH JARDOT
STILLWATER, OK 74076
PROPOSED
160' MONOPOLE TOWER

Engineer Stamp

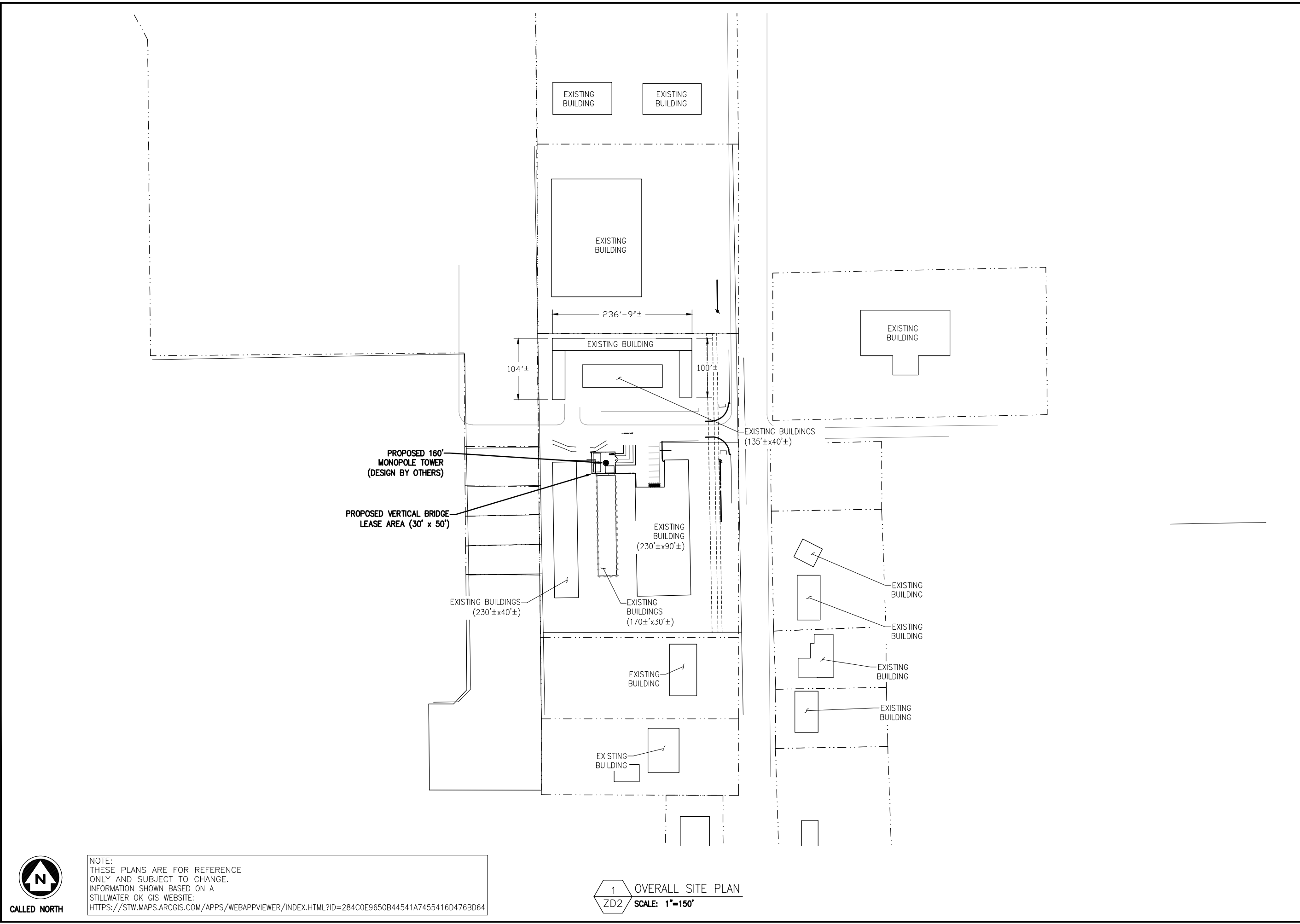
Drawing Title
PROPERTY LAYOUT

Drawing Scale:
AS NOTED

Date:
3.9.23

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

Drawing Number
ZD1



CALLLED NORTH

NOTE:
THESE PLANS ARE FOR REFERENCE
ONLY AND SUBJECT TO CHANGE.
INFORMATION SHOWN BASED ON A
STILLWATER OK GIS WEBSITE:
[HTTPS://STW.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=284C0E9650B44541A7455416D476BD64](https://stw.maps.arcgis.com/apps/webappviewer/index.html?id=284c0e9650b44541a7455416d476bd64)

1

OVERALL SITE PLAN

ZD2

SCALE: 1"=150'

PREPARED FOR:

PREPARED BY:
Collective Solutions, LLC

T²
T-SQUARED
SITE SERVICES
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724-308-7855
www.t-squared.com

4	REVISED ZDs	KE	3.27.23	
3	REVISED ZDs	KE	3.9.23	
2	REVISED ZDs	KE	3.9.23	
1	REVISED ZDs	KE	3.8.23	
0	ISSUED FOR REVIEW	KE	3.1.23	
No.	Submittal / Revision	App'd	Date	

Drawn: KE Date: 3.1.23

Designed: KE Date: 3.1.23

Checked: CAR Date: 3.1.23

Project Number

54004

Project Title

VB BTS II, LLC
TOWER ID#: US-OK-5188
T-MOBILE #: OK03109A

SITE NAME: WILL ROGERS
1730 NORTH JARDOT
STILLWATER, OK 74076
PROPOSED
160' MONOPOLE TOWER

Engineer Stamp

Drawing Title

PROPERTY LAYOUT

Drawing Scale:

AS NOTED

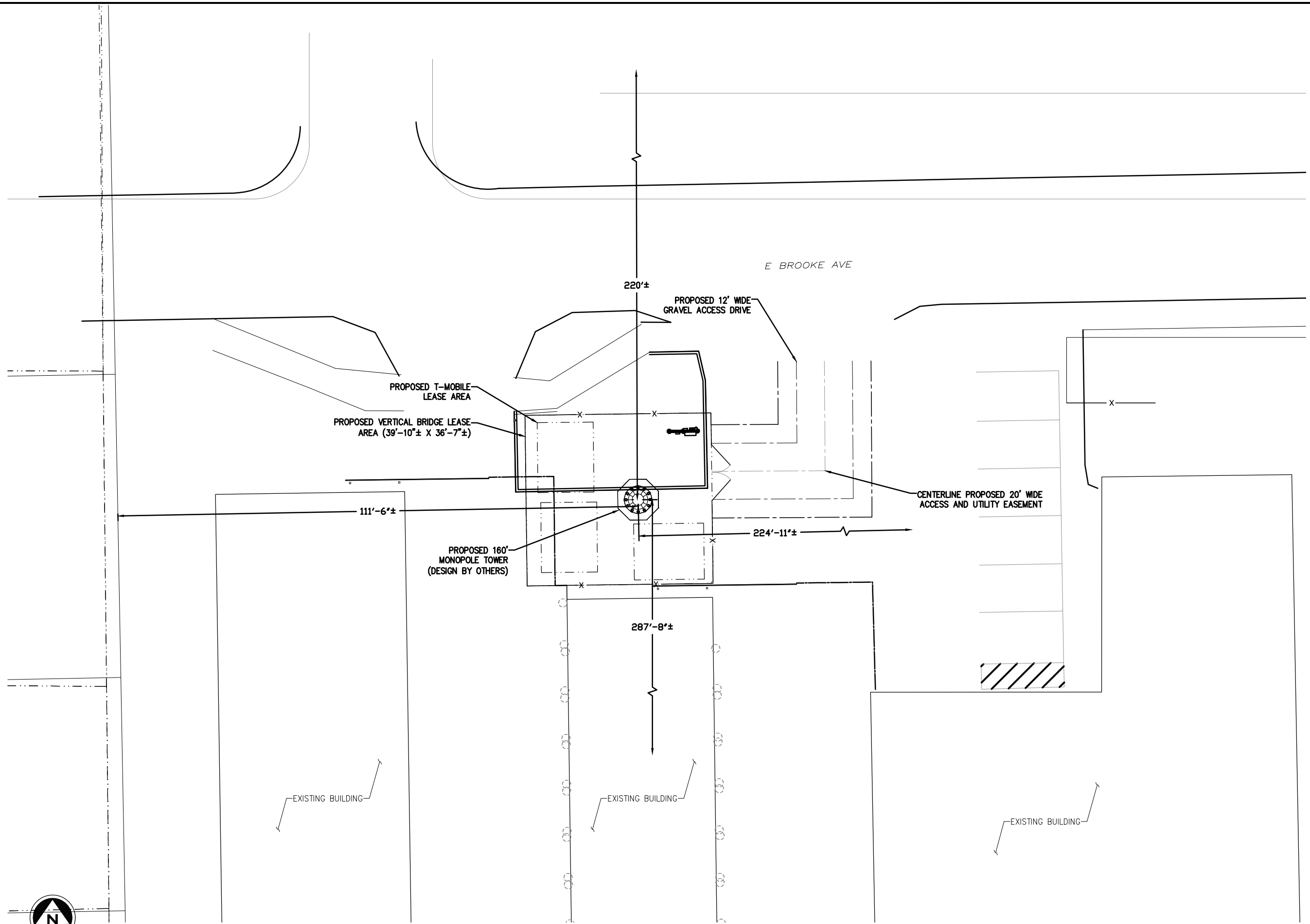
Date:

3.9.23

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

Drawing Number

ZD2



1 OVERALL SITE PLAN
ZD3 SCALE: 1"=20'

THIS DRAWING IS NOT A SURVEY AND ALL DIMENSIONS ARE APPROXIMATE. PLEASE REFER TO THE ACTUAL SURVEY FOR EXACT DIMENSIONS.

INFORMATION SHOWN BASED ON A FIELD SURVEY BY POINT TO POINT DATED 3.1.23



PREPARED BY:


Collective Solutions, LLC


T-SQUARED SITE SERVICES
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724-308-7855
www.t-squared.com

No.	Submittal / Revision	App'd	Date
4	REVISED ZDs	KE	3.27.23
3	REVISED ZDs	KE	3.9.23
2	REVISED ZDs	KE	3.9.23
1	REVISED ZDs	KE	3.8.23
0	ISSUED FOR REVIEW	KE	3.1.23

Drawn: KE Date: 3.1.23
Designed: KE Date: 3.1.23
Checked: CAR Date: 3.1.23

Project Number
54004

Project Title
VB BTS II, LLC
TOWER ID#: US-OK-5188
T-MOBILE #: OK03109A

SITE NAME: WILL ROGERS
1730 NORTH JARDOT
STILLWATER, OK 74076
PROPOSED
160' MONOPOLE TOWER

Engineer Stamp

Drawing Title

OVERALL SITE PLAN

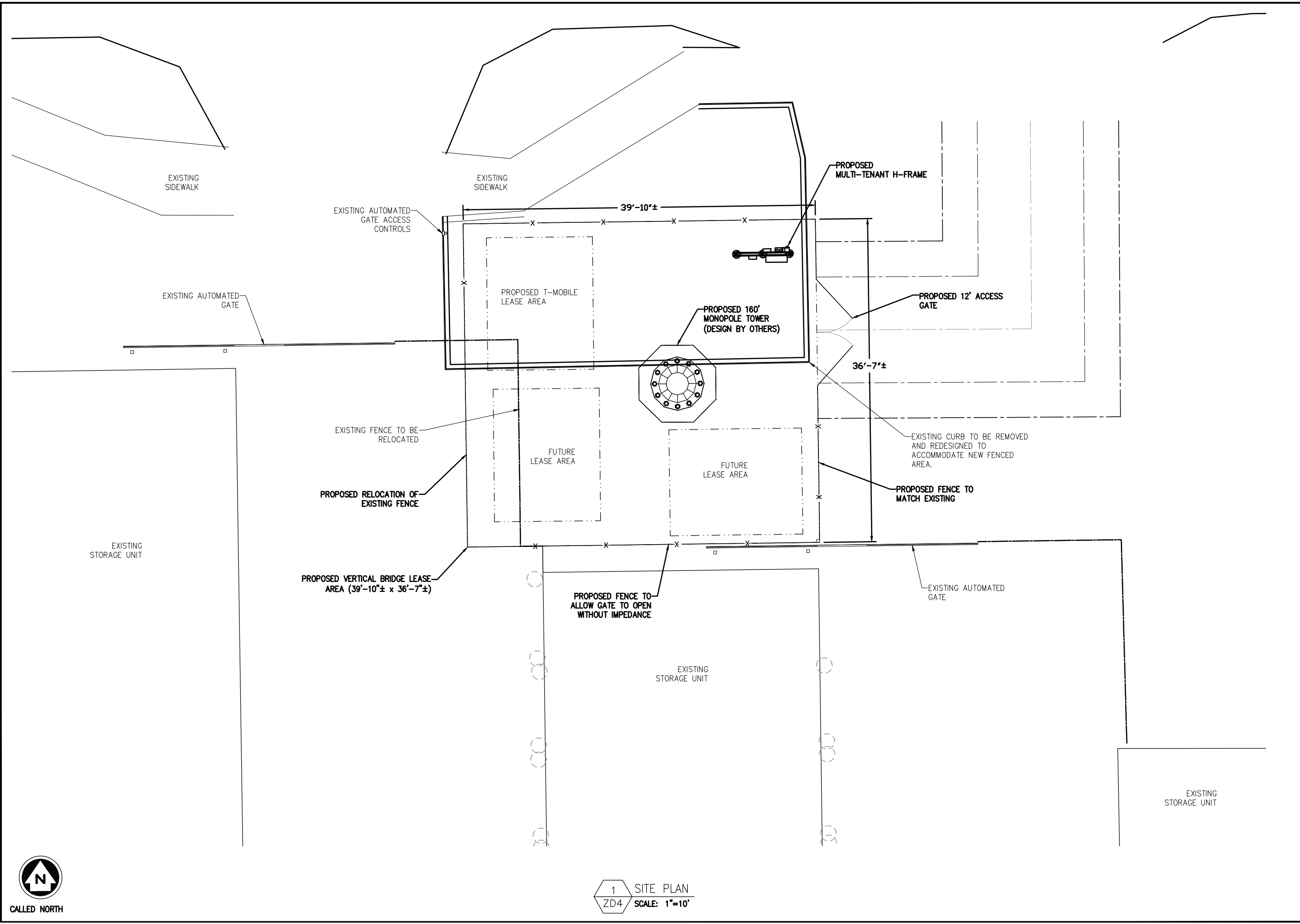
Drawing Scale:
AS NOTED

Date:
3.9.23

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

Drawing Number

ZD3



1 SITE PLAN
ZD4 SCALE: 1"=10'

verticalbridge

PREPARED FOR:

PREPARED BY:

Collective Solutions, LLC

T²
T-SQUARED SITE SERVICES
2501 SHENANGO VALLEY FREEWAY, SUITE 3
HERMITAGE, PA 16148
724.308.7855
www.t-squared.com

4	REVISED ZDs	KE	3.27.23
3	REVISED ZDs	KE	3.9.23
2	REVISED ZDs	KE	3.9.23
1	REVISED ZDs	KE	3.8.23
0	ISSUED FOR REVIEW	KE	3.1.23
No.	Submittal / Revision	App'd	Date

Drawn: KE Date: 3.1.23
Designed: KE Date: 3.1.23
Checked: CAR Date: 3.1.23

Project Number
54004

Project Title
VB BTS II, LLC
TOWER ID#: US-OK-5188
T-MOBILE #: OK03109A
SITE NAME: WILL ROGERS
1730 NORTH JARDOT
STILLWATER, OK 74076
PROPOSED
160' MONOPOLE TOWER

Engineer Stamp

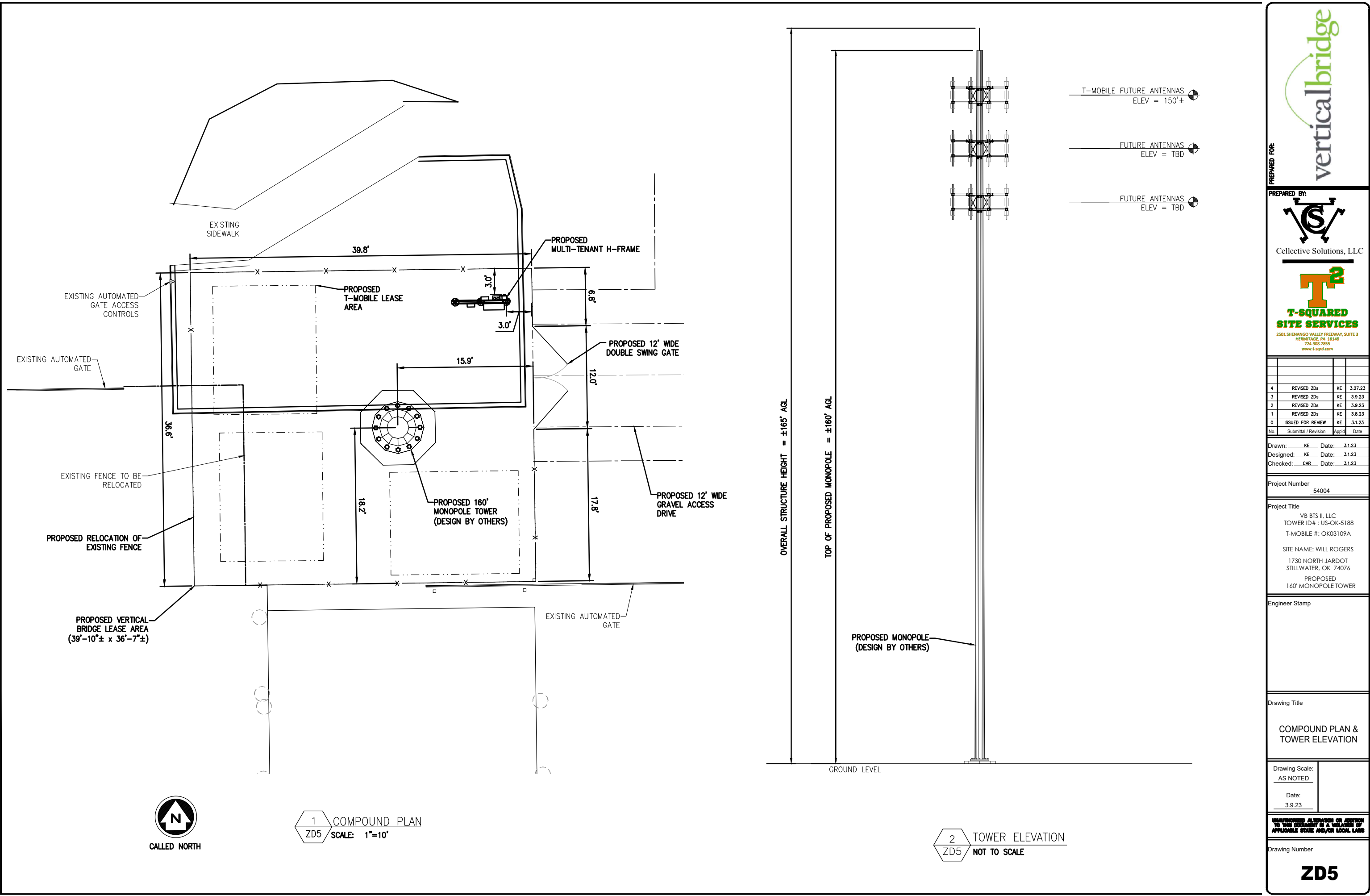
Drawing Title
PROPERTY LAYOUT

Drawing Scale:
AS NOTED

Date:
3.9.23

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

Drawing Number
ZD4



PARENT PARCEL

OWNER: LOCKED UP SELF STORAGE, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY
SITE ADDRESS: 1730 N JARDOT RD, STILLWATER, OK 74075
PARCEL ID: 19N02E-12-1-SZ999-000-0025
AREA: 3.93 ACRES (PER TAX ASSESSOR)
ZONED: CG (COMMERCIAL GENERAL)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 2621 PAGE 768

PARENT PARCEL

(PER COMMITMENT NO. G-113368)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH RANGE TWO (2) EAST, INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4; THENCE NORTH 00°53.00. WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) A DISTANCE OF 443.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53.10. WEST 336.45 FEET; THENCE NORTH 00°53.00. WEST A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET); THENCE SOUTH 89°53.10. EAST ALONG THE SOUTH LINE OF A TRACT RECORDED IN BOOK 1950 PAGES 150-153 A DISTANCE OF 336.45 FEET TO THE EAST LINE OF THE NE/4; THENCE SOUTH 00°53.00. EAST ALONG THE EAST LINE OF THE NE/4 A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET) TO THE POINT OF BEGINNING.

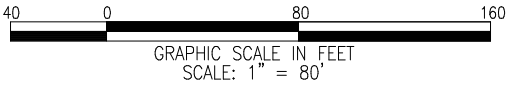
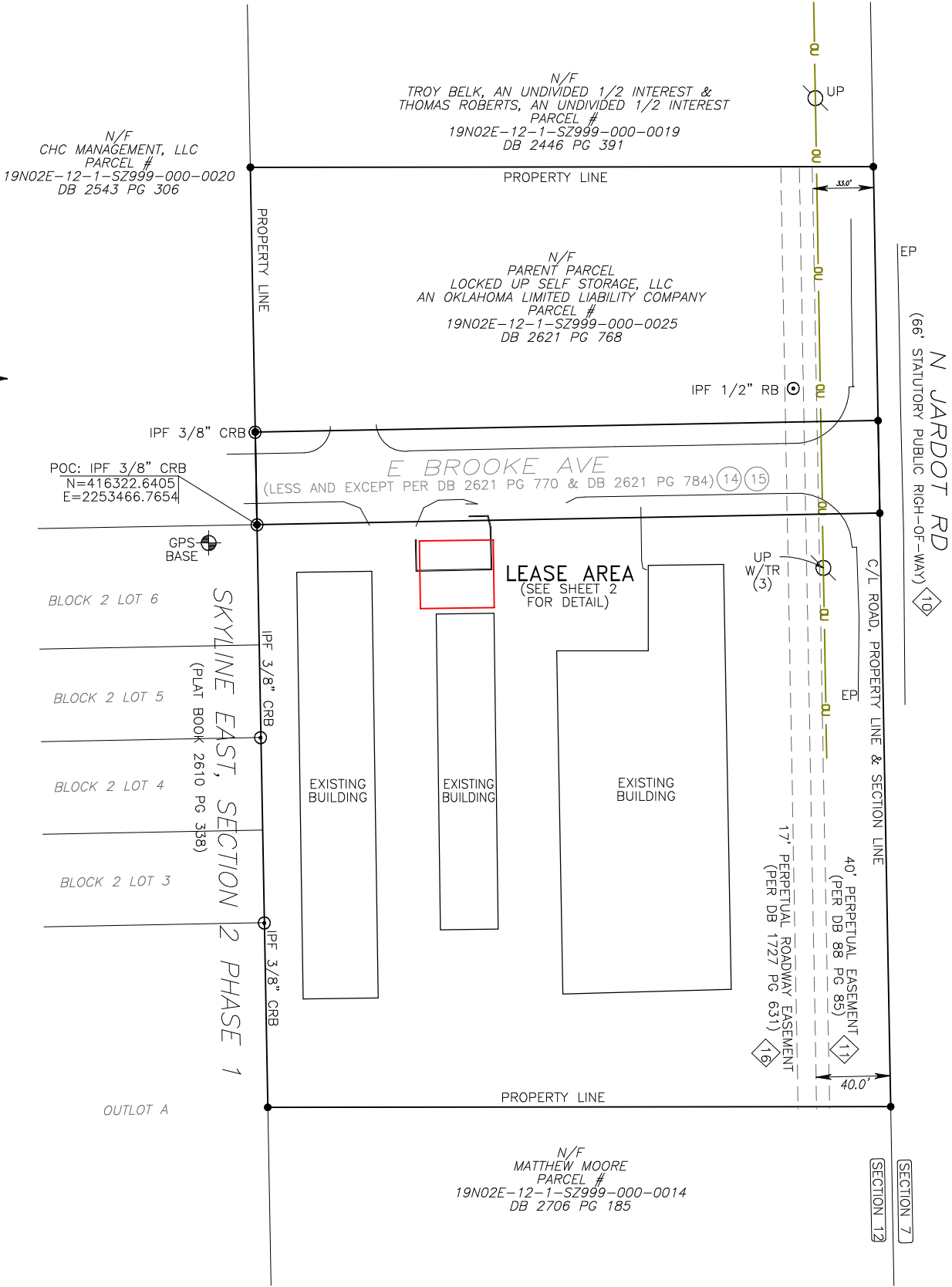
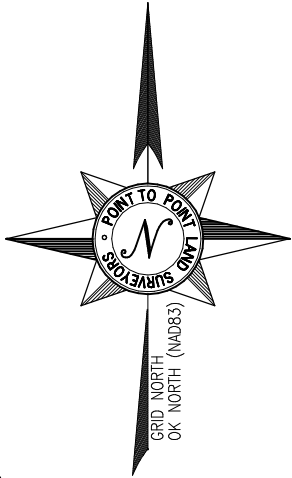
GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.22 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 12/07/2022
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99990568 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.56950556"
BENCHMARKS USED: DE7174, DG9769, DQ9767

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.
G. DARRELL TAYLOR
OKLAHOMA PROFESSIONAL LAND SURVEYOR # 1957
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RB	REBAR
UP	UTILITY POLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
TR	TRANSFORMER
C/L	CENTERLINE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
TYP	TYPICAL



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS: TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; TOWER TITLE & CLOSING, GUARANTY TITLE COMPANY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF: VB BTS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 12/07/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON OKLAHOMA GRID NORTH (NAD 83) NORTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 40119C0068F DATED: 05/16/2007

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

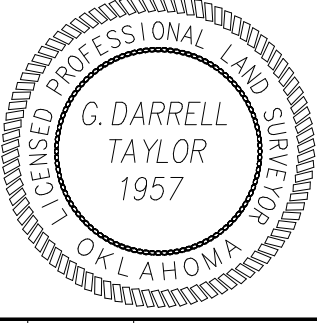
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THERE WHERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

(SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3)



Know what's below.
Call before you dig.



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



VB BTS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188

SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM

SHEET:

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: FEBRUARY 21, 2023

RECEIVED OF 3
By Cindy Gibson at 11:49 am, Jul 06, 2023

VAR23-13

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE & CLOSING, GUARANTY TITLE COMPANY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF JUNE 6, 2022 AT 07:00 AM, BEING COMMITMENT NO. G-113368, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SCHEDULE B, PART I TITLE EXCEPTIONS 1-13,16,18-21 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

14. RELEASE OF CONSTRUCTION MORTGAGE EXECUTED BY LOCKED UP SELF STORAGE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY TO FIRSTAR BANK, DATED MARCH 30, 2021, FILED MARCH 31, 2021 AS DOCUMENT NO.I-2021-003960 , AND RECORDED IN BOOK 2621, PAGE 770 IN THE OFFICE OF THE PAYNE COUNTY CLERK TO SECURE THE PRINCIPAL SUM OF \$1,900,000.00.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

15. RELEASE OF ASSIGNMENT OF RENTS EXECUTED BY LOCKED UP SELF STORAGE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY TO FIRSTAR BANK, DATED MARCH 30, 2021, FILED MARCH 31, 2021 AS DOCUMENT NO. I-2021-003961, AND RECORDED IN BOOK 2621, PAGE 784 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

17. APPEARING OF RECORD IS NOTICE OF CONTRACT BY AND BETWEEN RAUSCH COLEMAN HOMES OKC, LLC, AS BUYER, AND CHC MANAGEMENT, LLC, AS SELLER, DATED APRIL 26, 2022, FILED MAY 5, 2022 AS DOCUMENT NO.I-2022-005123 , AND RECORDED IN BOOK 2695, PAGE 263.

REQUIRE A RELEASE OF ABOVE-MENTIONED NOTICE OF CONTRACT BY RAUSCH COLEMAN HOMES OKC, LLC.

[THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.]

SCHEDULE B, PART II TITLE EXCEPTIONS 1-9,17 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

10. STATUTORY ROAD EASEMENT ALONG EAST SECTION LINE BOUNDARY.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT IN FAVOR OF PAYNE COUNTY, OKLAHOMA, FILED DECEMBER 23, 1947 AND RECORDED IN BOOK 88 MISC., PAGE 85 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

12. TERMS, CONDITIONS AND PROVISIONS OF DEDICATION DEED PUBLIC HIGHWAY IN FAVOR OF PAYNE COUNTY, OKLAHOMA, DATED MARCH 26, 1955, FILED MARCH 26, 1955, AND RECORDED IN BOOK 120 MISC., PAGE 540 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

13. TERMS, CONDITIONS AND PROVISIONS OF HIGHWAY EASEMENT IN FAVOR OF PAYNE COUNTY, OKLAHOMA, DATED FEBRUARY 18, 1965, FILED FEBRUARY 18, 1965, AND RECORDED IN BOOK 161 MISC., PAGE 311 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

14. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT SANITARY SEWER EASEMENT IN FAVOR OF CITY OF STILLWATER, OKLAHOMA, DATED MAY 6, 1977, FILED JUNE 1, 1977, AND RECORDED IN BOOK 334, PAGE 77 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.]

15. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL RURAL ELECTRIC COOPERATIVE, A COOPERATIVE CORPORATION, DATED DECEMBER 16, 1990, FILED MARCH 8, 1991 AS DOCUMENT NO. 002037, AND RECORDED IN BOOK 948, PAGE 512 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL HOWEVER IT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.]

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT ROADWAY EASEMENT IN FAVOR OF CITY OF STILLWATER, OKLAHOMA, A MUNICIPAL CORPORATION, DATED JULY 18, 2007, FILED AUGUST 6, 2007 AS DOCUMENT NO.I-2007-012021 , AND RECORDED IN BOOK 1727, PAGE 631 IN THE OFFICE OF THE PAYNE COUNTY CLERK.

[THIS ITEM IS LOCATED WITHIN THE PARENT PARCEL AND IS PLOTTED HEREON.]

LEGEND

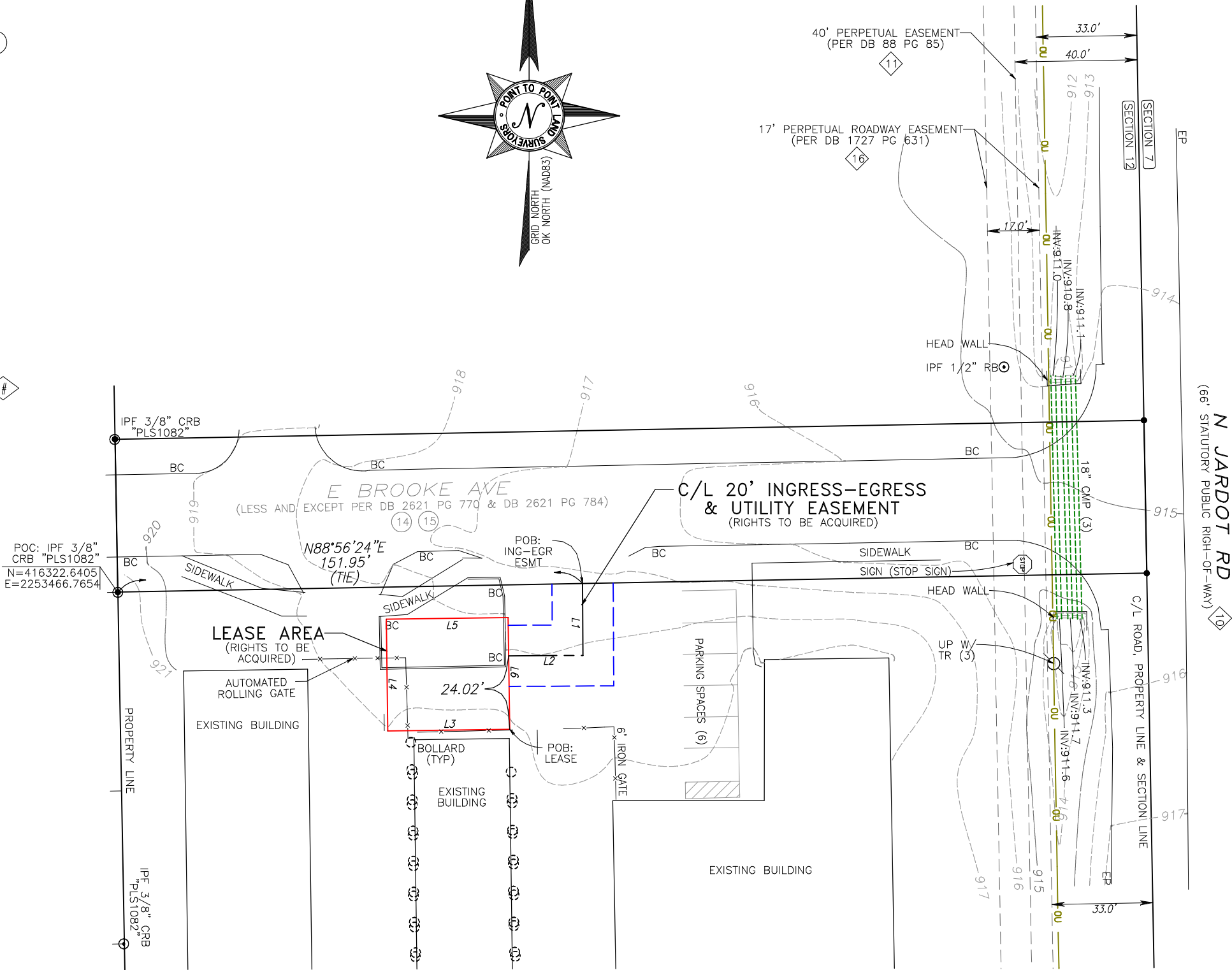
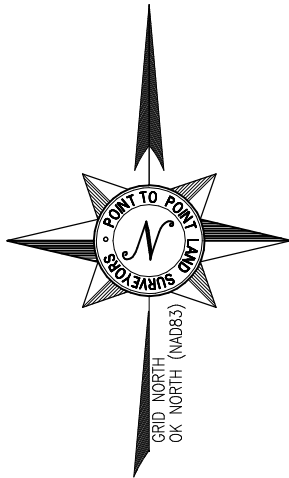
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF IRON PIN FOUND
CRB CAPPED REBAR
RB REBAR
UP UTILITY POLE
INV INVERT
EP EDGE OF PAVEMENT
BC BACK OF CURB
OU OVERHEAD UTILITY
CMP CORRUGATED METAL PIPE
TR TRANSFORMER
C/L CENTERLINE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
TYP TYPICAL

SITE INFORMATION

LEASE AREA = 1,457 SQUARE FEET (0.0334 ACRES)

LATITUDE = 36°08'22.99" (NAD 83) (36.139719°)
LONGITUDE = -97°02'04.28" (NAD 83) (-97.034522°)
AT CENTER LEASE AREA

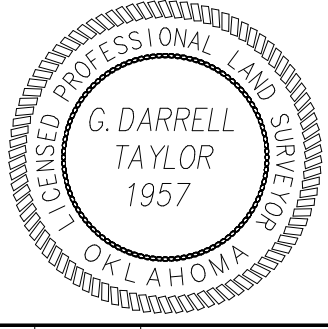
ELEVATION AT CENTER OF LEASE AREA = 918.5' A.M.S.L.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°20'10"E	23.48'
L2	S89°39'50"W	24.29'
L3	S89°14'30"W	39.85'
L4	N00°45'30"W	36.57'
L5	N89°14'30"E	39.85'
L6	S00°45'30"E	36.57'

[SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3]



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY
PREPARED FOR:



VB BTS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188

SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM

CHECKED BY: JKL

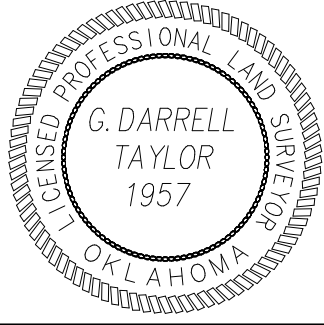
APPROVED: D. MILLER

DATE: FEBRUARY 21, 2023

P2P JOB #: 2220100K

SHEET:
2
OF 3

LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION
1	2/08/23	SITE NAME
2	2/21/23	ACCESS
3	2/28/23	LEASE/ACCESS

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 2 EAST, PAYNE COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF LOCKED UP STORAGE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS RECORDED IN DEED BOOK 2621 PAGE 768, PAYNE COUNTY RECORDS, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR WITH A CAP FOUND AT THE SOUTHEASTERN MOST CORNER OF THE LANDS OF CHC MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 2543 PAGE 306, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E. BROOKE AVENUE, SAID REBAR HAVING AN OKLAHOMA GRID NORTH, NAD83, NORTH ZONE VALUE N: 416322.6405 E: 2253466.7654; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°56'24" EAST, 151.95 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 00°20'10" EAST, 23.48 FEET TO A POINT; THENCE, SOUTH 89°39'50" WEST, 24.29 FEET TO THE A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 00°45'30" EAST, 24.02 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE; SOUTH 89°14'30" WEST, 39.85 FEET TO A POINT; THENCE, NORTH 00°45'30" WEST, 36.57 FEET TO A POINT; THENCE, NORTH 89°14'30" EAST, 39.85 FEET TO A POINT; THENCE, SOUTH 00°45'30" EAST, 36.57 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

SAID TRACT CONTAINS 0.0334 ACRES (1,457 SQUARE FEET), MORE OR LESS.

20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT INGRESS-EGRESS AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 12,TOWNSHIP 19 NORTH, RANGE 2 EAST, PAYNE COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF LOCKED UP STORAGE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS RECORDED IN DEED BOOK 2621 PAGE 768, PAYNE COUNTY RECORDS, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 3/8-INCH REBAR WITH A CAP FOUND AT THE SOUTHEASTERN MOST CORNER OF THE LANDS OF CHC MANAGEMENT, LLC, AS RECORDED IN DEED BOOK 2543 PAGE 306, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF E. BROOKE AVENUE, SAID REBAR HAVING AN OKLAHOMA GRID NORTH, NAD83, NORTH ZONE VALUE N: 416322.6405 E: 2253466.7654; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°56'24" EAST, 151.95 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 00°20'10" EAST, 23.48 FEET TO A POINT; THENCE, SOUTH 89°39'50" WEST, 24.29 FEET TO THE ENDING AT A POINT ON THE LEASE AREA.

BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
COA Number: 7769
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:
verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

WILL ROGERS

SITE NO.
US-OK-5188
SECTION 12,
TOWNSHIP 19 NORTH, RANGE 2 EAST,
PAYNE COUNTY, OKLAHOMA

DRAWN BY: JM	SHEET:
CHECKED BY: JKL	3
APPROVED: D. MILLER	
DATE: FEBRUARY 21, 2023	
P2P JOB #: 2220100K	OF 3

June 30, 2023

City of Stillwater, Oklahoma | Community Development Department
Attn: Jacquelyn Porter | City Planner
723 South Lewis Street | PO Box 1449
Stillwater, OK 74076-1449

LETTER OF REQUEST FOR VARIANCE
APPLICATION FOR TELECOMMUNICATIONS TOWER

Applicant Name and Applicant Address: VB BTS II, LLC (Vertical Bridge) | www.verticalbridge.com

Applicant Address: 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487

Property Owner: Locked Up Self Storage, LLC, an Oklahoma limited liability company.

Property Address: 1730 North Jardot Road, Stillwater, OK 74075

Applicant Description: Vertical Bridge owns, operates, and manages telecommunications towers, wireless infrastructure on rooftops, and other site locations across the world. They are a private owner and manager of wireless communication infrastructure, specializing in co-location services and build-to-suit towers needed to support today's increasingly wireless culture. The purpose of this proposed telecommunications tower is to provide T-Mobile, as well as other future tenants, with the vertical infrastructure required to provide dependable 4G, 5G and Wireless Broadband technologies. This proposed tower will play an important role in T-Mobile's future network in that area by providing reliable voice and data signals, as well as wireless broadband, TV, radio signals and more.

Project Description: The ground space for the facility is leased from the property owner, Locked Up Self Storage, LLC. The tower facility will consist of a 39'-10" x 36'-7" chain link fenced area. Within the secured, fenced perimeter there will be a 155' monopole style telecommunications (cell) tower and a multi-tenant electrical H-frame rack. The tower and ground space within the compound will be equipped to accommodate at least three carriers, including T-Mobile as the anchor Tenant at the top.

Use Type: Telecommunications Tower on which T-Mobile and other potential future tenants will be providing reliable 4G, 5G and Wireless broadband technology.

Explanation for of Use: Many state and local governments and institutions recognize the need for robust 4G, 5G and Wireless Broadband and other advanced communication technology. This technology is critical to ensuring that local businesses, schools, and households remain competitive in the world economy. As such, cell phone and internet services are like a utility and now considered just as essential as electricity, water, and telephone. As a utility use, the improvement is consistent with, and an integral part of existing and planned uses of immediate and surrounding area. This is also important in ensuring T-Mobile customers in the area will have a reliable service for 911 emergency purposes. When complete, this improvement will allow T-Mobile to provide more reliable coverage through the area.

VAR23-13

RECEIVED

By Cindy Gibson at 11:42 am, Jul 06, 2023

Legal Description of Subject Property**PARENT PARCEL**

(PER COMMITMENT NO. G-113368)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH RANGE TWO (2) EAST, INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4; THENCE NORTH 00°53.00. WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) A DISTANCE OF 443.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53.10. WEST 336.45 FEET; THENCE NORTH 00°53.00. WEST A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET); THENCE SOUTH 89°53.10. EAST ALONG THE SOUTH LINE OF A TRACT RECORDED IN BOOK 1950 PAGES 150-153 A DISTANCE OF 336.45 FEET TO THE EAST LINE OF THE NE/4; THENCE SOUTH 00°53.00. EAST ALONG THE EAST LINE OF THE NE/4 A MEASURED DISTANCE OF 507.72 FEET (RECORD = 507.40 FEET) TO THE POINT OF BEGINNING.

Findings Necessary to Grant a Variance***THE ORDINANCE AS WRITTEN WOULD CREATE AN UNNECESSARY HARDSHIP***

Vertical Bridge feels the tower setback as outlined in section 23-113.1(i)(1) of the Wireless Telecommunication Ordinance exceeds that which would be a reasonable setback based on licensed and certified engineering reports and standards. As stated in the "Fall Zone Letter" provided to the city, the theoretical failure point is at the structure midpoint or above. This was created purposely over designing the structural components below the midpoint. This tower is engineered to collapse within a 75' radius surrounding the base of the tower. The setback required by the ordinance for a 155' tower is 170.5'. This far exceeds the 75' radius stated in the letter.

SUCH CONDITIONS ARE PECULIAR TO THE PARTICULAR PIECE OF PROPERTY INVOLVED

Vertical Bridge is requesting a variance of 59' from the western property line. To meet the required setback, the tower would need to be 170.5' from the western property line. As proposed, the tower is 111'-6" from the western property line. Relocating the tower further to the east to provide additional setback is not an option due to the existing infrastructure on the property. The proposed 155' monopole on the subject property will meet T-Mobile's desired coverage objectives.

RELIEF WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD, OR IMPAIR THE PURPOSES/INTENT OF THE ORDINANCE

The predicted mode of wind induced failure referenced in the "Fall Zone Letter" would be local buckling of the shaft at or above the midpoint with the upper sections folding over onto the intact lower sections. Thus, the fall zone radius for a 155' monopole design tower would be 75'. Currently, the setback to the nearest residential property line to the west is 111'-6". In the highly unlikely event that this tower were to collapse, the infrastructure would collapse within the 75' radius, thereby avoiding the residential properties to the west by more than 30'.

THE VARIANCE WOULD BE THE MINIMUM NECESSARY TO ALLEVIATE THE UNNECESSARY HARDSHIP

T-Mobile has determined that the proposed height of 155' is the minimum height required to achieve the desired coverage objectives for the area. Furthermore, the height as proposed will provide an opportunity for other future carriers/tenants to occupy the tower and thus eliminating the need for additional towers in the future. The 59' variance from the western property line is the minimum variance required to accommodate a 155' monopole style cell tower.

Thanks

A handwritten signature in black ink that reads "Jerrod Foutes". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jerrod Foutes, Agent on behalf of Vertical Bridge

Primary Network Solutions, LLC

4714 West 80th Street

Prairie Village, KS 66208

913-244-6095

jfoutes@pns-llc.com