

Market: NYC  
Cell Site Number: W-6281  
Cell Site Name: 601 Hamburg  
Search Ring Name: Wayne II – Hamburg Turnpike & Valley Rd  
Fixed Asset Number: 14652333

## **STRUCTURE LEASE AGREEMENT**

This Structure Lease Agreement (this “**Lease**”) is entered into and is effective as of the date of the last signature below (the “**Effective Date**”) by and between **L.L.J. Realty, L.L.C.**, a New Jersey limited liability company, having a mailing address of 601 Hamburg Turnpike #309, Wayne, NJ 07470 c/o Pashman Commercial Properties, Inc. (“**Landlord**”), and **New Cingular Wireless PCS, LLC**, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“**Tenant**”).

### **BACKGROUND**

Tenant desires to lease certain area of the rooftop of the Building (“**Rooftop**”) to construct, install, operate, repair, replace, remove and maintain the “Communication Facility,” as that term is defined in Section 1.4 below, primarily located on the Rooftop of that certain building (the “**Building**”) located on property with an address commonly known as 601 Hamburg Turnpike in the City of Wayne, the County of Passaic, State of New Jersey 07470 and as described on Exhibit A (the “**Property**”) upon the terms and conditions herein. Landlord is the owner of the Property and the Building.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows.

1. Lease of Leased Premises.

1.1. Leased Premises. As used herein, “**Rooftop**” refers to the entire rooftop of the Building. Landlord hereby leases to Tenant, and leases from Landlord, a portion of the Property consisting of:

(a) approximately 250 square feet on the Rooftop including the Antenna Space (hereafter defined), as described on attached Exhibit B, for the placement of Tenant’s Communication Facility (hereafter defined);

(b) space for any structural steel or other improvements to support Tenant’s equipment as described on attached Exhibit B (collectively, the space referenced in (a) and (b) is the “**Equipment Space**”);

(c) that certain space on the Building, as described on Exhibit B, measuring twenty (20) contiguous linear feet wide and ten (10) contiguous linear feet deep, including the air space above same which shall be limited to the height, width, length and depth of Tenant’s antennas and other equipment as depicted on Exhibit B (collectively, the “**Antenna Space**”); and

(d) The Equipment Space and Antenna Space are hereinafter collectively referred to as the “**Leased Premises.**” Unless otherwise expressly provided in this Lease, Tenant has no rights in or to any portion of the Rooftop or other space outside of the Leased Premises, as to which all

rights are reserved to Landlord or any other party designated by Landlord in Landlord's sole discretion.

1.2. Additional Premises. Upon written consent from Landlord, which shall not be unreasonably withheld but shall be provided within fifteen (15) days of request, and provided it is necessary for the Communication Facility's compliance with all applicable federal, state or local laws, rules or regulations, Tenant may install, modify, supplement, replace, upgrade, expand the Communication Facility (including, for example, increasing the number of antennas or adding microwave dishes) or relocate the Communication Facility within the Leased Premises at any time during the Term without any increase to the then-current rental rate. In the event Tenant desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Rooftop (the "**Additional Premises**") for such modification or upgrade, Tenant may request that Landlord agree to lease to Tenant the Additional Premises. Should Landlord agree to lease the Additional Premises to Tenant (which agreement shall be in Landlord's sole and absolute discretion), the lease of the Additional Premises shall be upon the same terms and conditions set forth herein, except that the Rent (as defined below) shall increase by the amount equivalent to the then-current per square foot rental rate charged by Landlord to Tenant times the square footage of the Additional Premises and Tenant's Proportionate Share as shown in Section 3.6 shall increase accordingly.

1.3. Acceptance and Use of Leased Premises. Subject to Landlord's obligations below and its representations and warranties in Section 18, Tenant accepts the Leased Premises in its condition as of the Effective Date, subject to all Legal Requirements (hereafter defined). Except as expressly set forth in Section 18, Landlord has made no representation or warranty as to the suitability of the Leased Premises for the conduct of Tenant's use as provided herein, and Tenant waives any implied warranty that the Leased Premises are suitable for Tenant's intended purposes. The taking of possession of the Leased Premises shall be conclusive evidence that Tenant accepts the Leased Premises and that the Leased Premises were in good condition at the time possession was taken, subject only to Landlord's ongoing obligations set forth in Section 5 of this Lease. Tenant accepts the Leased Premises as is, subject to all defects, latent or otherwise, and without warranty or representation of any kind unless otherwise expressly provided in this Lease. The Leased Premises shall be used for the use more particularly set forth in Section 4 below, and for no other purpose. Tenant, at its sole expense, shall comply with all laws, judgments, ordinances, regulations, codes, directives, permits, licenses, covenants and restrictions now or hereafter applicable to the Leased Premises (collectively, "**Legal Requirements**"). Furthermore, Tenant shall, at its expense, make any alterations or modifications to the Leased Premises necessary in order to comply with the Legal Requirements related to Tenant's specific use or occupancy of the Leased Premises, subject to provisions governing alterations by Tenant elsewhere set forth in this Lease.

1.4. Communication Facility. Subject to the terms and conditions of this Lease, Tenant shall directly pay for all costs in connection with the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Leased Premises (the "**Communication Facility**"), all as shown on and in accordance with Exhibit C. The "Communication Facility" shall be in accordance

with the technical specifications of such Communication Facility and the diagram of the same is set forth on Exhibit “A-1” attached hereto, and shall also include the equipment, lines and other appurtenances referred to or contemplated by Sections 1.5 and 1.6. In addition, as shown on and in accordance with Exhibit C, Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property’s main entry point to the equipment shelter or cabinet, install a generator and to make other improvements, alterations, upgrades or additions to the Leased Premises appropriate for Tenant’s Permitted Use, including the right to construct a fence around the Leased Premises or equipment, install warning signs to make individuals aware of risks, install protective barriers, install any other control measures reasonably required by Tenant’s safety procedures or applicable law, and undertake any other appropriate means to secure the Leased Premises or equipment at Tenant’s expense, provided that any such fence or barrier does not impede access to the Rooftop or Leased Premises by Landlord or other tenants of the Property or their contractors.

1.5. Unlisted Equipment. Tenant’s subsequent installation on the Leased Premises of any particular item of equipment or related connection not specifically set forth in Section 1.4 above and Exhibit “A-1” (collectively, the “**Unlisted Equipment**”) shall be subject to Landlord’s prior written approval, which shall not be unreasonably withheld. Notwithstanding the foregoing, if said installation or alteration involves equipment that is substantially similar to that equipment defined in Section 1.4 and Exhibit “A-1”, in the same location as the equipment installed pursuant to Section 1.6, Landlord’s prior written approval shall not be required but such installation and alterations shall be subject to the provisions governing alterations elsewhere set forth in this Lease.

1.6. Licenses.

1.6.1. Cable License. Landlord hereby grants Tenant a non-exclusive license to use, and Tenant hereby accepts from Landlord, a license to use a portion or portions of the Building and the Property depicted on Exhibit “A-2” attached to this Lease (the “**Cable License**”); which areas shall be referred to herein as the “**Cable License Area**” for the purpose of installing, operating, maintaining, repairing, removing and replacing conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Antenna Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property, all which shall be used in connection with the operation of the Communication Facility. Landlord agrees that Tenant, upon written consent from Landlord, which shall not be unreasonably withheld, shall have the right to install connections between Tenant’s equipment in the Equipment Space and Antenna Space; and between Tenant’s equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property provided that said equipment and connections shall be hidden in the ceiling and chases running between the floor space and the rooftop space, to the extent possible. Landlord further agrees that Tenant, upon written consent from Landlord, which may be withheld in Landlord’s sole yet reasonable discretion, shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the aforementioned public right-of-way to the Leased Premises. In entering upon the Cable License Area Tenant shall not unreasonably interfere with the use and enjoyment of the Cable

License Area by its owners and occupants, and Tenant shall promptly repair any damage to the Cable License Area caused by such entry or as a result of such activities by Tenant. The term of the Cable License shall be concurrent with the Term of this Lease and the Cable License shall expire or terminate automatically upon the expiration or termination of this Lease. The Cable License shall be irrevocable for as long as this Lease is in effect, except in the event of Tenant's default hereunder. Landlord shall keep the Cable License Area free of material obstruction and shall not construct or place in or on the Cable License Area any landscaping, trees, bushes, buildings or other structures of any kind ("**Improvements**") in a manner which may materially adversely interfere with or damage the cables, conduits and related transmission lines lying within the Cable License Area or materially adversely interfere with Tenant's access to or use of such lines. All conduits, wires, cables, cable trays, pipes, poles, lines and other necessary connections, installed by or on behalf of Tenant shall be removed by Tenant, at its sole cost and expense, within one hundred twenty (120) days of the expiration of the Term or earlier termination of this Lease. Notwithstanding the foregoing, if the aforementioned items are not removed by Tenant within one hundred twenty (120) days of the expiration of the Term or earlier termination of this Lease, they shall be deemed abandoned and owned by Landlord, without any accounting or payment to Tenant, and Landlord may thereafter, in its sole discretion, keep or remove and dispose of the such connections thereof and repair any damage to the Property caused thereby, all at Tenant's sole cost and expense, to be paid to Landlord within thirty (30) days of Tenant's receipt of a detailed invoice from Landlord evidencing such costs incurred.

1.6.2. Construction License Area. Landlord hereby further grants to Tenant, and Tenant hereby accepts from Landlord, a non-exclusive license to use an area of the Property serving the Building (the "**Construction License Area**"), which the Construction License Area is set forth with greater particularity on Exhibit "A-3" attached hereto (the "**Construction License**") for use as a construction staging area commencing on the Effective Date and expiring ninety (90) days thereafter (the "**Construction Period**"). Subject to Legal Requirements, and provided that Tenant notifies Landlord by e-mail in the manner as described in Section 4.4 below at least two (2) days before Tenant intends to enter onto the Property to begin the Tenant Work and Landlord may have a representative present if requested by Landlord, Tenant shall have access to the Construction License Area, Monday through Saturday, 6am to 6pm, during the Construction Period. Tenant agrees to work in good faith with Landlord to minimize any interference with the operations of other tenants of the Building during the Construction Period. Notwithstanding anything to the contrary set forth elsewhere in this Lease, Landlord shall have no liability whatsoever in connection with property or equipment located in the Construction License Area, and Tenant shall indemnify Landlord for any and all Claims (hereafter defined) arising from the presence and maintenance of such property or equipment and use of the Construction License Area unless such claim is the result of the gross negligence or willful misconduct of Landlord. If Tenant requires that it perform any action under this Lease after the Construction Period for which Tenant determines, in Tenant's reasonable judgment, that a staging area is necessary in order to perform such action, Landlord shall work in good faith to provide an adequate staging area available to Tenant promptly upon Tenant's request therefor; provided Landlord shall in no event be in default in the event Landlord is not able to provide such staging area to accommodate Tenant's requirements. Tenant agrees that there shall be no overnight parking of construction vehicles on the Property. Upon the expiration of the Construction Period, Tenant, at Tenant's sole cost and expense, shall surrender the Construction License Area to Landlord in the same condition

as the date Tenant first occupied the Construction License Area, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted

1.6.3. Relocation. Landlord shall have the right to relocate, or cause Tenant to relocate, all or any one or more of the Cable License Area and Construction License Area to another suitable area on the exterior or interior of the Building (in the case of the Cable License Area) or Property (in the case of the Construction License Area), at Landlord's sole cost and expense. Landlord shall notify Tenant in writing at least ninety (90) days prior of its exercise of such right, except in the case of Emergency (hereinafter defined), where such notice will be given as soon as practicable. The relocation area shall be similar to Tenant's existing location in size and shall be fully compatible for Tenant's use, in Tenant's reasonable determination. Landlord shall use reasonable efforts to minimize any disruption of the use of the Communication Facility resulting from such relocation. The relocated area shall be substituted for the area on Exhibit "A-2", "A-3" or "A-4", as the case may be, and the parties shall execute a Lease amendment to reflect the substituted area, but failure to do so shall not affect the relocation of the Cable License Area or Construction License Area, as the case may be, from its former to new area.

## 2. Term of Lease.

2.1. Term. The initial lease term will be five (5) years (the "**Initial Term**"), commencing on the Effective Date. The Initial Term will terminate on the fifth (5th) anniversary of the Effective Date ("**Expiration Date**").

2.2. Extension Term. Provided Tenant is not in default under this Agreement at the conclusion of the Initial Term or the then-existing Extension Term (as defined below), this Agreement will automatically renew for four (4) additional five (5) year term(s), (each additional five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions set forth herein, unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least six (6) months prior to the expiration of the Initial Term or the then-existing Extension Term.

2.3. Additional Extensions. If at the end of the fourth (4<sup>th</sup>) five (5) year Extension Term, this Agreement has not been terminated by Landlord or Tenant by giving to the other written notice of an intention to terminate at least three (3) months prior to the end of said Extension Term, then this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years ("**Additional Term**"), and for subsequent five (5) year Additional Terms thereafter, until terminated by either party hereto, for any reason or no reason at all, by giving to the other party hereto written notice of its intention to so terminate at least three (3) months prior to the end of any such Additional Term.

2.4. The Initial Term, and any Extension Terms and Additional Terms are collectively referred to as the "**Term.**"

## 3. Payments due by Tenant.

3.1. Rent. Tenant will pay Landlord on or before the first (1<sup>st</sup>) day of each calendar month in advance, Three Thousand Six Hundred and No/100 Dollars (\$3,600.00) (as

initially provided and as it may be increased periodically as set forth in this Lease, the “**Rent**”). The initial Rent payment is due and payable on the earlier of (i) the date that Tenant commences construction, or (ii) within forty-five (45) days after the Effective Date (the “**Rent Commencement Date**”).

3.2. Rent Increases. Upon the commencement of each annual anniversary during the Initial Term and every Extension Term and Additional Term, the monthly Rent will increase as follows: Monthly Rent will increase by three percent (3%) over the Rent paid during the previous year.

3.3. Payment of Rent. Tenant shall pay to Landlord in advance, without notice, demand, deduction or set-off, monthly installments of Rent on or before the first (1<sup>st</sup>) day of each calendar month succeeding the Rent Commencement Date. Payments of Rent for any fractional calendar month shall be prorated. All payments required to be made by Tenant to Landlord hereunder (or to such other party as Landlord may from time to time specify in writing) shall be made by direct deposit pursuant to Landlord’s instructions (or at such place as Landlord may from time to time designate to Tenant in writing). The obligation of Tenant to pay Rent and other sums to Landlord and the obligations of Landlord under this Lease are independent obligations. Tenant shall have no right at any time to abate, reduce, or set-off any rent due hereunder except as may be expressly provided in this Lease. If Tenant is delinquent in any monthly installment of Rent after the fifth (5<sup>th</sup>) day of the month, or in payment of any other sum of money due from Tenant to Landlord under this Lease (all such amounts being “**Additional Rent**”), Tenant shall pay to Landlord on demand a late charge equal to eight percent (8%) of such delinquent sum from the due date until paid in full (“**Late Charge**”). The amount of the Late Charge to be paid by Tenant shall be reassessed and added to Tenant’s obligations for each successive monthly period until paid in full. The provision for such Late Charge shall be in addition to all of Landlord’s other rights and remedies hereunder or at law and shall not be construed as a penalty. Landlord shall have the same rights and remedies provided in this Lease or at law for late or non-payment of Additional Rent as for late or non-payment of Rent. Tenant’s obligation to pay accrued but unpaid Rent and Additional Rent shall survive termination or expiration of the Term. Tenant’s obligation to pay Rent and Additional Rent and the obligations of Landlord under this Lease are independent obligations. All charges payable under this Lease such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

3.4. Taxes. Tenant shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which Landlord demonstrates is the result of Tenant’s use of the Leased Premises or the installation, maintenance, and operation of Tenant’s improvements, and any sales tax imposed on the rent (except to the extent that Tenant is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which Landlord demonstrates arises from Tenant’s improvements or Tenant’s use of the Leased Premises. Landlord and Tenant shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by Landlord

or Tenant at the Property. Notwithstanding the foregoing, Tenant shall not have the obligation to pay any tax, assessment, or charge that Tenant is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Section 3.4 shall be construed as making Tenant liable for any portion of Landlord's income taxes in connection with any Property or otherwise. Except as set forth in this Section 3.4, Landlord shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property. Tenant shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which Tenant is wholly or partly responsible for payment. Landlord shall reasonably cooperate with Tenant at Tenant's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by Tenant, there is a reduction, credit or repayment received by Landlord for any taxes previously paid by Tenant, Landlord agrees to promptly reimburse to Tenant the amount of said reduction, credit or repayment. In the event that Tenant does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Landlord will pursue such dispute at Tenant's sole cost and expense upon written request of Tenant.

3.5. Utilities. Tenant will be responsible for paying all of its utility charges for electricity, telephone service or any other utility used or consumed by Tenant on the Leased Premises. Subject to the provisions of Exhibit F attached hereto, Tenant shall have the right to install utilities, at Tenant's sole cost and expense, and to improve the present utilities on or near the Leased Premises (including, but not limited to the installation of emergency back-up power). Subject to Landlord's approval of the location, which approval shall not be unreasonably withheld and at no additional rent for the location of the meter, Tenant shall have the right to place utilities on (or to bring utilities across) the Property in order to service the Leased Premises and the Communications Facility. Tenant shall fully and promptly pay for all utilities furnished to the Leased Premises for the use, operation and maintenance of the Communication Facility. In connection therewith, Tenant shall, at its sole cost and expense, obtain electrical and telephone service from the servicing utility company, including the installation of a separate meter and main breaker. Tenant shall be responsible for the electricity it consumes for its operations at the rates charged by the servicing utility company. Landlord shall have no liability for any costs or expenses relating to the installation, operation, maintenance and removal of Tenant's equipment and property on the Leased Premises, except to the extent attributable to Landlord's gross negligence or willful misconduct

3.6. Other Costs: It is expressly agreed that Tenant will pay, in addition to the Rent described in Section 3.1 above, a percentage of Landlord's operating costs for real estate taxes, insurance, utilities, management and other costs associated with the operation and maintenance of the Property, which shall be considered Additional Rent ("**Tenant's Proportionate Share**"). For the purposes of this Lease, the parties stipulate that the Leased Premises contains an aggregate of approximately 367 gross rentable square feet as of the Effective Date, which constitutes 0.92% of the rentable area of the Building. Tenant's Proportionate Share shall therefore be deemed to initially constitute 0.92%, subject to increase upon Tenant's leasing Additional Premises pursuant to Section 1.2.

3.7. Performance Bond. Upon the Effective Date, Tenant shall deliver to Landlord a performance bond or irrevocable letter of credit naming Landlord as beneficiary in the sum of Nine Thousand and No/100 Dollars (\$9,000.00) (“**Landlord’s Bond**”) or the Letter of Credit, as the case may be, the “**Security**”) for the Initial Term. The Landlord’s Bond shall be increased to an amount equal to the first two (2) months of Rent in each Extension Term and shall increase be paid by Tenant to Landlord on the first day of each Extension Term. The Performance Bond shall be held by Landlord as security for the performance of Tenant’s obligations under this Lease. The Performance Bond is not an advance Rent deposit or a measure of Landlord’s damages in the event of Tenant’s default hereunder. Upon each occurrence of a Tenant Event of Default, Landlord may use all or part of the Performance Bond to satisfy delinquent payments due and payable under this Lease and any cost of damage, injury, expense or liability caused by such Tenant Event of Default, without prejudice to any other remedy provided herein or at law or equity. Following the use of any portion of the Performance Bond for such purposes, Tenant shall pay Landlord within thirty (30) days of written notice an amount sufficient to restore the Performance Bond to its original amount.

4. Permitted Use of the Leased Premises; Installation; Non-Exclusive Use.

4.1. Permitted Use of Leased Premises. Tenant shall use the Leased Premises for the transmission and reception of wireless communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of the Communication Facility (the “**Permitted Use**”). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on Exhibit B will not be deemed to limit Tenant’s Permitted Use. Tenant shall not use or permit the Leased Premises or the Property to be used for any purpose or purposes other than the Permitted Use. Except items reasonably required by Tenant in connection with its operation of the Communication Facility, which items shall be stored in a safe and discreet manner, Tenant shall not store any materials in the Leased Premises or on the Rooftop beyond the Leased Premises. Notwithstanding anything contained herein to the contrary, Tenant, and any of its employees, representatives or agents, shall at all times, in its sole cost and expense, comply with those certain General Construction Notes, Rules, Specifications and Requirements attached hereto as Exhibit F.

4.2. Tenant’s Initial Installation of Communication Facility. Landlord acknowledges that Tenant will be performing, and contracting for, the initial construction and installation of, the Communication Facility (the “**Tenant’s Work**”). In connection with Tenant’s Work, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use Landlord’s contiguous, adjoining or surrounding property in the Construction License Area as may reasonably be required during construction and installation of the Communication Facility. During the performance of Tenant’s Work, Tenant and its agents, employees and contractors shall have the right to access and use the Leased Premises, the Cable License Area and the Construction License Area in accordance with the provisions of this Lease to the extent reasonably necessary to perform the Tenant’s Work in accordance with the plan attached hereto as Exhibit C. Tenant’s Work shall conform with all requirements as described in Exhibit C. Upon completion of Tenant’s Work, Tenant shall deliver to Landlord statements setting forth the names of all contractors and subcontractors who did work on the Tenant’s Work. Within ninety (90) days following completion of Tenant’s Work, Tenant shall deliver to Landlord final lien waivers from all such contractors

and subcontractors. Any other work affecting the Building and Property shall be conducted by contractors reasonably approved by Landlord.

4.3. Mechanic's Liens. Landlord's Property (including, without limitation, the Leased Premises) shall at all times be free of liens for labor and materials supplied in connection with Tenant's Work. If at any time Landlord's Property or any portion thereof shall be encumbered by any mechanics' or other liens, charges or claims for the payment of money or otherwise, or any violations or other encumbrances of any and all kinds, nature and description, growing out of or connected with Tenant's Work or any other matter pertaining to Tenant, then Tenant shall have any such lien to be released of record without cost to the Landlord within ten (10) days of filing of same, and, subsequently, within five (5) business days after receipt of notice of same or request by Landlord, prove to the reasonable satisfaction of Landlord that every such claim and charge has been fully paid, provided for, and discharged or bonded. Without limiting Tenant's liability for failure to comply with this paragraph, if Landlord bonds or discharges any mechanic's or other lien upon Tenant's failure to do so, then, in addition to the cost of such bonding or discharging and all other costs and disbursements which Tenant would owe to Landlord in respect of same hereunder, Tenant shall also pay to Landlord, Landlord's reasonable legal fees incurred in connection therewith.

4.4. On Going Building Access. After completion of Tenant's Work, Tenant, its agents, employees and contractors shall have a non-exclusive right to access the Leased Premises and Cable License Area, with Landlord agreeing to provide to Tenant such access provided that the procedures and requirements in Exhibit F are satisfied by Tenant. Tenant shall have the right to access as set forth in this Section 4.4 as long as it complies with the aforementioned requirement. Such access shall be limited to such access as is necessary to maintain, operate, service, repair, replace, make Alterations to, and remove the Communication Facility for the Term during reasonable and normal business hours—Monday through Saturday, 6am to 6pm—upon not less than forty-eight (48) hours prior notice to Landlord and with a representative of Landlord if requested by Landlord. Tenant shall have access to the common areas of the Building as well as all areas providing physical access to or from the Leased Premises and Cable License Area by Tenant, its agents, employees, and contractors, including but not limited to, ramps, loading docks, walkways, staircases, and ladders, the Rooftop of the Building on which the Tenant's equipment is installed provided that the procedures and requirements in Exhibit F are satisfied by Tenant. Notwithstanding anything to the contrary in this Lease, in no event shall the Tenant Parties have any right to access the Leased Premises or License Area through internal means without Landlord's prior written consent otherwise, which shall not be unreasonably withheld. However, in the event of an Emergency (hereinafter defined), Tenant may access the Leased Premises and Cable License Area during non-normal business hours if necessary to address said Emergency, and Tenant shall be required to reimburse Landlord for Landlord's actual, reasonable out-of-pocket, third-party costs incurred in connection with same.

4.5. Non-Exclusive Use/Exclusive Use. Landlord shall have the right to use, and to grant to third parties the right to use the Building riser systems. Nothing contained herein shall be construed as granting to Tenant any property or ownership rights in the Building, including the associated roof membrane attached thereto, other than those rights expressly set forth in this Lease, or to create a partnership or joint venture between Landlord and Tenant.

4.6. Compatibility with Operations. Tenant shall ensure the Communication Facility will not materially interfere with the operation of the Building, including, without limitation, window washing equipment, chiller units, heating, ventilation and air condition systems, the emergency generator, elevators, machine rooms, lightning protection systems, roof drains, or any other parts of the Building.

4.7. Restrictions on Tenant's Use. Except to the extent Tenant has received Landlord's prior consent, Tenant will not store, place or otherwise locate on the Rooftop of the Building any item or equipment which Landlord reasonably believes would place undue pressure on the Rooftop or cause any damage to the Building Structure, the roof membrane or the roof drains, or which could, due to wind or otherwise, blow from the Rooftop and cause damage to vehicles, personal or other property and persons below. Except as expressly provided otherwise in this Lease, or upon Tenant's receipt of Landlord's prior written consent, Tenant shall not store any materials or equipment in areas of the Building or Property outside of the Leased Premises. Tenant shall promptly remove from the Leased Premises, at Tenant's expense, any garbage, waste, and construction debris that might at any time be generated by Tenant, or its contractors or assigns, and dispose of same offsite.

4.8. Interference. Tenant agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of Landlord or other tenants of the Property who are operating within their respective frequencies and in accordance with all applicable laws and regulations. In the event any of Tenant's equipment causes such interference, and after Landlord has notified Tenant in writing of such interference, Tenant will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at Tenant's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will Landlord be entitled to terminate this Lease or require Tenant to relocate its equipment as long as Tenant is making a good faith effort to remedy the interference issue, provided however either party shall have the right to terminate this Lease or Landlord may require Tenant relocate the equipment if Tenant fails to cure same within sixty (60) days following notice from Landlord of said interference. In the event that Tenant fails to make a good faith effort to remedy the interference issue as required by this provision, Landlord shall be entitled to deny Tenant access to the Leased Premises on five (5) days' notice to Tenant (unless Tenant cures the interference within such time period), in Landlord's sole yet reasonable discretion, and without any diminution in Tenant's rent payment obligation, until such time as Tenant resolves the interference to Landlord's reasonable satisfaction. Landlord agrees that Landlord and any other tenants of the Building and/or Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with the then existing industry standards to the then existing equipment of Tenant. The parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section 4.8 and therefore, either party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

5. Maintenance and Repair.

5.1. Tenant Obligations. Except as set forth in Section 5.2, 15 and 16, Tenant, at Tenant's sole cost and expense, shall keep the Communication Facility in good order, repair and condition, and shall ensure compliance with all applicable governmental codes, regulations and laws, throughout the Term, and promptly repair, in a good and workmanlike manner, all damage to the Leased Premises, Building and Property caused by Tenant, other than ordinary wear and tear (which means wear and tear which would exist if Tenant had not constructed, installed, operated, or repaired the Communication Facility on the Leased Premises). If Tenant fails to commence such replacement or repairs within fifteen (15) days of written notice from the Landlord, Landlord may make such repairs, except in an Emergency (hereafter defined) in which case Landlord shall have the right to complete such repairs necessary to remove such emergency situation without notice to Tenant, and Tenant shall reimburse Landlord within thirty (30) days of receiving an invoice for such work from Landlord, and shall also reimburse Landlord for any reasonable, third-party, out-of-pocket costs incurred in connection with the repair, in the amount of 200% of the actual amount of costs incurred.

## 5.2. Landlord Obligations

5.2.1. Repairs. If any maintenance or repair to the structural or any other elements of the Building, including the foundation, roof structure (excluding the Communication Facility), and associated roof membrane or other areas of the Property (collectively, "**Building Structure**"), is required and arises from or in any manner is related to the construction, installation, operation, maintenance, repair, replacement, removal or is otherwise due to the existence of the Communication Facility and related equipment connected thereto on the Rooftop, including without limitation, Tenant's access or use of the Rooftop or the Building (collectively, a "**Tenant-Caused Repair**"), Tenant shall bear the sole cost and expense actually incurred by Landlord in performing repairs or maintenance in connection therewith, notwithstanding any provision of this Section to the contrary. Tenant shall pay such cost no later than thirty (30) days following Tenant's receipt of invoice for such maintenance and repairs (which invoice shall be accompanied by reasonable back-up documents evidencing the costs incurred by Landlord). In the event Tenant has not completed the restoration of the damage concerning the Tenant-Caused Repair within thirty (30) days of receipt of notice, Landlord, in its sole discretion, and at Tenant's sole expense, may complete the necessary repair or restoration, and Tenant shall promptly reimburse Landlord for the cost of the repair or restoration. In the event Landlord or the "Landlord Parties" (as that term is defined in Section 7.1 below) needs to have all of the Communication Facility, or some portion thereof, temporarily removed during the Term in order to complete maintenance, prevent or repair damage to the Building, prevent damage to the property located in, or about, the Building, or prevent harm to human life resulting from a Tenant-Caused Repair then Tenant shall remove such Communication Facility, down to the roof membrane, at Tenant's sole cost and expense in the case of a Tenant-Caused Repair, as soon as reasonably possible (the "**Removal Date**") following Tenant's receipt of such notice from Landlord which identifies the Communication Facility that are to be removed. In the event of an Emergency resulting from a Tenant-Caused Repair where Tenant fails to remove the Communication Facility within the time period provided above, Landlord may remove such Communication Facility upon providing written notice to Tenant of such removal efforts, with same including the Removal Date and the name of the contractor that Landlord will use, if known, as necessary in order to alleviate the Emergency or to complete such

repair at Tenant's sole cost and expense in the case of a Tenant-Caused Repair, which amount shall be due and payable thirty (30) days from Tenant's receipt of an invoice for such amount. An "**Emergency**" shall mean an event threatening immediate and material danger to people located in the Building or on the Property or immediate, material damage to the Building, the Building's systems or structure, the Property or the Communication Facility. Rent shall not be abated during a period any of the Communication Facility are not in operation due to removal of the Communication Facility by Landlord or Tenant due to a Tenant-Caused Repair.

5.2.2. Survival of Obligations. All obligations of Tenant hereunder not fully performed as of the expiration or earlier termination of this Lease shall survive the termination of the Term, including without limitation, indemnity obligations, and obligations concerning the condition and repair of the Leased Premises.

6. Installation, Operation, and Removal of Communication Facility.

6.1. Aesthetics of the Leased Premises. Tenant, at Tenant's sole cost and expense, shall maintain the aesthetics of the Leased Premises and Communication Facility consistent with commercially reasonable specifications set forth by Landlord from time to time during the Term or required by Legal Requirements including but not limited to conditions of any development approvals, permits or licenses. During the term of this Lease, Landlord shall have the right, at Landlord's sole cost and expense, to modify the aesthetics surrounding the Building and the Building's roof, as long as such modifications do not materially impact Tenant's operations of the Communication Facility, conflicts with any material terms of this Lease, or increases Tenant's financial obligations under this Lease. Tenant agrees to use commercially reasonable efforts to cooperate with Landlord in effecting any such Landlord-required aesthetic changes.

6.2. Alterations During the Term. Except as permitted otherwise in Section 1.5 of this Lease, Tenant shall not alter, improve, or add to the Communication Facility (collectively, "**Alterations**") without receipt of Landlord's prior written consent thereto. Landlord's consent shall not be unreasonably withheld, but Tenant shall otherwise comply with the obligations and requirements of this Section, if the Alterations: (a) do not penetrate the Rooftop; (b) do not affect the structural components of the Building; (c) do not adhere to the roof membrane; and (d) do not materially deviate from the specifications for the Communication Facility shown in Exhibit "A-1". With regard to Tenant obtaining all required permits and approvals in connection with the performance of Alterations, Landlord shall reasonably cooperate, at Tenant's sole cost, with Tenant; provided, however, that Landlord shall not be responsible for procuring or maintaining any such approval connected to such Alterations. Landlord may monitor and oversee the construction and installation of any and all Alterations, and Tenant shall reimburse Landlord for its actual, reasonable third party, out-of-pocket, costs in reviewing plans and specifications and in monitoring construction of the Alterations. Landlord's right to review plans and specifications and to monitor construction shall be solely for its own benefit, and Landlord shall have no duty to see that such plans and specifications or construction comply with applicable laws, codes, rules and regulations. Tenant shall provide Landlord with the identities and mailing addresses of all persons performing work, prior to commencing the performance of such Alterations, and Landlord may post on and about the Leased Premises notices of non-responsibility pursuant to applicable law. Upon completion of the Alterations, Tenant shall deliver to Landlord statements setting forth

the names of all contractors and subcontractors who did work on the Alterations. Within ninety (90) days following completion of Tenant's Work, Tenant shall deliver to Landlord final lien waivers from all such contractors and subcontractors. Notwithstanding anything contained herein to the contrary, in no event shall Tenant make any roof penetrations or adhere any equipment to the roof membrane other than those expressly shown in the approved plans and specifications attached hereto without the prior written consent of Landlord. In the event Tenant seeks to perform Alterations that involve penetration of the Rooftop, Landlord shall be entitled to reasonably choose the contractor who will perform such work.

6.3. Ownership and Removal of Communication Facility. The Communication Facility shall at all times remain the property of Tenant during the Term. Tenant shall have the right to remove the entire (or nearly entire) Communication Facility at any reasonable time upon at least twenty (20) days' prior written notice to Landlord, or to remove a portion of the Communication Facility (for example, an antenna) at least ten (10) days' prior written notice to Landlord; provided that no such notice shall be required for any such removal associated with changes to the Leased Premises where (i) Tenant is already required to obtain Landlord's prior written consent hereunder (where in such instances, the terms and conditions governing Landlord's consent shall govern including without limitation all of the terms and conditions contained in Section 6.2), or (ii) Landlord's prior written consent is not required. Within one hundred twenty (120) days of the expiration of the Term, or promptly upon any sooner termination of the Term due to the default of Tenant hereunder, Tenant shall remove all Communication Facility at its own cost and expense, and shall return the Leased Premises to its condition existing prior to Tenant's installation of the Communication Facility, normal wear and tear excepted. Any Communication Facility that are not removed by Tenant, as permitted or required herein, shall be deemed abandoned and may be stored, removed, or disposed of by Landlord at Tenant's sole cost and expense, or retained by Landlord as its own property; and Tenant waives all claims against Landlord for any damages resulting from Landlord's retention or disposition of such items. All obligations of Tenant hereunder not fully performed as of the termination of this Lease shall survive such termination, including, without limitation, indemnity obligations, payment obligations, and obligations concerning the condition and repair of the Leased Premises.

6.4. Holdover. If Tenant retains possession of the Leased Premises after the expiration or earlier termination of the Lease, unless otherwise agreed in writing, such possession shall be subject to immediate termination by Landlord at any time, and all obligations of Tenant under this Lease shall be applicable during such holdover period, except that the Rent payable by Tenant during such holdover period (regardless of whether or not Landlord has consented to such holdover) shall be an amount equal to the lessor of (i) two hundred percent (200%) of the Rent payable during the last full calendar month of the Term prior to any such holdover, computed on a per diem basis during such holdover period, and (ii) the maximum amount permitted by the New Jersey Statutes. All other payments shall continue under the terms of this Lease. In addition, Tenant shall be liable for all damages incurred by Landlord as a result of such holding over. No holding over by Tenant, unless otherwise agreed in writing, shall be construed as consent for Tenant to retain possession of the Leased Premises. Failure of Tenant to remove the Communication Facility in accordance with Section 6.3 above, unless and until Landlord has notified Tenant of Landlord's election to acquire the Communication Facility, shall be deemed to constitute a holdover by Tenant.

6.5. Compliance with Laws; Governmental Approvals and Permits. Except as expressly set forth in Section 18, Landlord makes no warranty or representation that the Communication Facility are permitted by Legal Requirements. Tenant assumes all liability and risk in obtaining and maintaining all permits and governmental approvals, if any, necessary for the installation and use of the Communication Facility. This Agreement may be terminated by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant.

7. Indemnification and Insurance.

7.1. Indemnification and Waiver. Except to the extent due to the gross negligence or willful misconduct of Landlord or any Landlord Parties (hereafter defined), and subject to the terms of this Section 7, below, Tenant shall indemnify, protect, defend and hold Landlord, its affiliates, parents, subsidiaries, and their respective trustees, directors, principals, shareholders, partners, members, managers, venturers, officers, employees, agents, invitees, assignees, sublessees, contractors, or representatives (collectively, the “**Landlord Parties**”) harmless from and against all losses, damages (actual, but except in connection with third party tort claims, not indirect, special, consequential, or punitive), claims, demands, actions, causes of action, suits, proceedings, liabilities, judgments, penalties, fines, costs and expenses (including reasonable attorneys' and consultants' fees and expenses) (collectively, “**Claims**”) incurred by Landlord arising out of any one or more of: (a) a breach by Tenant of this Lease, (b) any act or omission of Tenant or any Tenant Parties (hereafter defined), including, but not limited to, damage, losses or injuries from Tenant's exercise of its rights under this Lease, including, without limitation, the installation, construction, operation, use maintenance, repair and removal of the Communication Facility, (c) any use by Tenant of the Leased Premises, the Communication Facility or access areas to the Leased Premises, or (d) any violation or alleged violation by any or all of Tenant and Tenant Parties of any Legal Requirement. Except to the extent due to the negligence or willful misconduct by Tenant or any Tenant Parties, Landlord shall indemnify, defend, protect, and hold harmless Tenant, its affiliates, parents, subsidiaries, and their respective trustees, directors, principals, shareholders, partners, members, managers, venturers, officers, employees, agents, invitees, assignees, sublessees, contractors, or representatives (collectively, the “**Tenant Parties**”) from any Claims actually incurred by or suffered or incurred by Tenant as the direct result of the gross negligence or willful misconduct of Landlord or any Landlord Parties in connection with the Property. Tenant agrees and acknowledges that it shall use the Leased Premises at its sole risk, and, except as expressly provided to the contrary in this section, Landlord and Landlord Parties shall have no responsibility or liability for any loss or damage of any kind whatsoever to the Communication Facility. Notwithstanding any contrary provision herein, neither (i) Landlord or the Landlord Parties, nor (ii) Tenant or the Tenant Parties, shall be liable under any circumstances for injury or damage to, or interference with, the other party's business, including but not limited to, loss of profits, loss of rents or other revenues, loss of business opportunity, loss of goodwill or loss of use, in each case, however occurring. The provisions of this Section 7.1 shall survive the expiration or earlier termination of this Lease.

7.2. Tenant's Insurance. Tenant at its expense, shall maintain during the Term: (a) all risk property insurance covering the full replacement cost of all property, trade fixtures, and improvements installed or placed in the Leased Premises and the Cable License Area by Tenant at Tenant's expense; (b) a property installation floater providing for the improvement, remodel, modification, alteration, conversion or adjustment to the Building and related structures, processes, machinery and equipment necessitated by the installation or operation of the Communication Facility. The property installation floater shall also provide full replacement cost property damage coverage for the Common Areas, Building and related structures, machinery or equipment damaged, impaired, broken, or destroyed during the installation of the Communication Facility, including during transit, installation, and testing at Landlord's site; Tenant self-insures this risk; (c) worker's compensation insurance with no less than the minimum limits required by law and employer's liability insurance with such limits as required by law; (d) automobile liability insurance (including owned and not-owned vehicles), in the coverage amount of \$1,000,000; (e) commercial general liability insurance per ISO form CG 00 01 or equivalent, with a limit of \$3,000,000 per occurrence and in the aggregate for property damage, personal injuries, or deaths of persons occurring in or about the Leased Premises; and (f) umbrella/excess liability insurance with limits not less than \$6,000,000 per occurrence and \$6,000,000 annual aggregate, which umbrella/excess liability insurance shall follow the form of the primary coverages, be in excess of the underlying policies without gaps in limits and provide coverage at least as broad as the underlying policies. Tenant may use any combination of primary and excess insurance to meet the total limits required. Landlord may not more than once per term, with 60 days advanced written notice to Tenant require reasonable increases in any such limits in the event such increase is due to an increase in exposure resulting from the installation of the Communication Facility on the Building or other increases or changes or additions to forms of coverage as are commercially reasonable. The commercial general liability insurance, automobile liability insurance, and umbrella/excess liability insurance policies shall include Landlord, its affiliates, parent and subsidiaries, and their respective trustees, directors, officers, members, managers, venturers, partners, shareholders, agents, contractors, representatives, property managers, lenders, assignees, affiliates and employees as additional insureds as respects to this Agreement. This requirement shall be evidenced in the form of a CG2010 and a CG2037, or equivalent, which shall be attached to the certificate of insurance. Tenant shall provide to Landlord a copy of said certificate of insurance upon the Effective Date and again prior to commencement of any construction. The property insurance, workers compensation insurance, commercial general liability insurance, automobile liability insurance, and umbrella/excess liability insurance policies shall include a waiver of subrogation in favor of Landlord Parties. Tenant self-insures its property coverage and in satisfaction of the waiver of subrogation requirement Tenant (i) waives all rights of recovery against the Landlord Parties for any property loss arising under or relating to the terms of this Agreement, and (ii) will include Landlord as joint loss payee to the extent of Landlord's insurable interest which would have been covered had Tenant purchased property insurance. If any policy requires an endorsement to provide for waiver of subrogation, Tenant shall cause the policy to be so endorsed. On or prior to the Effective Date of this Lease, and upon request from Landlord throughout the Term, Tenant shall provide Landlord with certificates evidencing the required insurance. To the extent the cost of any insurance policy carried by Landlord is increased due to the existence of, and attributable to, the Communication Facility or the associated membrane (as applicable, the "**Communication Facility Insurance Increase**"), Tenant shall pay to Landlord an amount equal to the Communication Facility Insurance Increase no later than thirty (30) days upon

Tenant's receipt of an invoice therefor by Landlord, which invoice shall document such Communication Facility Insurance Increase with a copy of the subject insurance bill and other reasonable back-up documents.

7.3. Waiver of Subrogation/Hold Harmless. Landlord, Tenant, and all parties claiming under them each mutually release and discharge each other from responsibility for any loss or damage to the extent insurance proceeds are received by Landlord or Tenant under any property insurance policy maintained by Landlord or Tenant with respect to the Leased Premises or the Property (or which would have been received had the insurance required to be maintained hereunder been in full force and effect), no matter how caused; and each waives any right of recovery from the other, including, without limitation, any claims for contribution or indemnity that might otherwise exist on account thereof. The failure of a party to insure its property in accordance with this Lease shall not void the foregoing mutual releases, discharges and waivers. Any property insurance policy maintained by Tenant with respect to the Leased Premises or any other portion of the Property shall contain a waiver of subrogation provision or endorsement in favor of Landlord Parties; and any property insurance policy maintained by Landlord with respect to the Leased Premises or the Property shall include a waiver of subrogation provision or endorsement in favor of Tenant. The mutual releases, discharges, and waivers contained in this provision shall apply EVEN IF THE LOSS OR DAMAGE TO WHICH THIS PROVISION APPLIES IS CAUSED SOLELY OR IN PART BY THE NEGLIGENCE OF LANDLORD OR TENANT. Landlord shall not be responsible for, and Tenant releases and discharges Landlord from, and Tenant further waives any right of recovery from Landlord for, any loss for or from business interruption or loss of use of the Leased Premises or any other portion of the Property suffered by Tenant in connection with Tenant's use or occupancy of the Leased Premises or any other portion of the Property.

8. Events of Default. Each of the following occurrences shall constitute a Tenant "**Event of Default**" under this Lease:

8.1. Monetary Default. Tenant's failure to pay the Rent or any other payment required to be paid herein, as and when due (a "**Monetary Default**"), and such failure shall continue for a period of ten (10) days after written notice from Landlord to Tenant; provided, however, an Event of Default shall occur hereunder without any obligation of Landlord to give any notice if (i) Tenant fails to make any payment on or before the due date therefor, and (ii) Landlord has given Tenant written notice under this Section 8.1 two (2) or more times during the twelve (12) month interval preceding such failure by Tenant.

8.2. Non-Monetary Default. Breach by Tenant of any non-monetary provision of this Lease (except as elsewhere set forth in this Section 8 below), where such breach shall continue for a period of thirty (30) days after written notice thereof from the Landlord or any lesser period of time as otherwise expressly provided in this Lease; provided, however, that if the nature of the Tenant's nonperformance is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if it commences such cure within said thirty (30) day period and thereafter diligently pursues such cure to completion, provided that such cure must be completed within sixty (60) days after the original notice.

8.3. Abandonment. If Tenant abandons or vacates the Communication Facility or the Leased Premises during the Term, for a period of sixty (60) consecutive days after written notice thereof, or Tenant removes from the Building (and does not replace or substitute equipment for) all or substantially all of the Communication Facility at the Leased Premises, unless such removal is pursuant to Landlord's request or with Landlord's consent.

8.4. Interference. Occurrence of and failure to cure interference caused by Tenant in violation of Section 4.8, above.

8.5. Insurance. If any insurance required to be maintained by Tenant pursuant to this Lease shall be cancelled or terminated or shall expire or shall be reduced or materially changed, except, in each case, as permitted in this Lease is not replaced within fifteen (15) days after written notice thereof from the Landlord.

8.6. Unauthorized Transfer. There shall occur any assignment, subleasing or other transfer of Tenant's interest in or with respect to this Lease except as otherwise permitted in this Lease.

8.7. Failure to Discharge Lien. Tenant shall fail to discharge, or bond over, any lien placed upon the Leased Premises or Building in violation of Section 4.3.

8.8. Insolvency. In the event Tenant (a) makes a general assignment for the benefit of creditors; (b) commences any case, proceeding or other action seeking to have an order for relief entered on its behalf as a debtor or to adjudicate it as bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or of any substantial part of its property (collectively a "**proceeding for relief**"); (c) becomes the subject of any proceeding for relief which is not dismissed within sixty (60) days of its filing or entry; or (d) is dissolved or otherwise fails to maintain its legal existence.

8.9. Estoppel Certificate. Tenant fails to execute and return to Landlord an estoppel certificate within ten (10) business days following Landlord's written request therefor; provided that a delay in curing such default by Tenant will be excused if due to causes beyond the reasonable control of Tenant.

## 9. Remedies

### 9.1. Landlord Remedies

9.1.1. Upon occurrence of an Event of Default by Tenant, Landlord shall have, in addition to any other remedies available to Landlord at law or in equity (all of which remedies shall be distinct, separate and cumulative), the option to pursue any one or more of the following remedies, each and all of which shall be cumulative and nonexclusive, without any notice or demand whatsoever. Landlord may, at its option, terminate this Lease, in which event Tenant shall surrender the Leased Premises to Landlord in accordance with the terms of this Lease, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy, at law or in equity, which it may have for possession or arrearages in Rent, enter upon and take possession of

the Leased Premises and expel or remove Tenant and any other person who may be occupying the Leased Premises or any part thereof, without being liable for prosecution or any claim of damages therefor; and Landlord may recover from Tenant such amounts as available pursuant to applicable law. If Landlord does not elect to terminate this Lease on account of any default by Tenant, Landlord may, from time to time, without terminating this Lease, enforce all of its rights and remedies under this Lease, including the right to recover all Rent as it becomes due.

9.1.2. In addition to the foregoing, Landlord may, without prejudice to any other remedy which it may have for possession or arrearages in rent, enter upon and take possession of the Leased Premises and the Cable License Area, and expel or remove Tenant and any other person who may be occupying the Leased Premises or the Cable License Area, or any part thereof, without being liable for prosecution or any claim of damages therefor; and Landlord may recover from Tenant the following: (a) the worth at the time of award of any unpaid Rent and Additional Rent which has been earned at the time of such termination; plus (b) the worth at the time of award of the amount by which the unpaid Rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided; plus (c) the worth at the time of award of the amount by which the unpaid Rent for the balance of the Term after the time of award exceeds the amount of such rental loss that Tenant proves could have been reasonably avoided, and (d) at Landlord's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable law. As used in clauses (a) and (b), above, the "worth at the time of award" shall be computed by allowing interest at the Interest Rate set forth in Section 17.15 of this Lease, but in no case greater than the maximum amount of such interest permitted by law. As used in clause (c) above, the "worth at the time of award" shall be computed by discounting such amount at the discount rate of the Federal Reserve Bank of New York at the time of award plus one percent (1%). In addition to the foregoing, Landlord may recover from Tenant: reasonable costs of removing and storing or disposing of the Communication Facility, or any other property of Tenant, and repairing the Leased Premises, and all reasonable expenses incurred by Landlord in pursuing its remedies, including reasonable attorneys' fees and court costs. It is acknowledged by Tenant that its use of the Leased Premises for Communication Facility is unique to Tenant and Landlord shall be under no duty to mitigate damages by reletting the Leased Premises.

9.1.3. Under no circumstances whatsoever shall Tenant ever be liable for punitive, consequential or special damages under this Lease; and Landlord waives any rights it may have to such damages under this Lease in the event of a breach or default by Tenant under this Lease. Delay in curing a default by Tenant will be excused if due to causes beyond the reasonable control of Tenant.

9.2. Tenant Remedies. Landlord shall not be in default of any obligation of Landlord hereunder unless Landlord fails to perform such obligations within thirty (30) days after receipt of written notice of such failure from Tenant; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for its performance, Landlord shall not be in default if Landlord commences to cure such default within the thirty (30) day period and thereafter diligently prosecutes the same to completion. All obligations of Landlord hereunder shall be construed as covenants, not conditions; and, except as may be otherwise expressly provided in this Lease, Tenant may not terminate this Lease for breach of Landlord's obligations hereunder. Except where provided otherwise in this Lease, where Tenant is prevented

from using, and does not use, the Leased Premises, the Cable License Area or the Communication Facility or any portion thereof, as a result of any failure by Landlord to provide access to the Leased Premises, the Cable License Area or the Communication Facility to the extent Landlord is obligated to provide same under this Lease (and provided that the failure to provide such access is not caused by Tenant's lack of compliance with all of the terms and condition of this Lease), or in the event of any other default or failure of Landlord to observe or perform its obligations under this Lease, Tenant shall be entitled to all rights and remedies available at law but in no event shall payment of Rent or Additional Rent be abated, and under no circumstances whatsoever shall Landlord ever be liable for punitive, consequential or special damages under this Lease; and Tenant waives any rights it may have to such damages under this Lease in the event of a breach or default by Landlord under this Lease. Delay in curing a default by Landlord will be excused if due to causes beyond the reasonable control of Landlord.

9.3. Waiver of Default. No waiver by Landlord or Tenant of any violation or breach of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of any other or later violation or breach of the same or any other of the terms, provisions, and covenants herein contained. Forbearance by Landlord or Tenant in enforcement of one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default. The acceptance of any Rent or any other amount due hereunder by Landlord following the occurrence of any default, whether or not known to Landlord, shall not be deemed a waiver of any such default, except only a default in the payment of the Rent or the other amount so accepted.

## 10. Assignment.

10.1. In General. Except as expressly set forth in this Section 10 with regard to a Permitted Transfer (hereafter defined), Tenant shall not assign or otherwise transfer this Lease, the Communication Facility or any part thereof (each of the following being referred to herein as an "**Assignment**") without the consent of the Landlord, which may be withheld or granted in Landlord's sole yet reasonable discretion. Provided there is not an uncured Event of Default by Tenant under this Lease, Tenant will have the right to assign this Lease, the Communication Facility or any part thereof, in whole or part, without Landlord's consent (each of the following being referred to herein as a "**Permitted Transfer**") as follows: to (a) Tenant's Affiliate; or (b) any entity that acquires all or substantially all of the Tenant's assets in the market as defined by the Federal Communications Commission in which the Property is located, provided that in each of the above cases, (i) Tenant gives thirty (30) days prior written notice to Landlord (unless Tenant is contractually prohibited from providing said prior notice, in which event such notice shall be provided within ten (10) days after the effective date thereof) of any such assignment and promptly provides Landlord with any documents or information requested by Landlord regarding such assignment or such transferee including without limitation evidence reasonably sufficient to Landlord that the transfer and transferee qualify under (a) or (b); (ii) the transferee has a tangible net worth or credit worthiness equal to or greater than Tenant's and Tenant provides evidence reasonably sufficient to Landlord of same prior to the effectuation of such Permitted Transfer; (iii) such transfer was made for a legitimate independent business purpose and not for the principal purpose of transferring this Lease; and (iv) Tenant and the assignee deliver an assignment and assumption agreement to Landlord promptly after such Permitted Transfer in form and substance

reasonably satisfactory to Landlord whereby the assignee assumes all of the liabilities and obligations of Tenant under this Lease as of the date of such Permitted Transfer and agrees to be independently bound by and upon all the covenants, agreements, terms, provision and conditions set forth in this Lease on the part of Tenant to be performed, and whereby the assignee shall expressly agree that the provisions of this Section 10 shall, notwithstanding such assignment or transfer, continue to be binding upon it with respect to all future assignments and transfers. Tenant shall be required to reimburse Landlord for Landlord's actual, reasonable out-of-pocket, third-party costs incurred in connection with its review and processing of any assignment or transfer, which obligation shall survive any assignment or transfer.

10.2. Procedure. To request Landlord's consent to any Assignment that is not a Permitted Transfer, as described above, Tenant shall notify Landlord in writing, which notice (the "**Assignment Notice**") shall include (a) the proposed effective date of the Assignment, which shall not be less than forty five (45) days after the date of delivery of the Assignment Notice, (b) all of the terms of the proposed Assignment, the name and address of the proposed assignee (the "**Assignee**"), and a copy of all existing or proposed documentation pertaining to the proposed Assignment, including all existing operative documents to be executed to evidence such Assignment or the agreements incidental or related to such Assignment, and (c) current financial statements of the proposed Assignee certified by an officer, partner or owner thereof, and any other information reasonably required by Landlord, which will enable Landlord to determine the financial strength or credit worthiness, character, and reputation of the proposed Assignee, nature of such Assignee's business and proposed use of the Leased Premises, and such other information as Landlord may reasonably require. Any attempted transfer requiring Landlord's consent hereunder and made without Landlord's prior written consent, at Landlord's option, shall be null, void and of no effect, and, at Landlord's option, shall constitute a non-curable default by Tenant under this Lease. In no event shall Tenant be permitted to sublease or license all or any portion of the Leased Premises.

10.3. Effect of Assignment. Upon any Assignment, (a) the terms and conditions of this Lease shall in no way be deemed to have been waived or modified, (b) any consent given by Landlord shall not be deemed consent to any further Assignment by either Tenant or an Assignee, and (c) Tenant shall deliver to Landlord, promptly after execution, an original executed copy of all documentation pertaining to the Assignment in a form reasonably acceptable to Landlord, and (d) such Assignee shall become liable directly to Landlord for all obligations of Tenant hereunder. Notwithstanding any assignment or subletting, Tenant shall at all times remain fully responsible and liable for the payment of the rent owed and due and for compliance with all of Tenant's other obligations under this Lease (regardless of whether Landlord's approval has been obtained for any such assignments or sublettings) prior to the effective date of any permitted Assignment. Landlord's acceptance of Rent from any other person is not a waiver of any provisions of this Section 10. Consent to one assignment is not consent to any subsequent assignment. Landlord may consent to subsequent assignments or modifications of this Lease by Tenant's assignee, without notifying Tenant or obtaining its consent. Upon any Permitted Transfer or Landlord's consent to any Assignment where assignee assumes all of the liabilities and obligations of Tenant under this Lease, Tenant shall be relieved, released, and discharged from any and all future performance, liabilities or obligations under this Lease effective as of the date of such Assignment.

11. Subordination. Subject to this Section 11, this Lease shall be subject and subordinate to all present and future ground or underlying leases of the Building and to the lien of any mortgage, trust deed or other encumbrances now or hereafter in force against the Property or any part thereof, if any, and to all renewals, extensions, modifications, consolidations and replacements thereof, and to all advances made or hereafter to be made upon the security of such mortgages or trust deeds. Subject to this Section 11, Landlord's interest herein may be assigned as security at any time to any lienholder. Tenant, within ten (10) business days of request by Landlord shall execute such further reasonable instruments or assurances as Landlord may reasonably deem necessary to evidence or confirm the subordination of this Lease to any such mortgages, trust deeds, ground leases or underlying leases. If any existing or future lender holding a mortgage, deed of trust or other commercial paper requires a modification of this Lease that does not increase Tenant's Rent hereunder or does not materially adversely change any obligation of Tenant hereunder, Tenant agrees to execute appropriate instruments to reflect such modification, upon request by Landlord. Tenant waives the provisions of any current or future statute, rule or law which may give or purport to give Tenant any right or election to terminate or otherwise adversely affect this Lease and the obligations of the Tenant hereunder in the event of any foreclosure proceeding or sale. Landlord represents to Tenant that, as of the Effective Date, there are no deeds of trust, mortgages or similar security instruments with a lien against the Property ("**Mortgages**") affecting the Property or any portion thereof, except for that certain Mortgage held by Lakeland Bank, a New Jersey bank (the "**Existing Mortgage**"). Notwithstanding the preceding provisions of this Section 11, this Lease and Tenant's interest in the Leased Premises shall not be subordinate to any future mortgage or deed of trust on the Building, and Tenant shall not be obligated to execute an instrument subordinating this Lease or Tenant's interest in the Leased Premises to any future mortgage or deed of trust on the Building, unless concurrently with such subordination the holder of such mortgage or deed of trust agrees in such instrument of subordination ("**SNDA**"), utilizing its customary or any other commercially reasonable form, not to disturb Tenant's possession of the Leased Premises (so long as no default exists under the Lease) if such holder acquires title to the Leased Premises through foreclosure, deed in lieu of foreclosure or otherwise, and acknowledging that the Communication Facility is personal property and not a fixture to which such holder's interests attaches.

12. Estoppel. Within ten (10) business days following a request in writing by Landlord or Tenant to the other, the responding party (the "**Responding Party**") shall execute, acknowledge and deliver to the requesting party (the "**Requesting Party**") an estoppel certificate, in a commercially reasonable form submitted by the Requesting Party, indicating therein any exceptions thereto that may exist at that time, and which shall also contain any other information reasonably requested by the Requesting Party or the Requesting Party's mortgagee or prospective mortgagee. Any such certificate may be relied upon by any prospective mortgagee or purchaser of all or any portion of the Building or Tenant's interest therein. The Responding Party shall execute and deliver whatever other instruments may be reasonably required for such purposes. Failure of the Responding Party to timely execute, acknowledge and deliver such estoppel certificate or other instruments shall constitute an acknowledgment by the Responding Party that statements included in the estoppel certificate are true and correct, without exception.

13. Signs. Tenant shall not place or permit any signs, lights, awnings or poles in or about the Leased Premises or the Property without the prior written consent of Landlord.

#### 14. Hazardous Substances.

14.1 Tenant shall not permit or cause any party to bring any “Hazardous Material” (defined below) upon the Leased Premises or transport, store, use, generate, manufacture, dispose, or release any Hazardous Material on or from the Leased Premises or the Property without Landlord’s prior written consent. Tenant, at its sole cost and expense, shall operate its business in the Leased Premises in strict compliance with all “Environmental Requirements” (defined below) and shall remediate in a manner reasonably satisfactory to Landlord any Hazardous Materials released on or from the Building by the Tenant Parties. Tenant shall complete and certify to disclosure statements as reasonably requested by Landlord from time to time relating to Tenant’s transportation, storage, use, generation, manufacture, or release of Hazardous Material on the Leased or the Property, and Tenant and Landlord shall promptly deliver to the other a copy of any Notice relating to the Leased Premises or the Property. The term “**Environmental Requirements**” means all applicable present and future statutes, regulations, ordinances, rules, codes, judgments, orders or other similar enactments of any governmental authority or agency regulating or relating to health, safety, or environmental conditions on, under, or about the Leased Premises or the environment, including without limitation, the following: the Comprehensive Environmental Response, Compensation and Liability Act; the Resource Conservation and Recovery Act; and all state and local counterparts thereto, including but not limited to the Industrial Site Recovery Act, N.J.S.A. 13:1K-6 *et seq.* (“**ISRA**”); the Spill Compensation and Control Act, N.J.S.A. 58:10-23 *et seq.*; the Site Remediation Reform Act, N.J.S.A. 58:10C-1 *et seq.* (“**SRRA**”); and any regulations or policies promulgated or issued thereunder. The term “**Hazardous Materials**” means and includes any substance, material, waste, pollutant, chemical or contaminant listed or defined as hazardous or toxic, under any Environmental Requirements, asbestos and petroleum, including crude oil or any fraction thereof, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas) and any substance known to cause cancer or reproductive toxicity. As defined in Environmental Requirements, Tenant is and shall be deemed to be the “operator” of Tenant’s “facility” and the “owner” of all Hazardous Materials brought on the Leased Premises by Tenant or any Tenant Parties, and the wastes, by-products, or residues generated, resulting, or produced therefrom.

14.2 Tenant, at its sole cost and expense, shall remediate all Hazardous Material stored, disposed of or otherwise released by Tenant or any Tenant Party onto or from the Leased Premises or the Property, in a manner and to a level (“**Remediation Standard**”) reasonably satisfactory to Landlord in order to obtain an RAO from an LSRP (as such terms are hereafter defined), but in no event to a level and in a manner more than that which would comply with the minimum requirements of all Environmental Requirements for the Property, and does not otherwise limit any future uses of the Property or require the recording of any deed restriction or notice regarding the Property. “**LSRP**” means a person who has been issued a license pursuant to SRRA. Remedial Action Outcome” or “**RAO**” means a written determination issued by an LSRP that a site has been remediated in accordance with all applicable Environmental Laws and other DEP rules, regulations and guidance.

14.3 Tenant warrants and represents that its operations at the Leased Premises do not now constitute an “Industrial Establishment” as that term is defined in ISRA and Tenant

covenants not to cause, suffer or permit its operations at the Leased Premises to constitute an “Industrial Establishment”.

14.4 Tenant agrees that it will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to Tenant’s activity conducted in or on the Property.

14.5 Tenant shall indemnify, defend, and hold Landlord and Landlord Parties harmless from and against any and all Claims including, without limitation, remediation, removal, repair, corrective action, or cleanup expenses which are brought or recoverable against, or suffered or incurred by Landlord to the extent of any release of Hazardous Materials for which Tenant is obligated to remediate as provided in this Section 14 or any other breach of the requirements under this Section 14 by the Tenant Parties, regardless of whether Tenant had knowledge of such noncompliance. The obligations of Tenant under this Section 14 shall survive any termination of this Lease.

14.6 Notwithstanding anything to the contrary in this Section 14, Tenant shall have no liability of any kind due to Hazardous Materials on the Property: (a) as of the Effective Date; or (b) caused or permitted by (i) Landlord, its agents, employees, contractors or invitees; (ii) any other tenants in the Building or their agents, employees, contractors, subtenants, assignees or invitees; or (iii) any other person or entity located outside of the Leased Premises other than Tenant or Tenant Parties. Provided that Tenant is not the cause of same, in the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant’s sole yet reasonable determination, renders the condition of the Leased Premises or Property unsuitable for Tenant’s use, or if Tenant believes that the leasing or continued leasing of the Leased Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Lease upon written notice to Landlord without penalty provided that Tenant complies with all terms, conditions and provisions related to the termination of this Lease and the surrender of the Leased Premises.

15. Rooftop Replacement; Condemnation.

15.1. Rooftop Replacement Termination Right. In the event the Rooftop needs to be replaced in whole or in part and Landlord reasonably determines in connection therewith that the Communication Facility or a portion thereof located thereon will need to be displaced for a period of time lasting in excess of six (6) months, Tenant shall have the right to terminate this Lease, as hereafter provided. Landlord shall provide notice to Tenant of the date on which it is anticipated that work will begin, at least ninety (90) days in advance (“**Displacement Notice**”). . . If Tenant elects to exercise its right to terminate this Lease without any penalty, subject to the express terms of this Section 15.1 and provided that Tenant complies with all terms, conditions and provisions related to the termination of this Lease and the surrender of the Leased Premises, following receipt of a Displacement Notice, Tenant shall send written notice to Landlord no later than thirty (30) days after receiving a Displacement Notice, which notice by Tenant shall specify

a termination date due to the Rooftop replacement not more than thirty (30) days after the date of Tenant's notice. If Tenant does not terminate this Lease pursuant to the terms of this Section 15.1, Tenant, prior to the commencement of the work contemplated in this Section 15.1, ("**Replacement Work**"), shall remove the Communication Facility and related equipment identified by Landlord as necessary in order to enable Landlord to perform such work, provided, however, that: (i) all reasonable costs and expenses associated with or arising out of such relocation (including costs associated with any required Governmental Approvals and/or costs for Tests of the Relocation Premises) shall be paid by Landlord; and (ii) such relocation of the Communication Facility and related equipment will be performed exclusively by Tenant or its agents. Unless Tenant places temporary transmission and reception facilities on the Property (with Landlord's prior written consent), Rent shall abate during a period equal to the period in which the Communication Facility are displaced hereunder through the date that Landlord delivers to Tenant access to the Leased Premises to commence restoring displaced Communication Facility; if only a portion of the Communication Facility are displaced, Rent shall abate proportionally based on the percentage of the Communication Facility that is displaced. If Tenant does place temporary transmission and reception facilities on the Property (with Landlord's prior written consent), the terms of this Lease shall be applicable.

15.2. Condemnation. If the whole or any part of the Leased Premises, Building, or the Property shall be taken by power of eminent domain or condemned by any competent authority for any public or quasi-public use or purpose, or if any adjacent property or street shall be so taken or condemned, or reconfigured or vacated by such authority in such manner as to require the use, reconstruction or remodeling of any part of the Leased Premises, Building or Property, or if Landlord shall grant a deed or other instrument in lieu of such taking by eminent domain or condemnation, or if such grant or taking has a material adverse impact on Tenant's reasonable ability to use the Leased Premises as intended, as reasonably determined by Tenant, should be taken for any public or quasi-public use under governmental law, ordinance, or regulation, or by right of eminent domain, or by private purchase in lieu thereof (a "**Taking**" or "**Taken**"), and the Taking would prevent or materially interfere with Tenant's Permitted Use of the Leased Premises in Tenant's reasonable judgment or in Landlord's reasonable judgment would materially interfere with or impair its ownership or operation of the Property, then upon written notice by Landlord or Tenant (as applicable) to the other party this Lease shall terminate, and Rent shall be apportioned as of the date the Taking became effective. Landlord shall be entitled to receive the entire award or payment in connection therewith; provided, however, that Tenant shall be entitled to any separate award for loss of or damage to Tenant's removable personal property and for moving expenses, provided such award does not diminish Landlord's award.

16. Damage and Destruction. If, at any time during the Term, the Leased Premises is materially damaged by a fire or other calamity or natural disaster (a "**Casualty**"), Tenant, upon actual knowledge of such event, shall promptly notify Landlord of such damage, and Landlord shall notify Tenant within thirty (30) days thereafter as to the amount of time Landlord reasonably estimates it will take to restore the Leased Premises. In the event of a Casualty, (i) Landlord may elect to terminate this Lease upon at least twelve (12) months prior written notice to Tenant if Landlord determines in good faith that it does not intend to rebuild the Building or Rooftop Space where the Leased Premises is situated, and, even if it chose to, such restoration time would be estimated to exceed nine (9) months from the date of the Casualty; or (ii) Tenant, if Tenant

determines in Tenant's absolute discretion any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Leased Premises unsuitable, may elect to terminate this Lease upon notice to the other party given no later than thirty (30) days after Landlord's or Tenant's notice of the damage. Notwithstanding the foregoing, either party may terminate this Lease if a Casualty occurs and the Leased Premises is damaged during the last year of the Term and Landlord reasonably estimates that it will take more than two (2) months to repair such damage. If neither party elects to terminate this Lease, or if Landlord estimates that restoration will take nine (9) months or less from the date of the Casualty, then, subject to receipt of sufficient insurance proceeds, Landlord shall promptly (subject to delays arising from Force Majeure (hereinafter defined)) restore the Rooftop, excluding the Communication Facility, and Tenant, at Tenant's sole cost and expense, shall promptly (subject to delays arising from Force Majeure) perform all repairs or restoration to the Communication Facility and shall promptly re-enter the Leased Premises. Unless Tenant places temporary transmission and reception facilities on the Property (with Landlord's prior written consent, which shall not be unreasonably withheld), Rent shall be abated for the period of repair and restoration in proportion to the area of the Leased Premises which is not usable by Tenant bears to the total area of the Leased Premises. Such abatement shall be the sole remedy of Tenant. However, notwithstanding anything contained herein to the contrary, there shall be no such abatement or termination of the Lease if said damage is due to the fault or negligence of Tenant or Tenant Parties. This Section shall be deemed an express agreement governing any damage or destruction of the Leased Premises by fire or other casualty, and any section of applicable law of the State of New Jersey providing for a contingency in the absence of an express agreement now or hereinafter in force, shall have no application.

17. Miscellaneous.

17.1. Transfer of Landlord's Interest. Tenant acknowledges that Landlord has the right to transfer all or any portion of its interest in the Building and in this Lease without Tenant's consent, and Tenant agrees that in the event of any such transfer and written notice thereof to Tenant, Tenant agrees to look solely to such transferee for the performance of Landlord's obligations hereunder after the date of transfer. Landlord agrees that in the event Landlord transfers ownership of the Building Landlord shall assign its rights and obligations hereunder to such acquirer of the Building. The term "Landlord" in this Lease shall mean only the then current owner of the Property; and in the event of a sale or conveyance by such owner of its interest in the Property, such owner shall be released from any and all liability under this Lease thereafter accruing. If the Security has been posted by Tenant prior to such sale or conveyance, Landlord shall transfer the Security to the purchaser, and upon delivery to Tenant of notice thereof, Landlord shall be discharged from any further liability in reference thereto.

17.2. Landlord Exculpation. Notwithstanding anything in this Lease to the contrary, any remedy of Tenant for the collection of a judgment (or other judicial process) requiring the payment of money by Landlord arising from any "Event of Default" (as defined in Section 8, above) by Landlord hereunder or any claim, cause of action or obligation, contractual, statutory or otherwise by Tenant against Landlord concerning, arising out of or relating in any manner to this Lease and all of the covenants and conditions or any obligations, contractual, statutory, or otherwise set forth herein, shall be limited solely and exclusively to an amount which is equal to the interest of Landlord in and to the Property. No other property or assets of Landlord,

or any member, officer, director, shareholder, partner, trustee, agent, servant or employee of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies under or with respect to this Lease, Landlord's obligations to Tenant, whether contractual, statutory or otherwise, the relationship of Landlord and Tenant hereunder, or Tenant's use or occupancy of the Building. The limitations of liability contained in this Section 17.2 shall inure to the benefit of Landlord's present and future partners, beneficiaries, officers, directors, trustees, shareholders, agents and employees, and their respective partners, heirs, successors and assigns.

17.3. Brokers. Each party represents and warrants to the other that it has not dealt with any broker or agent other than Pashman Commercial Properties, Inc. ("**Broker**") in connection with this Lease and that they know of no other broker or agent who is entitled to a commission, consultant's fee, facilitation fee, or equivalent compensation alleged to be owing in connection with this Lease. Tenant does hereby agree to indemnify and hold Landlord harmless of and from any and all loss, cost, damage or expense (including, without limitation, reasonable attorneys' fees) incurred by Landlord for any claim of or liability to any broker or agent other than Broker who shall claim to have dealt with the Tenant in connection with this Lease. Landlord shall make payment of the brokerage fee due to Broker pursuant to separate agreement with said Broker. In no event shall Tenant be responsible for making any payments to Broker hereunder. The terms of this Section 17.3 shall survive the expiration or earlier termination of the term of this Lease

17.4. Notice. Except as expressly provided otherwise in this Lease, all notices, requests and demands hereunder ("**Notices**") will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

Landlord: L.L.J. Realty, L.L.C.  
c/o Pashman Commercial Properties, Inc.  
601 Hamburg Turnpike #309  
Wayne, NJ 07470  
Attn: Andrea V. Suriano

with one copy to:

Gibbons P.C.  
One Gateway Center  
Newark, NJ 07030  
Attn: Andrew J. Camelotto, Esq.

Tenant: New Cingular Wireless PCS, LLC  
Re: Cell Site #: W-6281; Cell Site Name: Wayne II-  
Hamburg Turnpike & Valley Rd. (NJ)  
Fixed Asset #: 14652333  
1025 Lenox Park Blvd. NE, 3rd Floor

Atlanta, GA 30319  
Attn: Network Real Estate Administration

With a copy to:

New Cingular Wireless PCS, LLC  
Attn.: Legal Dept – Network Operations  
Re: Cell Site #: W-6281; Cell Site Name: Wayne II-  
Hamburg Turnpike & Valley Rd. (NJ)  
Fixed Asset #: 14652333  
208 S. Akard Street  
Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If any Notice is refused, or if the party to whom any such notice is sent has relocated without leaving a forwarding address, then the Notice shall be deemed to have been received on the date the Notice-receipt is returned stating that the same was refused or is undeliverable at such address. Either party hereto may change the place for the giving of notice to it by written notice to the other party hereto as provided herein. A party's attorney may deliver a notice on behalf of that party.

17.5. Governing Law. The Lease shall be governed by and construed under the laws of the State of New Jersey, without regard to conflicts of law.

17.6. Attorney's Fees. In any action to enforce the terms of this Lease, including any suit by Landlord for the recovery of the Rent or other rents or sums payable by Tenant under this Lease, or possession of the Leased Premises, the non-prevailing party shall pay the prevailing party a reasonable sum for attorneys' fees in such suit, including on appeal. "Prevailing Party" shall include, without limitation, a party who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other party of its claim or defense.

17.7. Partial Invalidity. If any term, provision or condition contained in this Lease shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, provision or condition to persons or circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and each and every other term, provision and condition of this Lease shall be valid and enforceable to the fullest extent possible permitted by law.

17.8. Counterparts. This Lease may be executed in counterparts, each of which shall be deemed an original, but such counterparts, when taken together, shall constitute one agreement.

17.9. Quiet Enjoyment. Landlord, on behalf of itself and its successors and assigns, covenants that Tenant, on paying the Rent and other payments herein reserved and on keeping, observing and performing all the other terms, covenants, conditions, provisions and agreements herein contained on the part of Tenant to be kept, observed and performed, shall,

during the Term, peaceably and quietly have, hold and enjoy the Leased Premises subject to the terms, covenants, conditions, provisions and agreements hereof without interference by any persons lawfully claiming by or through Landlord. The foregoing covenant is in lieu of any other covenant of quiet enjoyment, express or implied.

17.10. Waiver of Landlord's Lien. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law. Prior to Tenant removing all or any portion of the Communication Facility, Tenant shall request consent from Landlord, which shall not be unreasonably withheld.

17.11. Memorandum of Lease. Tenant shall have the right, at Tenant's sole cost and expense, to record a Memorandum of Lease in the form attached hereto as Exhibit "D", and Landlord agrees that upon Tenant's request, Landlord shall execute and notarize such memorandum of lease. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments. Upon Landlord's request, Tenant shall execute and deliver to Landlord a Termination of Memorandum of Lease in the form attached hereto as Exhibit "E". Landlord is authorized insert the recording information regarding the Memorandum of Lease and to record such Termination of Memorandum of Lease only upon the expiration of this Lease (subject to any options in favor of Tenant to extend or renew the Term) or upon the earlier termination of this Lease (subject to applicable notice and cure rights in favor of Tenant).

17.12. Entry by Landlord; Security. Except as otherwise set forth in this Lease, Landlord reserves the right at all reasonable times and upon reasonable notice to Tenant (except in the case of an Emergency) to enter the Leased Premises to (a) inspect them; or (b) to alter, improve or repair the Leased Premises or the Building (but not the Communication Facility), or for structural alterations, repairs or improvements to the Building or the Building's systems and equipment. Tenant acknowledges and agrees that, while Landlord may patrol the Property, Landlord is not providing any security services with respect to the Leased Premises and that Landlord shall not be liable to Tenant for, and Tenant waives any claim against Landlord with respect to, any loss by theft or any other damage suffered or incurred by Tenant in connection with any unauthorized entry into the Leased Premises or any other breach of security with respect to the Leased Premises.

17.13. Landlord's Consent. Any term of this Lease that expressly provides that an action, approval or other provision is subject to Landlord's consent shall require Landlord's written consent and, unless otherwise expressly provided, such consent may be granted or withheld in Landlord's sole yet reasonable discretion.

17.14. Interest Rate. For purposes of this Lease, the "**Interest Rate**" shall be an annual rate equal to the lesser of (i) the annual "Bank Prime Loan" rate cited in the Federal Reserve Statistical Release Publication H.15(519), published weekly (or such other comparable index as Landlord and Tenant shall reasonably agree upon if such rate ceases to be published), plus two (2) percentage points, and (ii) the highest rate permitted by applicable law.

17.15. Entire Agreement. It is understood and acknowledged that there are no oral agreements between the parties hereto affecting this Lease and this Lease constitutes the parties' entire agreement with respect to the leasing of the Leased Premises and supersedes and cancels any and all previous negotiations, arrangements, brochures, agreements and understandings, if any, between the parties hereto or displayed by Landlord to Tenant with respect to the subject matter thereof, and none thereof shall be used to interpret or construe this Lease. None of the terms, covenants, conditions or provisions of this Lease can be modified, deleted or added to except in writing signed by the parties hereto.

17.16. Force Majeure. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, acts of war, terrorist acts, inability to obtain services, labor, or materials or reasonable substitutes therefor, governmental actions, civil commotions, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a “**Force Majeure**”), notwithstanding anything to the contrary contained in this Lease, shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Lease specifies a time period for performance of an obligation of either party, that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. Notwithstanding the foregoing, a Force Majeure shall not delay or excuse Tenant's obligations imposed with regard to Rent and other charges to be paid by Tenant pursuant to this Lease or entitle Tenant to an abatement in Rent, unless otherwise expressly set forth elsewhere in this Lease (by way of example only, Tenant may be entitled to abate rent upon occurrence of a fire or natural disaster, subject to and as provided in Section 16).

17.17. Late Charges. If Tenant is delinquent in any installment of Rent or any other amount due under this Lease, Tenant shall pay to Landlord on demand a late charge equal to eight percent (8%) of such delinquent sum accruing from the due date until paid in full regardless of any notice or cure periods.

17.18. Affiliates. All references to “Tenant” shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Leased Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. “Affiliate” means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. “Control” of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

## 18. Representations and Warranties.

18.1. Representations and Warranties of Landlord. Landlord represents and warrants to Tenant as follows: Landlord has lawful title to and is the fee owner of the Property, Building and Leased Premises and has the full power and authority to enter into this Lease. This Lease is a valid and binding obligation of Landlord, enforceable against Landlord pursuant to its terms, and the execution of this Lease shall not constitute a breach or default of any other agreement to which Landlord is a party.

18.2. Tenant's Representations and Warranties of Tenant. Tenant represents to Landlord that Tenant has full power and authority to enter into this Lease in accordance with its terms, and

that this Lease is a valid and binding obligation of Tenant, enforceable against Tenant pursuant to its terms, and the execution of this Lease shall not constitute a breach or default of any other agreement to which Tenant is a party.

19. Exhibits. The Exhibits to this Lease are as follows:

Exhibit A	Legal Description of Property
Exhibit A-1	Specifications of the Communication Facility
Exhibit A-2	Description of the Cable License Area
Exhibit A-3	Description of the Construction License Area
Exhibit B	Description of the Leased Premises
Exhibit C	Approved Plans and Specifications
Exhibit D	Form of Memorandum of Lease
Exhibit E	Form of Notice of Termination
Exhibit F	General Construction Notes, Rules, Specifications and Requirements

*[Signatures follow on next page]*

Market: NYC  
Cell Site Number: W-6281  
Cell Site Name: 601 Hamburg  
Search Ring Name: Wayne II – Hamburg Turnpike & Valley Rd  
Fixed Asset Number: 14652333

INTENDING TO BE LEGALLY BOUND, the parties hereto have executed this Lease as of the date and year first above written.

LANDLORD

TENANT

L.L.J. REALTY, L.L.C.

NEW CINGULAR WIRELESS PCS, LLC

By: AT&T Mobility Corporation, its Manager

DocuSigned by:  
By: Louis D. March, Jr.  
Print Name: Louis D. March, Jr.  
Its: Member  
Date: 12/9/2022

DocuSigned by:  
By: Rob Manzo  
Print Name: Robert Manzo  
Its: Director of Construction & Engineering  
Date: 12/5/2022

EXHIBIT A

Legal Description of the Property  
(see below)

**ALL that certain tract, lot and parcel of land lying and being in the Township of Wayne, County of Passaic and State of New Jersey, being more particularly described as follows:**

**TRACT I**

Beginning at a point in the center line of the road formerly known as the Paterson and Hamburg Turnpike distant 962 feet northwesterly measured along the center line of said road as now laid down from at right angle offset to a pipe set for a corner in the easterly boundary line of the property of the Greenbrook Farm Company where same adjoins the property now or formerly of Thomas DeGreen; thence

- (1) northwesterly 190 feet along the center line of said road; thence
- (2) at an angle of 90 degrees southwesterly along the property of the Greenbrook Farm Company 230 feet to a pipe set for a corner; thence
- (3) at an angle of 90 degrees and parallel to the center line of said road, still along the property of the Greenbrook Farm Company southeasterly 190 feet to a pipe set for a corner; thence
- (4) at an angle of 90 degrees still along the property of the Greenbrook Farm Company, northeasterly 230 feet to the point and place of beginning.

**TRACT II**

Beginning at a point in the center of the Pompton Turnpike formerly known as the Paterson & Hamburg Turnpike which point is the northwest corner of the property heretofore conveyed by deed dated April 27, 1925 by the Greenbrook Farm Company to Charles H. Scribner; thence

- (1) southwesterly along the westerly line of the property of Charles H. Scribner 230 feet to a pipe previously set for the southwest corner of the aforesaid property of Charles H. Scribner, thence
- (2) at right angles northwesterly along the property of the Greenbrook Farm Company 169 1/2 feet to a cedar tree in the fence line between the property of the Greenbrook Farm Company and the property of the Estate of Marcia P. Brackenridge, thence
- (3) at right angles northeasterly parallel to the westerly boundary of property of Charles H. Scribner and 169 1/2 feet therefrom 230 feet along the property of Greenbrook Farm Company to the center of the road formerly known as the Paterson & Hamburg Turnpike; thence
- (4) about at right angles southeasterly along said center of said road 169 1/2 feet to the point or place of beginning.

***Less and except a portion of land as set forth in Book D452 Page 58:***

**ALL that certain tract, lot and parcel of land lying and being in the Township of Wayne, County of Passaic and State of New Jersey, being more particularly described as follows:**

Beginning at a point formed by the intersection of the southerly line of Paterson-Hamburg Turnpike (33 feet from centerline) with the dividing line between Lots 3 and 4 Block 2800, and proceeding:

1. South 23° 31' 10" west along said dividing line a distance of 17.00 feet to the northerly line of the proposed right of way line of Paterson-Hamburg Turnpike (50' from centerline); thence,
2. North 66° 28' 50" west along the said northerly line a distance of 359.50 feet to a point; thence,
3. North 23° 31' 10" east a distance of 17.00 feet to the existing southerly line of Paterson-Hamburg Turnpike; thence;
4. South 66° 28' 50" east along existing Paterson-Hamburg Turnpike a distance of 359.50 feet to the point of beginning.

Containing 6,111.5 square feet (0.14 Acres).

## EXHIBIT A-1

### Specifications of the Communication Facility

(see below)

INSTALLATION OF AT&T GROUND AND ANTENNA EQUIPMENT AT NEW GUYED TOWER TELECOMMUNICATIONS FACILITY.  
 ROOFTOP SCOPE OF WORK:

- INSTALL NEW WIC AND 30KW NATURAL GAS GENERATOR ON PROPOSED STEEL PLATFORM ON ROOF.
- INSTALL NEW CABLE TRAY FROM WIC TO PROPOSED ANTENNAS.
- INSTALL NEW 200A 120/240V UTILITY SERVICE FROM EXISTING METER BANK ON GROUND LEVEL.
- INSTALL NEW CONDUIT FOR BACKHAUL SERVICE TO WIC FROM EXISTING TELCO DEMARC.
- INSTALL (1) NEW FIBER MANAGEMENT BOXES.
- INSTALL (2) DC 12 UNITS
- INSTALL (3) FIBER AND (9) DC TRUNK CABLES FROM WIC TO RRU'S

ANTENNA LEVEL SCOPE OF WORK:

- INSTALL (12) NEW PANEL ANTENNAS ON PROPOSED ANTENNA MOUNT.
- INSTALL (3) DC9 SURGE SUPPRESSOR UNITS.
- INSTALL (12) REMOTE RADIO UNITS (RRU'S)
- INSTALL (3) FIBER MANAGEMENT BOXES UNITS.

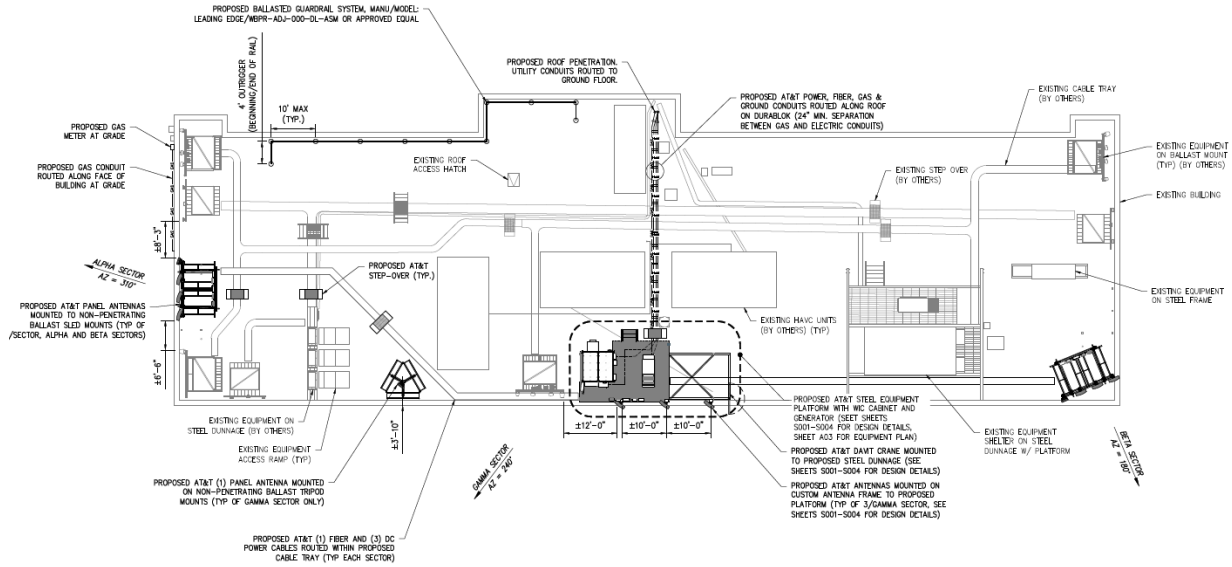
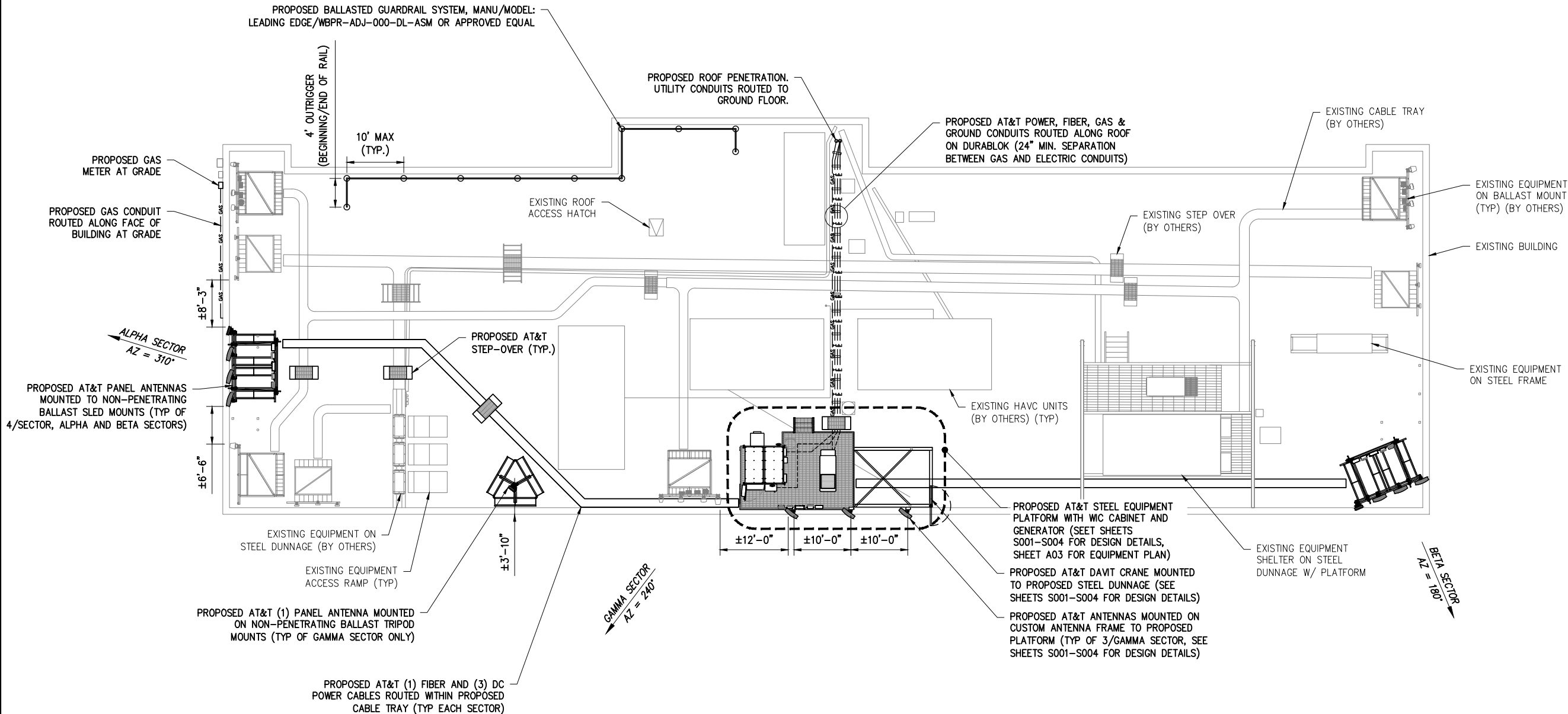


EXHIBIT A-2

Description of the Cable License Area

(see attached)



CARRIER:

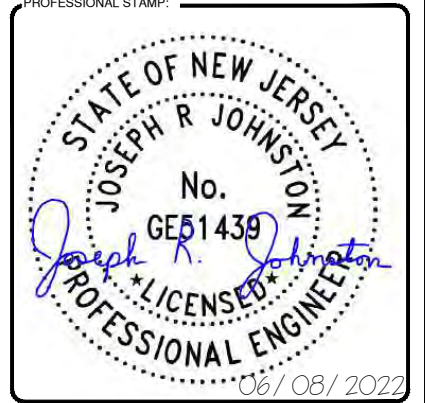
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866  
CLUSTER #  
ATT NSB NYC 202103

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0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:

SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
ROOF PLAN

SHEET NUMBER:  
**A02**

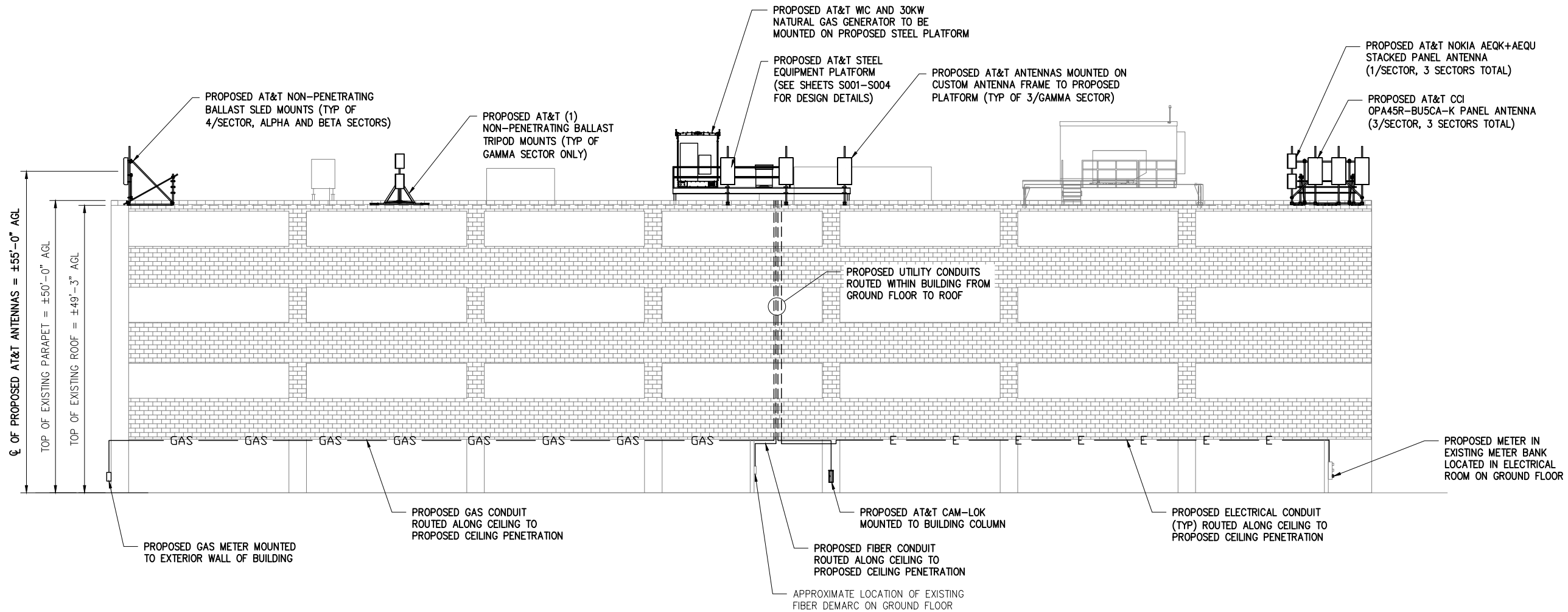
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**1**

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**1 ROOF PLAN**

SCALE: 1" = 20' (11"x17"), 1" = 10' (22"x34")

**STRUCTURAL NOTE:**  
 STRUCTURAL ANALYSIS COMPLETED BY ALBUL ENGINEERING DATED 2/16/22, TITLED: "ANTENNA MOUNTS, EQUIPMENT PLATFORM DESIGN AND BUILDING STRUCTURAL ANALYSIS REPORT", PROJECT #: "29775.1031.03.K51293.0". SEE SHEETS S001-S004 FOR STRUCTURAL DESIGN DETAILS.



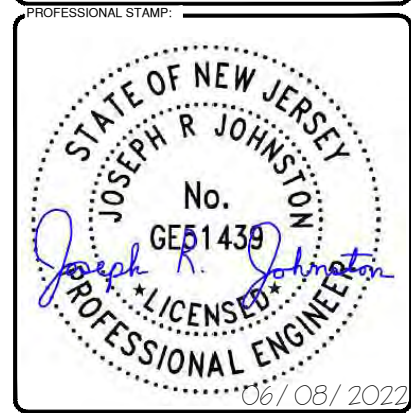
CONSULTANT TEAM:

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PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP













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 ELEVATION VIEW

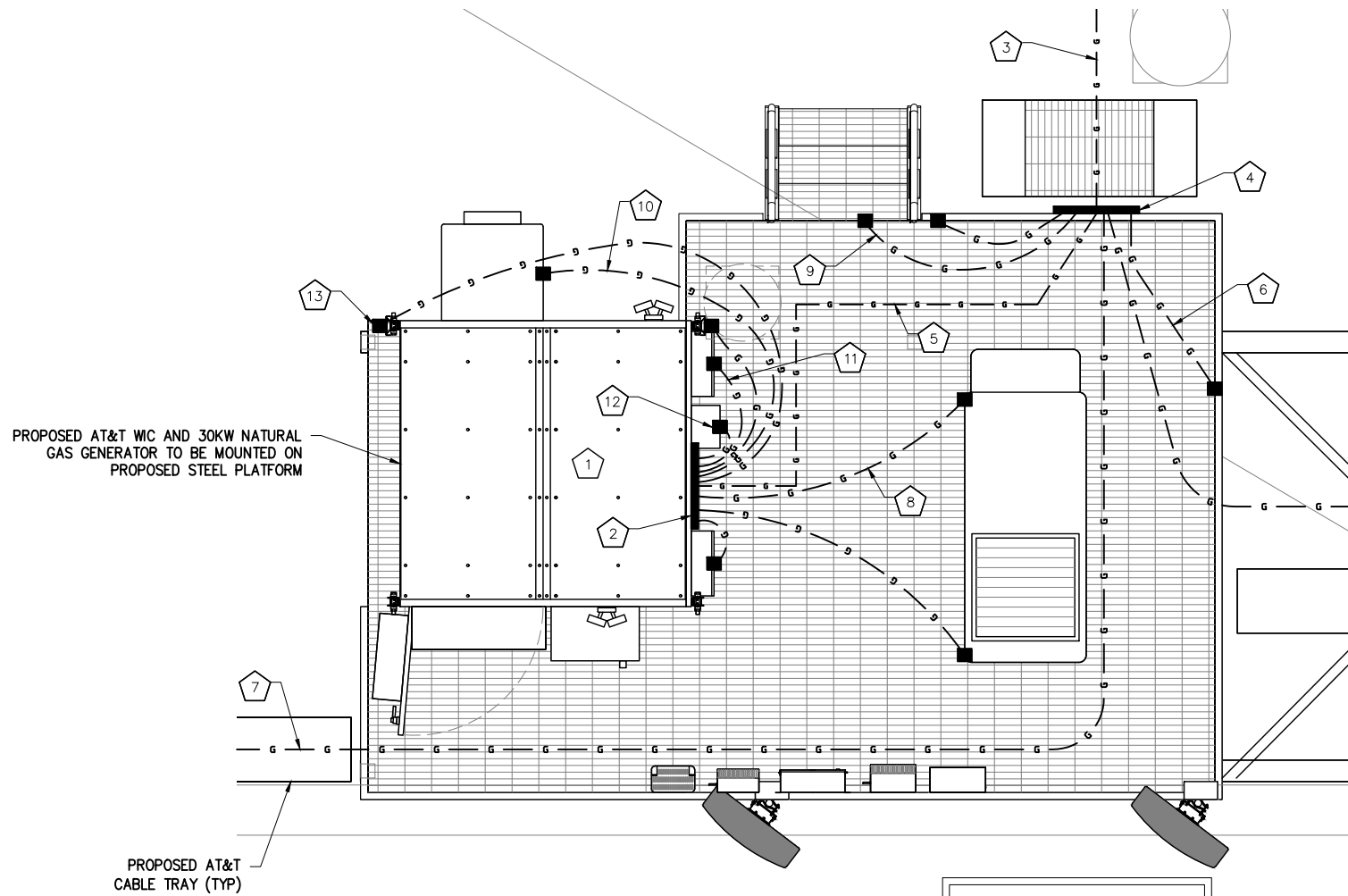
SHEET NUMBER: **A04** REVISION: **1**

**CODED DRAWING NOTES**

- 1 PROPOSED AT&T EQUIPMENT SHELTER TO BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS. (TYP)
- 2 PROPOSED MAIN GROUND BAR ATTACHED TO PROPOSED WIC.
- 3 PROPOSED #2 SOLID TINNED BCW FROM PLATFORM GROUND BAR TO WATER MAIN.
- 4 PROPOSED PLATFORM GROUND BAR ATTACHED TO PROPOSED EQUIPMENT PLATFORM.
- 5 BOND PROPOSED SECONDARY GROUND BAR TO MAIN GROUND BAR WITH PROPOSED #2 SOLID TINNED BCW (TYP OF (2) PLACES).
- 6 BOND PROPOSED EQUIPMENT PLATFORM TO PROPOSED PLATFORM GROUND BAR WITH #2 SOLID TINNED BCW (TYP OF (2) PLACES).
- 7 BOND PROPOSED CABLE TRAY TO PROPOSED PLATFORM GROUND BAR WITH #2 SOLID TINNED BCW AS REQUIRED. (TYP)
- 8 BOND PROPOSED GENERATOR TO PROPOSED EQUIPMENT GROUND BAR WITH #2 SOLID TINNED BCW AS REQUIRED (TYP OF (2) PLACES).
- 9 BOND PROPOSED PLATFORM STAIRS TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 10 BOND PROPOSED HVAC UNIT TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 11 BOND PROPOSED DC12 TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 12 BOND FIBER MANAGEMENT BOX TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 13 BOND GPS ANTENNA TO PROPOSED EQUIPMENT GROUND BAR. (TYP)

**GROUNDING SYMBOLS**

-  SOLID GROUND BUS BAR
-  SOLID NEUTRAL BUS BAR
-  SUPPLEMENTAL GROUND CONDUCTOR
-  2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  CHEMICAL GROUND ROD
-  GROUND ROD
-  DISCONNECT SWITCH
-  METER
-  CADWELD TYPE CONNECTION
-  COMPRESSION TYPE CONNECTION
-  GROUNDING WIRE



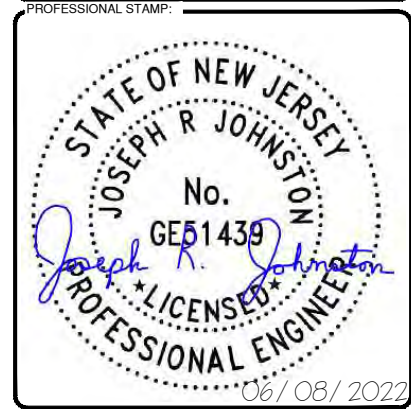
NOTE:  
ALL GROUND WIRES SHALL BE  
ROUTED UNDER PLATFORM &  
CLAMPED TO BEAMS OR GRATING.



CONSULTANT TEAM:  
**AIROSMITH**  
AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
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CLUSTER #  
ATT NSB NYC 202103

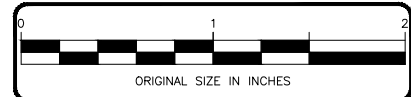
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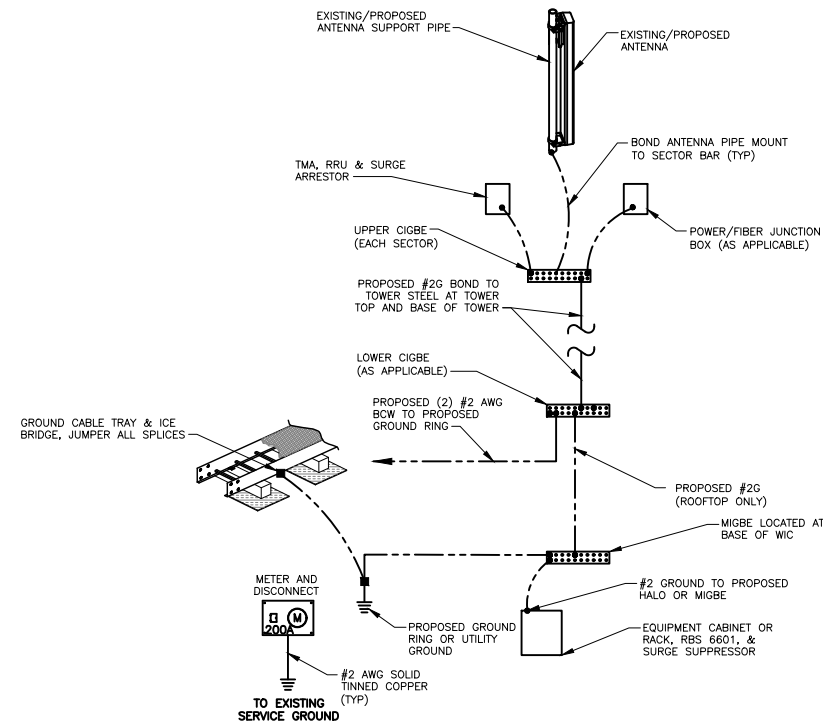
PROJECT INFORMATION:  
SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
**GROUNDING PLAN**

SHEET NUMBER: **G01** REVISION: **1**

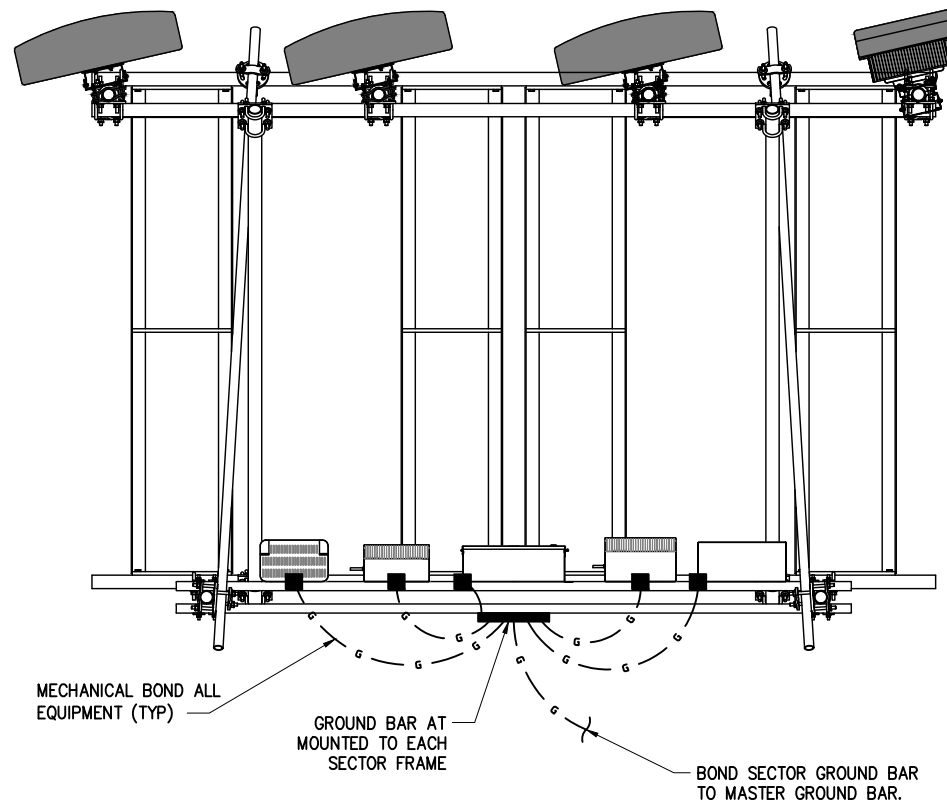
**1 GROUNDING PLAN**

SCALE: 1" = 4' (11"x17"), 1" = 2' (22"x34")



# 1 GROUNDING SCHEMATIC

SCALE: NOT TO SCALE



# 2 SECTOR GROUNDING PLAN - TYPICAL

SCALE: NOT TO SCALE

### GROUNDING NOTES:

1. ALL DOWN CONDUCTORS AND GROUND RING AND CONDUCTOR SHALL BE #2 AWG, SOLID, BARE, TINNED COPPER, UNO. ALL CONNECTIONS TO GROUND RING SHALL BE EXOTHERMICALLY WELDED. CONDUCTOR SHALL BE A MINIMUM DEPTH BELOW GRADE OF 30 INCHES OR TO THE LEDGE. MINIMUM BEND RADIUS SHALL BE 8 INCHES. CONDUCTOR SHALL BE AT LEAST 24 INCHES FROM ANY FOUNDATION, UNO.
2. WHERE MECHANICAL CONDUCTOR CONNECTIONS ARE SPECIFIED, BOLTED, COMPRESSION-TYPE CLAMPS OR SPLIT-BOLT TYPE CONNECTORS SHALL BE USED. GRIND OFF GALVANIZING IN AFFECTED AREA. EXOTHERMICALLY WELD #2 CONDUCTOR AT 6 INCHES ABOVE GRADE R FOUNDATION, WHICHEVER IS HIGHER. COLD-GALV AFTER. EXOTHERMICALLY WELD OTHER END TO THE GROUND.
3. GROUND CONDUCTORS ON EXTERIOR WALL OF SHELTER SHALL BE ENCASED IN 3/4" PVC CONDUIT TO GRADE. MOUNT PVC WITH GALVANIZED "C" CLAMPS. SEAL TOP ENDS.
4. FOLLOWING COMPLETION OF WORK, CONDUCT GROUND TEST. SUBMIT WRITTEN TEST TO CONSTRUCTION MANAGER AND PROJECT MANAGER.
5. ALL GROUNDING WORK SHALL COMPLY WITH CARRIER(S) STANDARDS.
6. GROUNDING REQUIREMENTS SHOWN ON THIS PLAN ARE FOR ITEMS THAT ARE LOCATED NEAR GRADE LEVEL AND THAT NEED TO BE TIED TO THE BELOW GRADE GROUND RING.
7. UNLESS NOTED OTHERWISE, ALL GROUNDING SHALL BE IN ACCORDANCE WITH AT&T'S SSEQ DOCUMENTS 3.018.02.004 "BONDING, GROUNDING AND TRANSIENT PROTECTION FOR CELL SITES", AND 3.018.10.002 "SITE RESISTANCE TO EARTH TESTING". ALL GROUNDING SHALL ALSO COMPLY WITH ALL STATE AND LOCAL CODES, AND THE NATIONAL ELECTRICAL CODE (NEC).
8. UNLESS NOTED OTHERWISE, ALL GROUNDING CONNECTIONS SHALL BE MADE BY AN EXOTHERMIC WELD.
9. RESISTANCE TO EARTH TESTING IS REQUIRED PER AT&T STANDARDS ON ALL NEW SITES.



CONSULTANT TEAM:

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866  
CLUSTER #  
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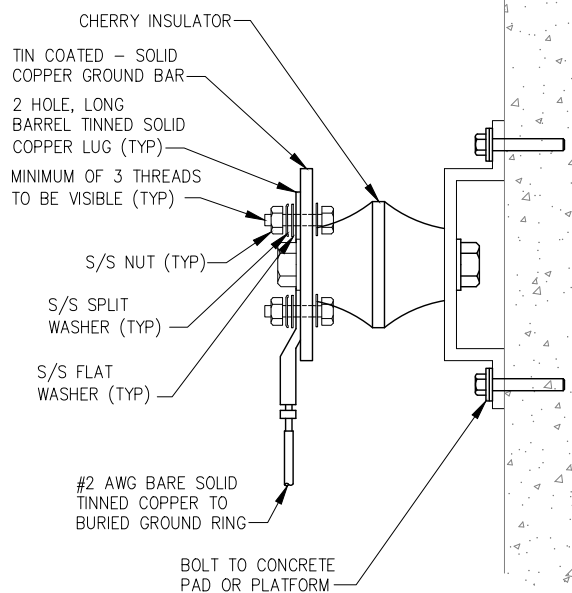
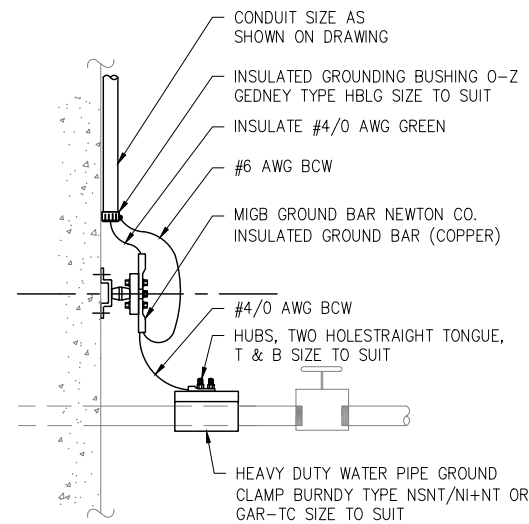


PROJECT INFORMATION:

SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

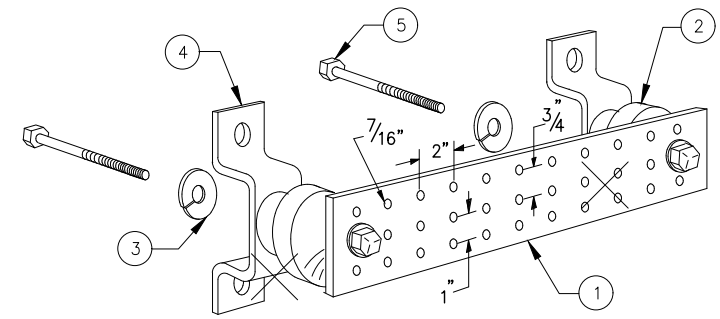
SHEET TITLE:  
GROUNDING DETAILS

SHEET NUMBER: **G02** REVISION: **1**



**NOTE:**

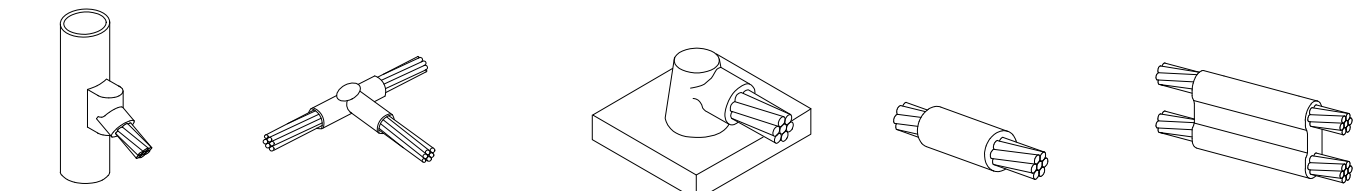
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING SPLIT WASHERS.
2. COAT WIRE END WITH ANTI-OXIDATION COMPOUND PRIOR TO INSERTION INTO LUG BARREL AND CRIMPING.
3. APPLY ANTI-OXIDATION COMPOUND BETWEEN ALL LUGS AND BUSS BARS PRIOR TO MATING AND BOLTING. DO NOT COAT ENTIRE BAR



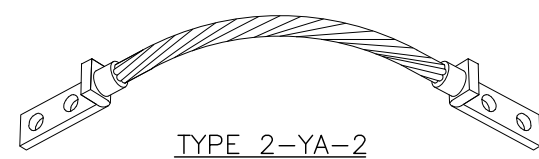
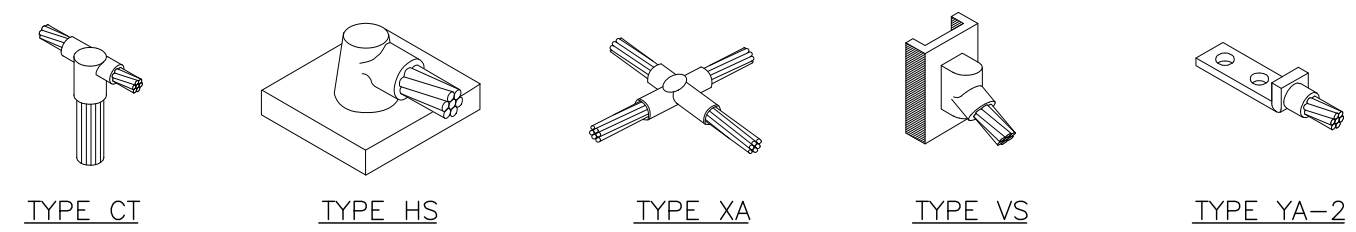
- LEGEND**
- 1 - SOLID TINNED COPPER GROUND BAR, 1/4"x 4"x 20" MIN., NEWTON INSTRUMENT CO. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
  - 2 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
  - 3 - 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
  - 4 - WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056
  - 5 - 5/8-11 X 1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1
  - 6 - GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
  - 7 - GROUND BARS SHALL NEITHER BE FIELD FABRICATED NOR NEW HOLES DRILLED
  - 8 - GROUND LUGS SHALL MATCH THE HOLE SPACING ON THE BAR
  - 9 - HARDWARE DIAMETER SHALL BE MINIMUM 3/8"

**1 WATER MAIN GROUNDING DETAIL**  
SCALE: NOT TO SCALE

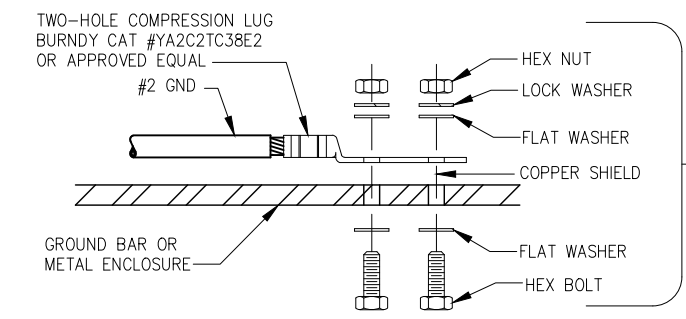
**2 GROUND BAR**  
SCALE: NOT TO SCALE



NOTE: ERICO CADWELD "MOLD TYPES" SHOWN HERE ARE EXAMPLES CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.



**3 EXOTHERMIC WELD DETAILS**  
SCALE: NOT TO SCALE



USE 1/4" FOR ATTACHMENT TO METAL ENCLOSURES & 3/8" FOR ATTACHMENT TO GROUND BARS

- INSTALLATION NOTES:**
1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
  2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
  3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
  4. APPLY COPPER-SHIELD COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
  5. ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUND TO THE EQUIPMENT MASTER GROUND BAR. (PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH).

**4 GROUND WIRE TO GROUND BAR DETAIL**  
SCALE: NOT TO SCALE



CARRIER:

CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
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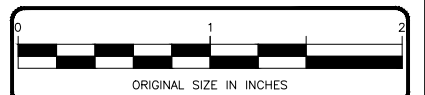
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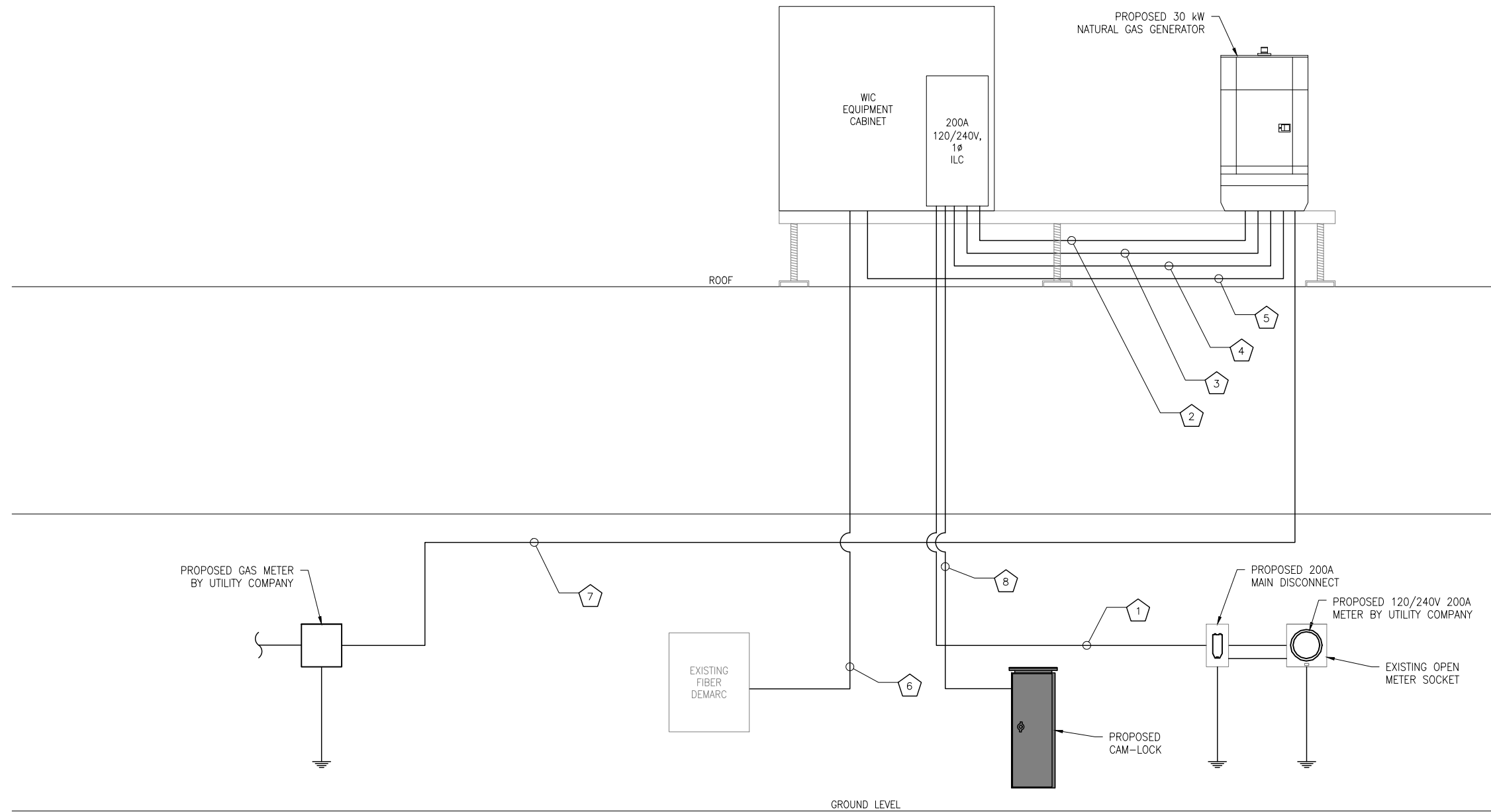


PROJECT INFORMATION:

**SITE:**  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
**GROUNDING DETAILS**

SHEET NUMBER: **G03** REVISION: **1**



- CONDUITS AND CONDUCTORS:
- 1 (3) #3/0 + (1) #2G IN 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT (TO METER)
  - 2 (3) #3/0 + (1) #2G IN 2" RGS CONDUIT (TO ATS)
  - 3 (2) #10 + (1) #10G IN 2" RGS CONDUIT (FOR GENERATOR CIRCUITS)
  - 4 (2) #12 + (1) #12G IN 3/4" RGS CONDUIT (CONTROL WIRING)
  - 5 (1) 3/4" RGS CONDUIT AND PULL STRING (ALARM WIRING)
  - 6 TELCO 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT WITH 1000LB MULE TAPE
  - 7 (1) 2" GAS PIPE, LENGTH PER SHEET E01, PENDING GAS COMPANY CONSULTATION
  - 8 (3) #3/0 + (1) #2G IN 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT (TO CAM-LOCK)



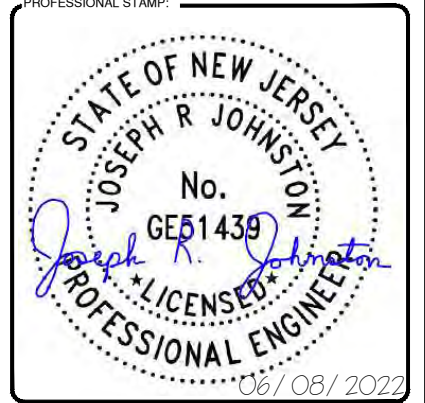
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ONE LINE DIAGRAM**

SHEET NUMBER: **E02** REVISION: **1**

**CONDUIT AND FEEDER LENGTHS:**  
 FROM METER TO WIC  
 POWER CONDUIT: 260 LINEAR FEET

FROM CAM-LOK TO LOAD CENTER  
 POWER CONDUIT: 220 LINEAR FEET

TELCO:  
 FROM WIC TO HOFFMAN BOX ON H-FRAME  
 TELCO CONDUIT: 170 LINEAR FEET

GAS:  
 FROM PROPOSED GAS METER TO GENERATOR  
 GAS CONDUIT: 300 LINEAR FEET

- ABOVE MEASUREMENTS INCLUDE (2) STUB UPS FOR EACH POWER RUN.
- DOES NOT INCLUDE ANY ADDITIONAL BUFFER FOR CONDUIT OR CABLE LENGTHS.
- 24" MIN. SEPARATION BETWEEN GAS AND ELECTRICAL CONDUITS.



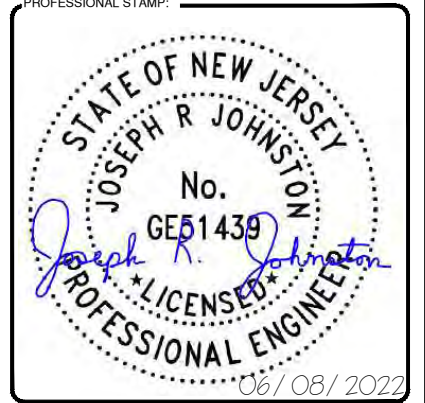
CONSULTANT TEAM:

**AIROSMITH**

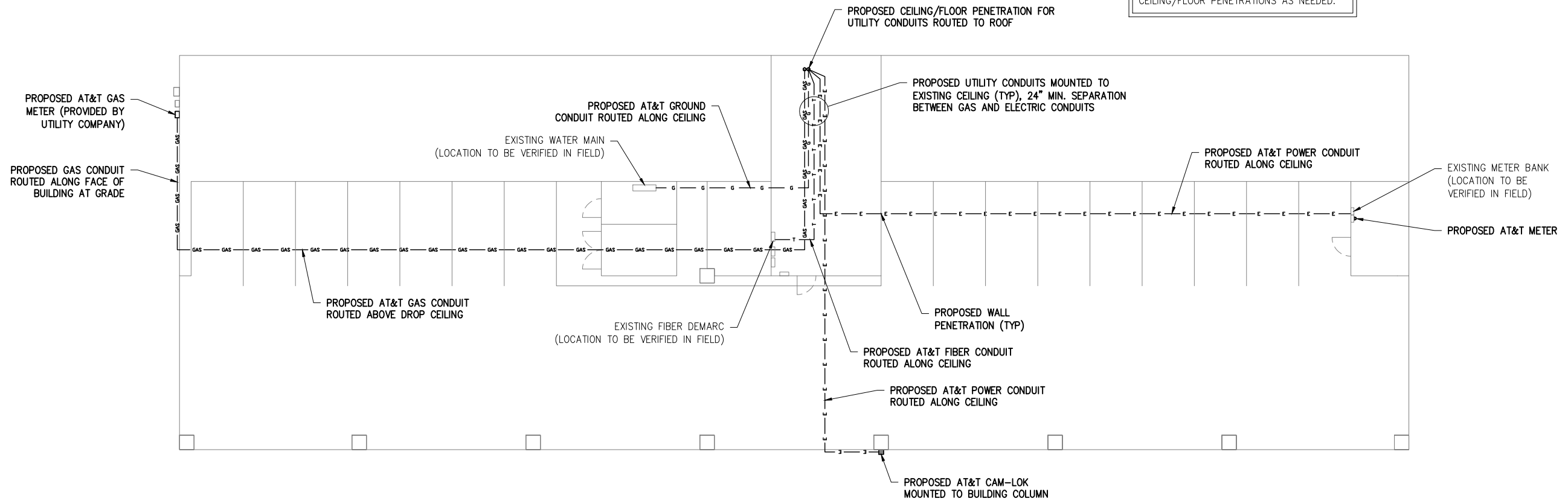
AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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CORE DRILLING SHALL BE USED FOR CEILING/FLOOR PENETRATIONS AS NEEDED.



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DRAWINGS ISSUED FOR:

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1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
 UTILITY PLAN AND NOTES

SHEET NUMBER: **E01** REVISION: **1**

**1 FIRST FLOOR UTILITY ROUTING PLAN**

SCALE: 1" = 20' (11"x17"), 1" = 10' (22"x34")



## EXHIBIT A-3

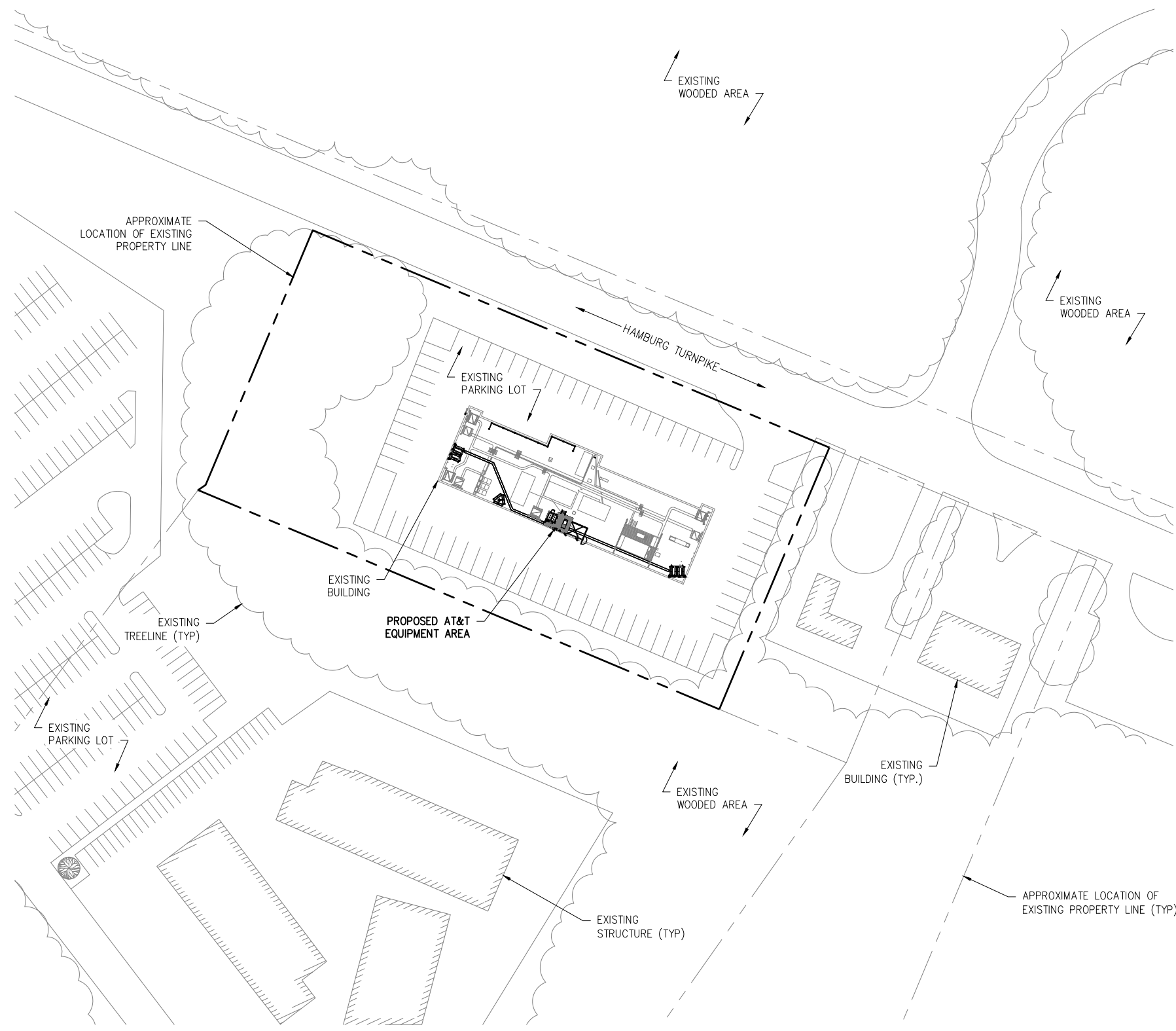
### Description of the Construction License Area

A portion of Landlord's Property as may reasonably be required during construction and installation of the Communication Facility as shown on the attached map.

*[Map of Construction License Area attached]*

### Access Needed to the following:

- Roof Access
- Building Access
- Parking Area
- Street Access for meter and other utilities
- Elevator Access
- Electrical Room Access
- Access to closest fiber connection



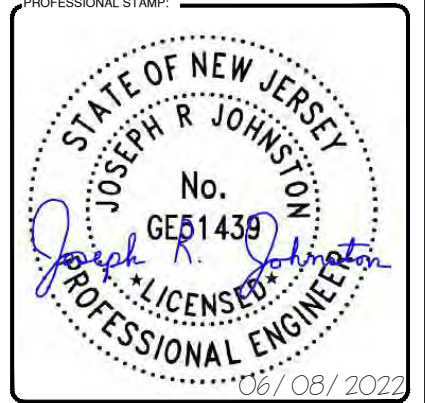
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CONSULTANT TEAM:  
**AIROSMITH**  
 AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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PROJECT INFORMATION:  
 SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: **A01** REVISION: **1**





**1 OVERALL SITE PLAN**

SCALE: 1" = 100' (11"x17"), 1" = 50' (22"x34")

# Untitled Map

Write a description for your map.

**Legend**

-  601 Hamburg Turnpike
-  Feature 1



601 Hamburg Turnpike March Associates Construction, Inc

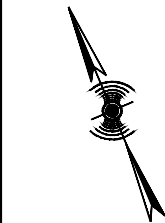
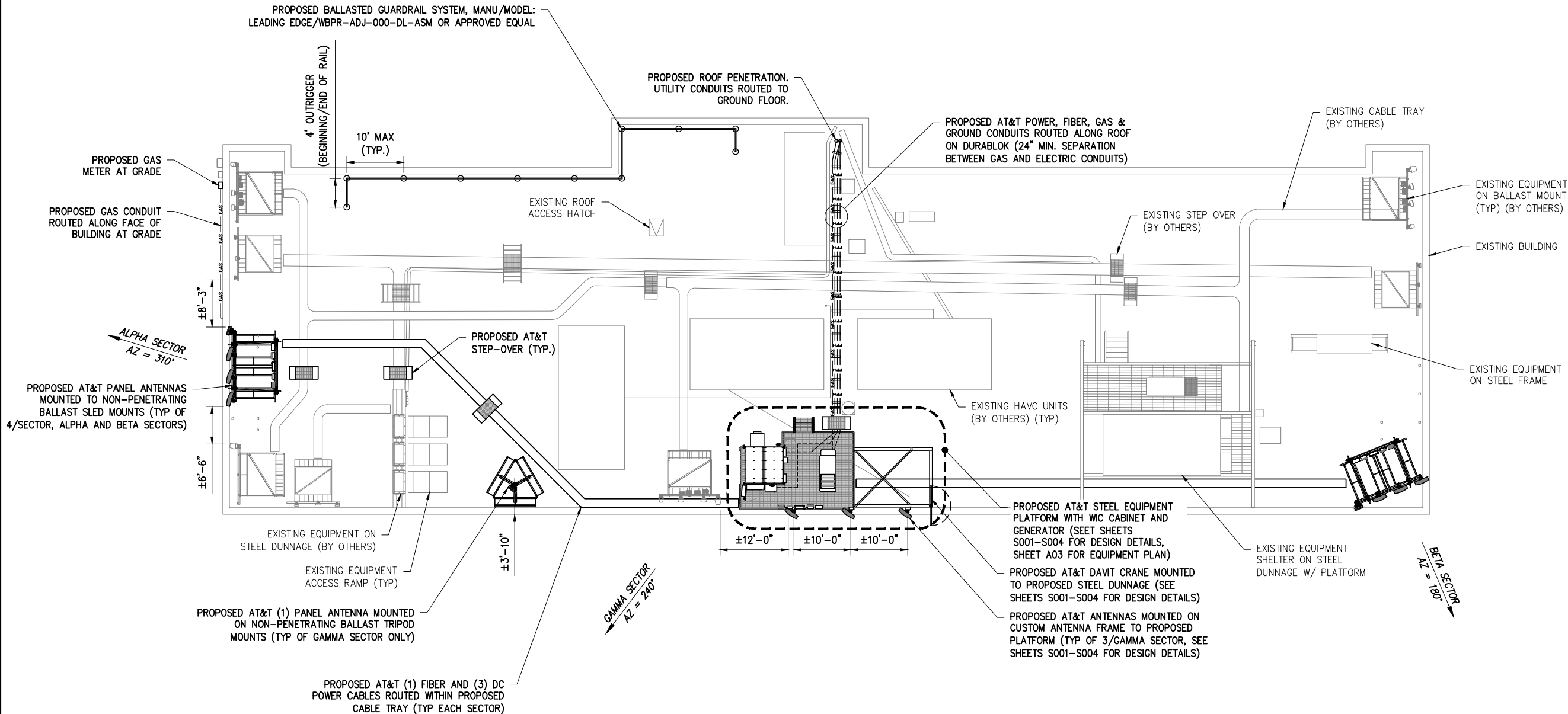


## EXHIBIT B

### Description of the Leased Premises

The Leased Premises is described on the attached Map.

*[Map of leased area on Rooftop, which will include the dimensions and boundaries of the Equipment Space and Antenna Space, attached]*



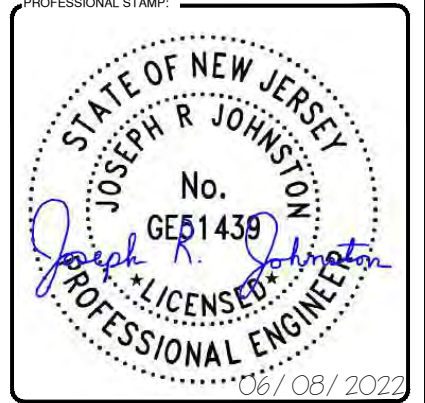
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CARRIERS:  
**AIROSMITH**  
 AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

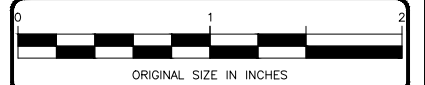
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PROJECT INFORMATION:  
 SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

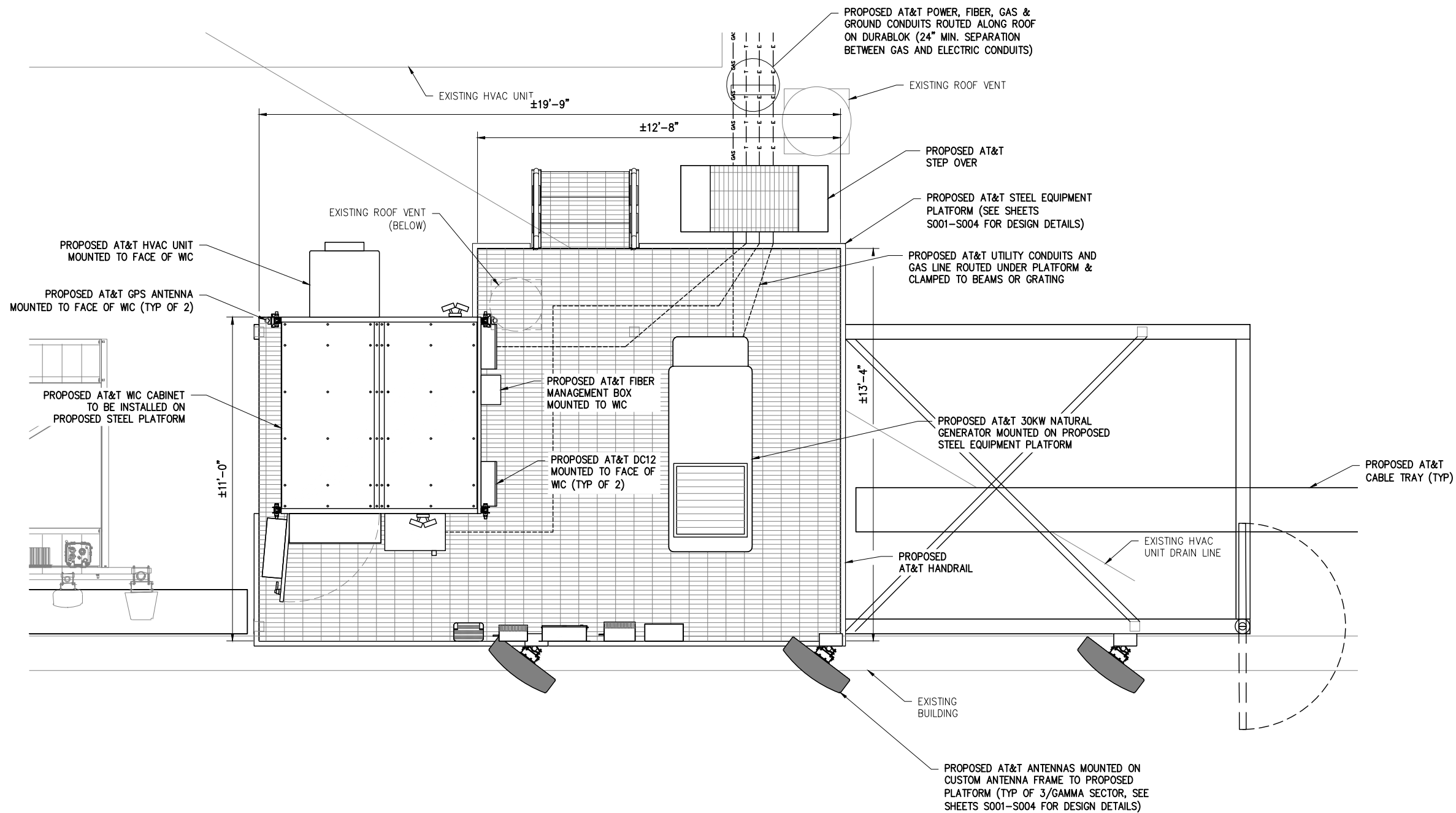
SHEET TITLE:  
**ROOF PLAN**

SHEET NUMBER:  
**A02**

REVISION:  
**1**

**1 ROOF PLAN**

SCALE: 1" = 20' (11"x17"), 1" = 10' (22"x34")



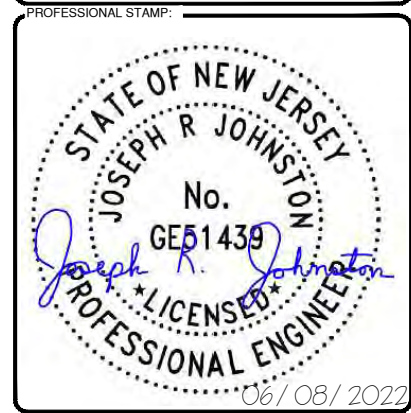
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

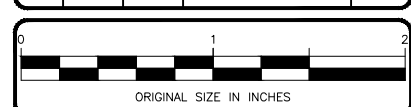
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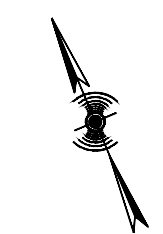
PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ENLARGED EQUIPMENT PLAN**

SHEET NUMBER: **A03** REVISION: **1**

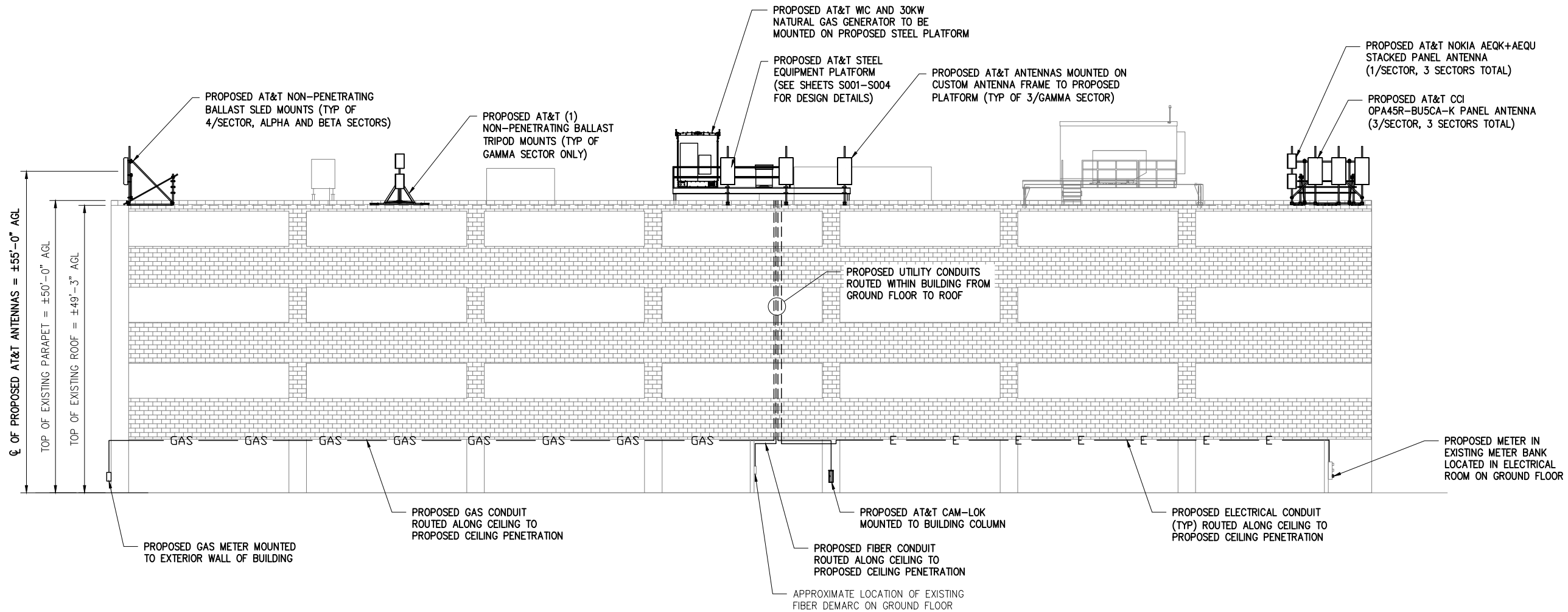
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**1 ENLARGED EQUIPMENT PLAN**

SCALE: 1" = 4' (11"x17"), 1" = 2' (22"x34")

**STRUCTURAL NOTE:**  
 STRUCTURAL ANALYSIS COMPLETED BY ALBUL ENGINEERING DATED 2/16/22, TITLED: "ANTENNA MOUNTS, EQUIPMENT PLATFORM DESIGN AND BUILDING STRUCTURAL ANALYSIS REPORT", PROJECT #: "29775.1031.03.K51293.0". SEE SHEETS S001-S004 FOR STRUCTURAL DESIGN DETAILS.



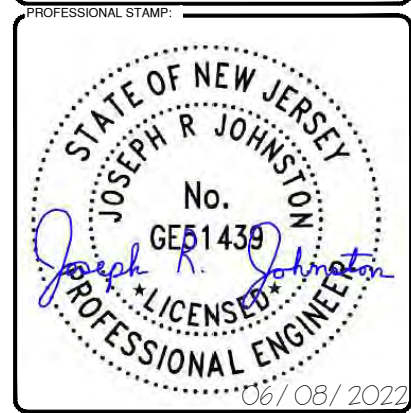
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
 ELEVATION VIEW

SHEET NUMBER: **A04** REVISION: **1**

EXHIBIT C

Approved Plans and Specifications

(see attached)

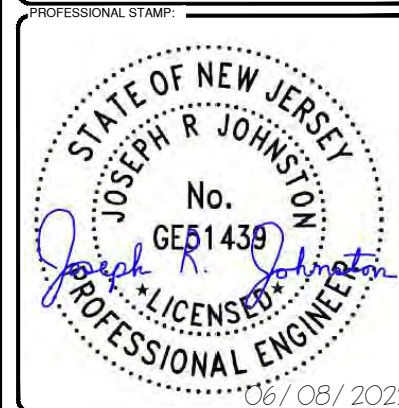
**FA #:** 14652333  
**PACE ID:** MRNYJ013203  
**PTN:** 2191A0YB29  
**SITE NAME:** NWL06281 - WAYNE II  
**SITE ADDRESS:** 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
**SITE TYPE:** ROOFTOP  
**PROJECT:** NSB - COLOCATION

**SITE ID:** NWL06281



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SITE INFORMATION		GENERAL NOTES
PROPERTY OWNER:	LLJ REALTY C/O PASHMAN REALTY 601 HAMBURG TURNPIKE SUITE 307 WAYNE, NEW JERSEY 07470	THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
MUNICIPALITY:	WAYNE TOWNSHIP	
COUNTY:	PASSAIC	CONTRACTOR SHALL OBTAIN LATEST RF DATA SHEET AND CONFIRM SAME WITH AT&T CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. THESE DRAWINGS ARE BASED ON
ZONING DISTRICT:	B	
AT&T FA NUMBER:	14652333	RFDS 2023 NEW SITE RFDS VERSION: 1.00 DATED: 9/28/2021
AT&T PACE ID:	MRNYJ013203	
AT&T PTN:	2191A0YB29	DO NOT SCALE DRAWINGS
AT&T SITE NAME:	NWL06281 - WAYNE II	
APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC 1 AT&T WAY BEDMINSTER, NJ 07921	CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME
SITE ADDRESS:	601 HAMBURG TURNPIKE WAYNE, NJ 07470	
PARCEL ID:	BLOCK: 2800 LOT: 3	
LATITUDE:	40° 57' 17.29" N 40.954802°	
LONGITUDE:	74° 13' 05.07" W -74.218075°	
GROUND ELEVATION:	388± AMSL	
POWER COMPANY:	PSE&G	
TELCO COMPANY:	VERIZON	

APPLICABLE BUILDING CODES AND STANDARDS
INTERNATIONAL BUILDING CODE 2018, NEW JERSEY EDITION
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
INTERNATIONAL FIRE CODE 2015, NEW JERSEY EDITION
AISC - WITH ALSO STEEL CONSTRUCTION, 360-05
ACI 318-14, AMERICAN CONCRETE INSTITUTE -318 -14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ANSI/TIA-607-B - GENERIC TELECOMMUNICATIONS BONDING AND GROUNDING (EARTHING) FOR CUSTOMER PREMISES
IEEE C2: NATIONAL ELECTRICAL SAFETY CODE
TELCORDIA GR-1275
ANSI T1.311
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DRIVING DIRECTIONS	
START AT: 1 AT&T WAY, BEDMINSTER, NJ 07921	
HEAD SOUTHWEST TOWARD AT&T WAY	381 FT
SLIGHT RIGHT ONTO AT&T WAY	0.7 MI
CONTINUE STRAIGHT ONTO US-202 S/US-206 S	0.4 MI
TURN LEFT ONTO SCHLEY MOUNTAIN RD	2.6 MI
MERGE ONTO I-287 N	17.1 MI
TAKE EXIT 41A-46 TOWARD 46	0.1 MI
KEEP LEFT, FOLLOW SIGNS FOR I-80 E/NEW YORK CITY	1.5 MI
KEEP LEFT TO CONTINUE ON EXIT 47 A, FOLLOW SIGNS FOR I-280 E/ORANGES/NEWARK	0.8 MI
KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 E/PATERSON/NEW YORK CITY AND MERGE ONTO I-80 E	7.3 MI
TAKE EXIT 53 TO MERGE ONTO US-46 E TOWARD STATE HWY 3/WAYNE/CLIFTON/LINCOLN TUNNEL	0.6 MI
MERGE ONTO US-46 E	0.7 MI
TAKE THE EXIT TOWARD WAYNE	0.1 MI
MERGE ONTO RIVERVIEW DR	1.4 MI
CONTINUE ONTO FRENCH HILL RD	272 FT
TURN RIGHT ONTO VALLEY RD	3.2 MI
TURN RIGHT TOWARD HAMBURG TURNPIKE/PATERSON HAMBURG TURNPIKE	0.1 MI
SLIGHT RIGHT ONTO HAMBURG TURNPIKE/PATERSON HAMBURG TURNPIKE	0.4 MI
TURN RIGHT	95 FT
TURN RIGHT	
ARRIVE AT: 601 HAMBURG TURNPIKE, WAYNE, NJ 07470	

PROJECT CONTACTS			
TITLE	NAME	COMPANY	CONTACT NUMBER
SAQ	REBECCA RIVERA	AIROSMITH DEVELOPMENT	(203) 500-1615
A&E	AJ DESANTIS	AIROSMITH ENGINEERING	(518) 306-1711



PROJECT SCOPE	
INSTALLATION OF AT&T GROUND AND ANTENNA EQUIPMENT AT NEW GUYED TOWER TELECOMMUNICATIONS FACILITY.	
ROOFTOP SCOPE OF WORK:	
<ul style="list-style-type: none"> <li>INSTALL NEW WIC AND 30KW NATURAL GAS GENERATOR ON PROPOSED STEEL PLATFORM ON ROOF.</li> <li>INSTALL NEW CABLE TRAY FROM WIC TO PROPOSED ANTENNAS.</li> <li>INSTALL NEW 200A 120/240V UTILITY SERVICE FROM EXISTING METER BANK ON GROUND LEVEL.</li> <li>INSTALL NEW CONDUIT FOR BACKHAUL SERVICE TO WIC FROM EXISTING TELCO DEMARC.</li> <li>INSTALL (1) NEW FIBER MANAGEMENT BOXES.</li> <li>INSTALL (2) DC 12 UNITS</li> <li>INSTALL (3) FIBER AND (9) DC TRUNK CABLES FROM WIC TO RRU'S</li> </ul>	
ANTENNA LEVEL SCOPE OF WORK:	
<ul style="list-style-type: none"> <li>INSTALL (12) NEW PANEL ANTENNAS ON PROPOSED ANTENNA MOUNT.</li> <li>INSTALL (3) DC9 SURGE SUPPRESSOR UNITS.</li> <li>INSTALL (12) REMOTE RADIO UNITS (RRU'S)</li> <li>INSTALL (3) FIBER MANAGEMENT BOXES UNITS.</li> </ul>	

SHEET NO:	DRAWING INDEX	REV
T01	TITLE SHEET	1
GN01	GENERAL NOTES	1
GN02	GENERAL NOTES CONT	1
A01	OVERALL SITE PLAN	1
A02	ROOF PLAN	1
A03	ENLARGED EQUIPMENT PLAN	1
A04	ELEVATION VIEW	1
A05	ORIENTATION PLAN	1
A06	AT&T RF TABLE	1
A07	ANTENNA MOUNT AND DETAILS	1
A08	EQUIPMENT DETAILS	1
A09	DETAILS	1
A10	DETAILS	1
A11	GENERATOR DETAILS	1
A12	WIC DETAILS	1
A13	PLUMBING DIAGRAM	1
A14	ATS AND CAMLOK DETAILS	1
A15	FIRE PENETRATION DETAILS	1
G01	GROUNDING PLAN	1
G02	GROUNDING DETAILS	1
G03	GROUNDING DETAILS	1
E01	UTILITY PLAN AND NOTES	1
E02	ONE LINE DIAGRAM	1
S001-S004	STRUCTURAL DESIGN DRAWINGS	0

DRAWINGS ISSUED FOR:				
REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:  
**SITE:**  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER: **T01** REVISION: **1**



**GENERAL CONSTRUCTION NOTES:**

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
GENERAL CONTRACTOR  
SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)  
OWNER – AT&T
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
- GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINE.
- ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
- WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A 0T 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.

- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
- ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
- SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
- NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
- ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING." IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
- SUBCONTRACTOR SHALL REMOVED ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- NO WHITE STROBE LIGHTS ARE PERMITTED. ANY REQUIRED LIGHTING MUST MEET FAA STANDARDS AND REQUIREMENTS.
- ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- NO SIGNIFICANT NOISE, SMOKE, DUST OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
- NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
- NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.
- INSTALLER SHALL PROVIDE ALL NECESSARY CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED INSTALLATION AND SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION REQUIREMENTS.
- INSTALLER SHALL PROVIDE ALL STRAIN RELIEF FOR ALL CABLE ASSEMBLIES ROUTING TO THE ANTENNAS. UTILIZATION OF HOISTING GRIPS ON ALL DC POWER AND FIBER OPTIC CABLES SHALL BE UTILIZED.

**ELECTRICAL NOTES:**

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:  
C – NATIONAL FIRE CODES  
A. UL – UNDERWRITERS LABORATORIES  
B. NEC – NATIONAL ELECTRICAL CODE  
C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.  
D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT  
E. SBC – STANDARD BUILDING CODE
- DO NOT SCALE ELECTRICAL DRAWINGS; REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS, AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
- THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS, SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTY BY AT&T.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION & APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION, BACKFILLING AND COMPACTION. REFER TO 'FOUNDATION, EXCAVATION, AND BACKFILLING NOTES.'
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA, AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURERS CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES, AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL AL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MADE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADING RIGID CONDUIT. COAT ALL THREADS WITH 'BRITZ ZINC' OR 'GOLD CALV.'
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.

- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICES: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM."
- ALL BOLTS SHALL BE STAINLESS STEEL

**GROUNDING NOTES:**

- COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P," "A," "N," "I") WITH 1" LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

**FOUNDATION, EXCAVATION, & BACKFILL NOTES:**

- ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
- ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL, AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
- ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2 MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
- ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557
- NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK FILLING.
- FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
- NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-3841" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICHEVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE NO.57 FOR FENCED COMPOUND; FDOT TYPE NO. 67 FOR ACCESS DRIVE AREA.
- IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.

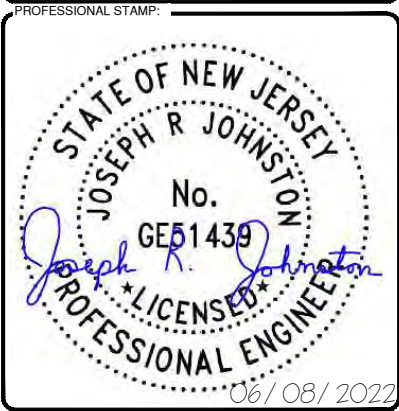


CONSULTANT TEAM:

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PROJECT INFORMATION:

**SITE:**  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:

**GENERAL NOTES**

SHEET NUMBER: **GN01** REVISION: **1**

10. WHEN SUBGRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RE-COMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OR FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUBGRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

**ENVIRONMENTAL NOTES:**

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

**CONCRETE MASONRY NOTES:**

1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (F<sub>m</sub>=1,500 PSI). MEDIUM WEIGHT (115).
2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 28 DAYS).
3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
5. ALL HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
11. REINFORCING BARS - SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.

31. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
32. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
33. LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 2104.6.1 OF CURRENT BUILDING CODE.
34. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
35. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
36. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE.
37. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAU OR ORGANIC MATERIAL.
38. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

**STRUCTURAL CONCRETE NOTES:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI-301-10
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f<sub>c</sub>'=2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:	
SLAB AND WALL	3/4 IN.
BEAMS AND COLUMNS	1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLD, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

**STRUCTURAL STEEL NOTES:**

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:  
W-SHAPES: ASTM A992, 50 KSI  
ANGLES, BARS CHANNELS: ASTM A36, 36 KSI  
HSS SECTIONS: ASTM 500, 46 KSI  
PIPE SECTIONS: ASTM A53-E, 35 KSI
2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION." PAINTED SURFACES SHALL BE TOUCHED UP.
4. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE 3/4" Ø CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
6. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.

**SITE WORK & DRAINAGE:**

**PART 1 - GENERAL**

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

**1.1 REFERENCES:**

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR WAY CONSTRUCTION - CURRENT EDITION)
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

**1.2 INSPECTION AND TESTING:**

- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

**1.3 SITE MAINTENANCE AND PROTECTION:**

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER, AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

**PART 2 - PRODUCTS**

- 2.1 SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, III, OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2 NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA OR IVB) COARSE AGGREGATE, FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3 POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS IA, IB, OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.4 SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
- 2.6 COARSE AGGREGATE FOR ACCESS ROAD SUB BASE COURSE SHALL CONFORM TO ASTM D2940.
- 2.7 UNSUITABLE MATERIAL: AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
- 2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES, 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOIL BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEEP. THE METALLIC CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

**PART 2 - EXECUTION**

**3.1 GENERAL:**

- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH A CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
- C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
  1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
  2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
  3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING, AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.
  4. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

- E. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- F. SEPARATE AND STOCK PILE AL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

**3.2 BACKFILL:**

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
- C. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
- D. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY , SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
- E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

**3.3 TRENCH EXCAVATION:**

- A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
- C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

**3.4 TRENCH BACKFILL:**

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

**3.5 FINISH GRADING:**

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2" - 3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.
- D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COARSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

**3.7 ASPHALT PAVING ROAD:**

- A. DIVISION 600 - KDOT FLEXIBLE PAVEMENT. (UPDATE PER LOCAL DOT)
- B. SECTION 403 - MODOOT ASPHALT CONCRETE PAVEMENT.



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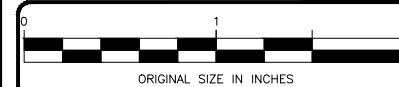
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A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



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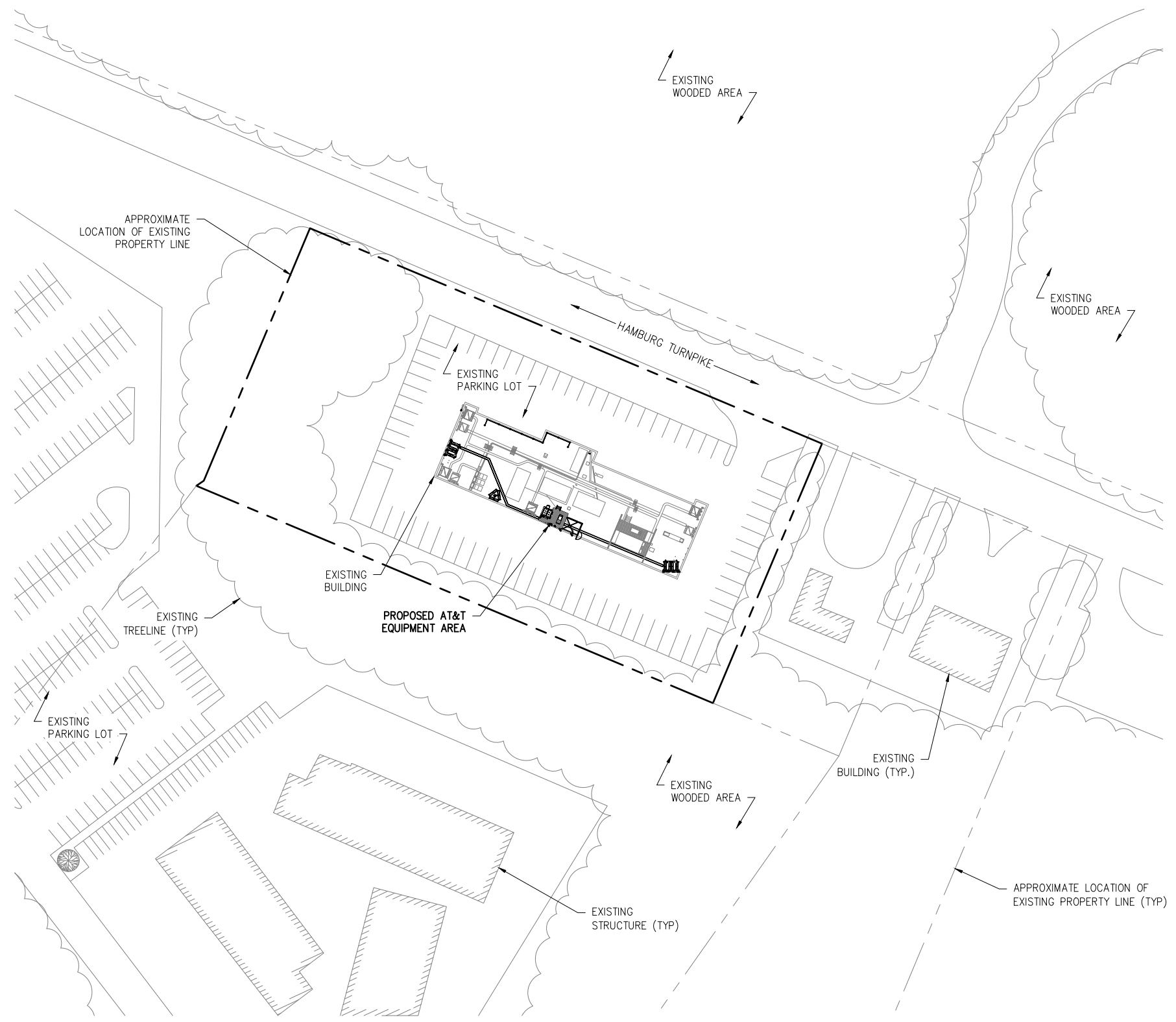
**SITE:**  
 14652333  
 NWL06281 - WAYNE II

**601 HAMBURG TURNPIKE**  
**WAYNE, NJ 07470**  
**PASSAIC COUNTY**

**ROOFTOP**

SHEET TITLE: **GENERAL NOTES CON'T**

SHEET NUMBER: **GN02**      REVISION: **1**

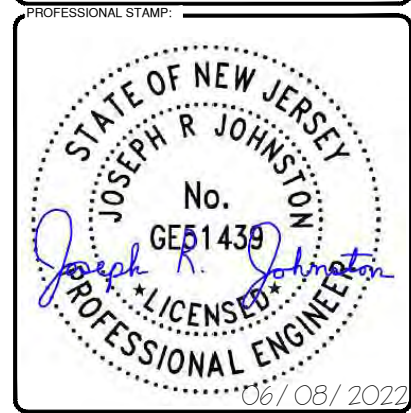


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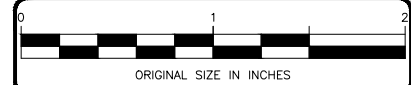
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SHEET TITLE:  
**OVERALL SITE PLAN**

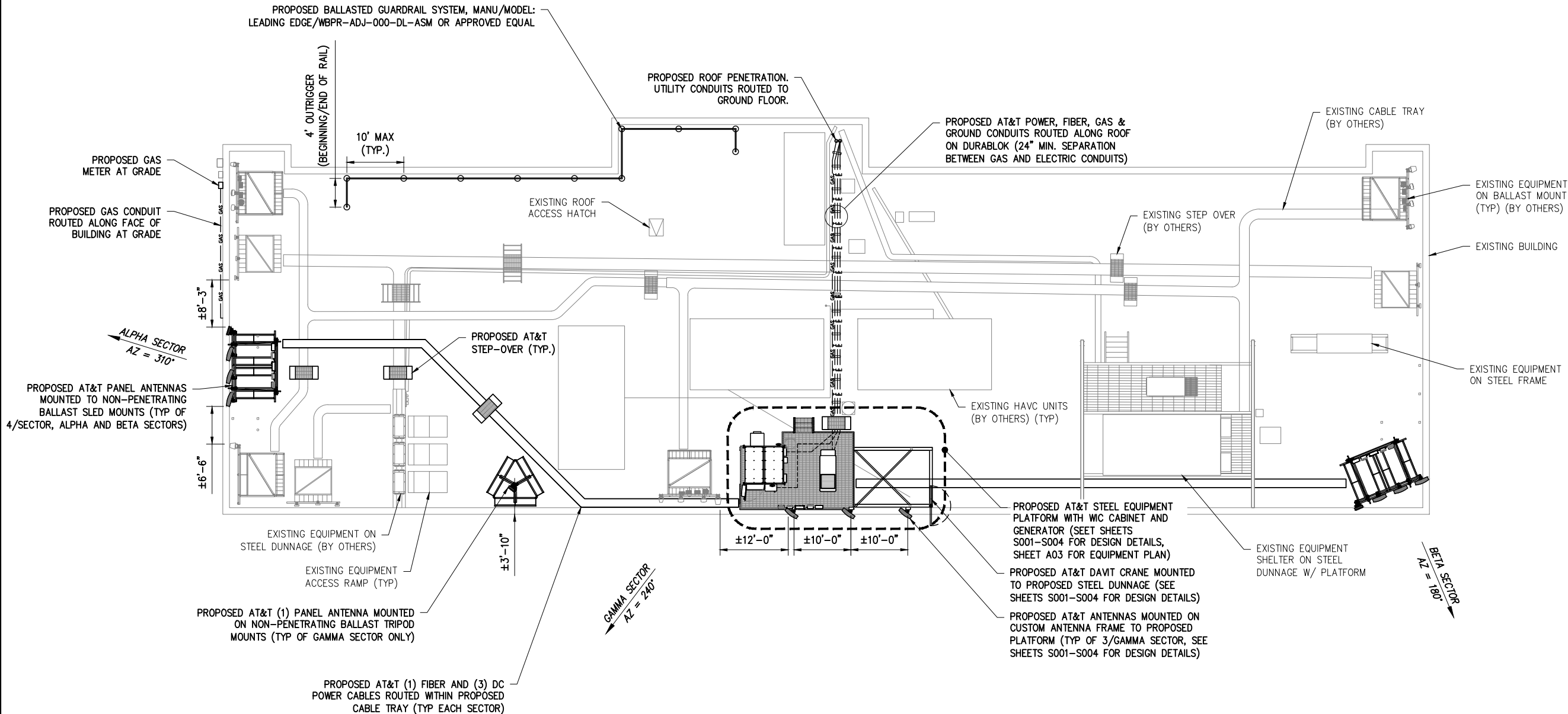
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**1 OVERALL SITE PLAN**

SCALE: 1" = 100' (11"x17"), 1" = 50' (22"x34")



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CLUSTER #  
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1	06/08/22	ASW	REVISED PER COMMENTS	ASW



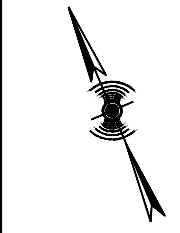
PROJECT INFORMATION:

SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
ROOF PLAN

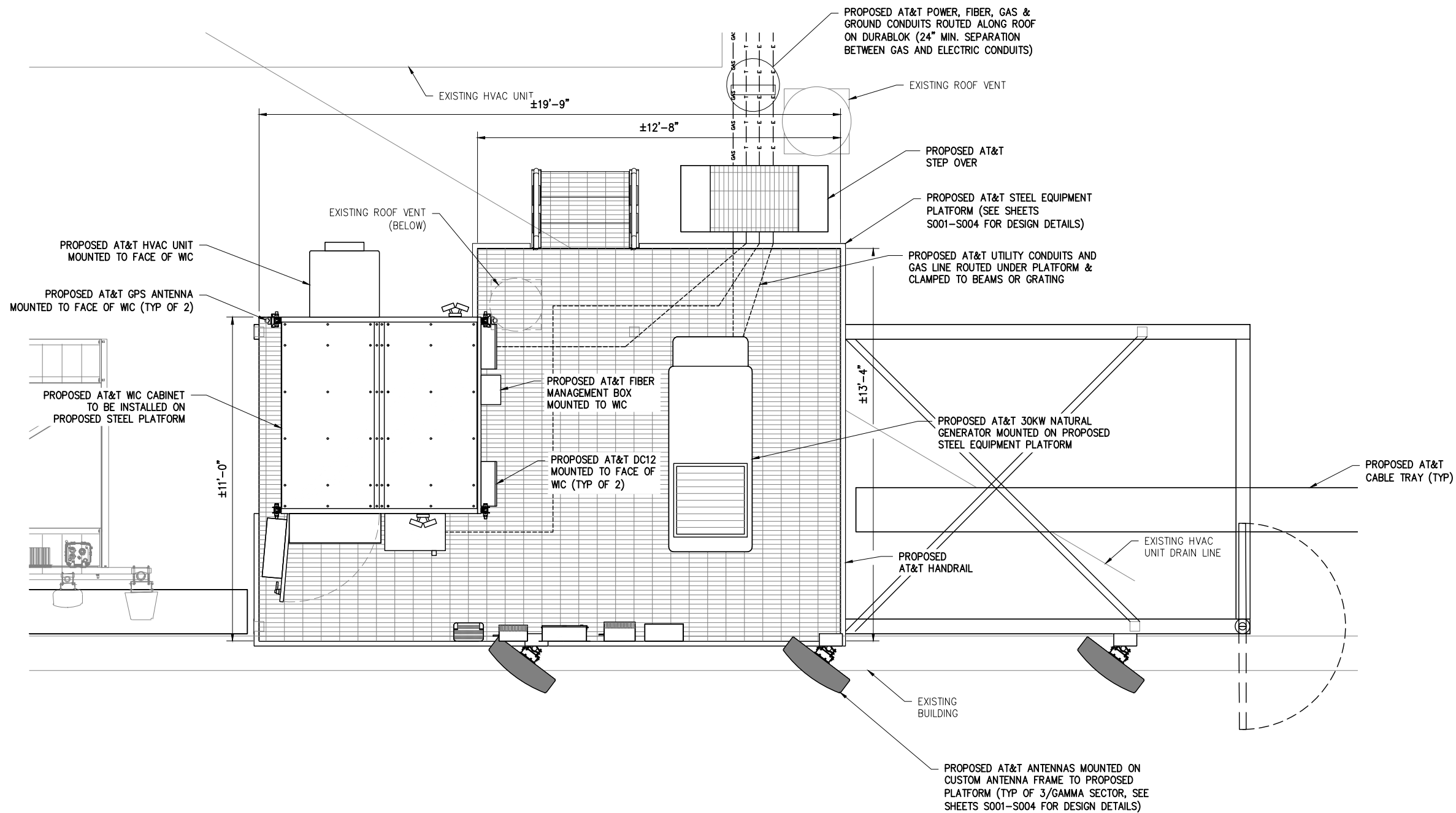
SHEET NUMBER: **A02** REVISION: **1**

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**1 ROOF PLAN**

SCALE: 1" = 20' (11"x17"), 1" = 10' (22"x34")



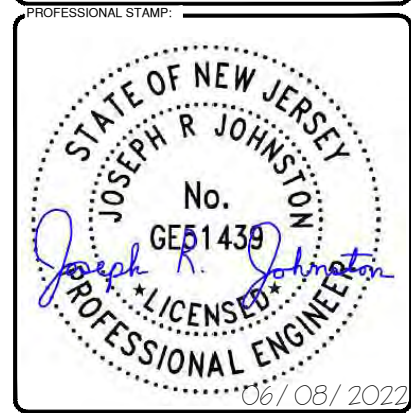
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

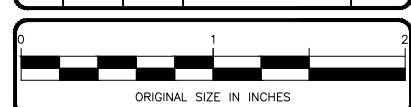
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1	06/08/22	ASW	REVISED PER COMMENTS	ASW



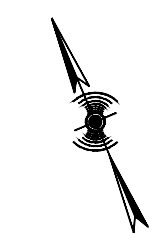
PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ENLARGED EQUIPMENT PLAN**

SHEET NUMBER: **A03** REVISION: **1**

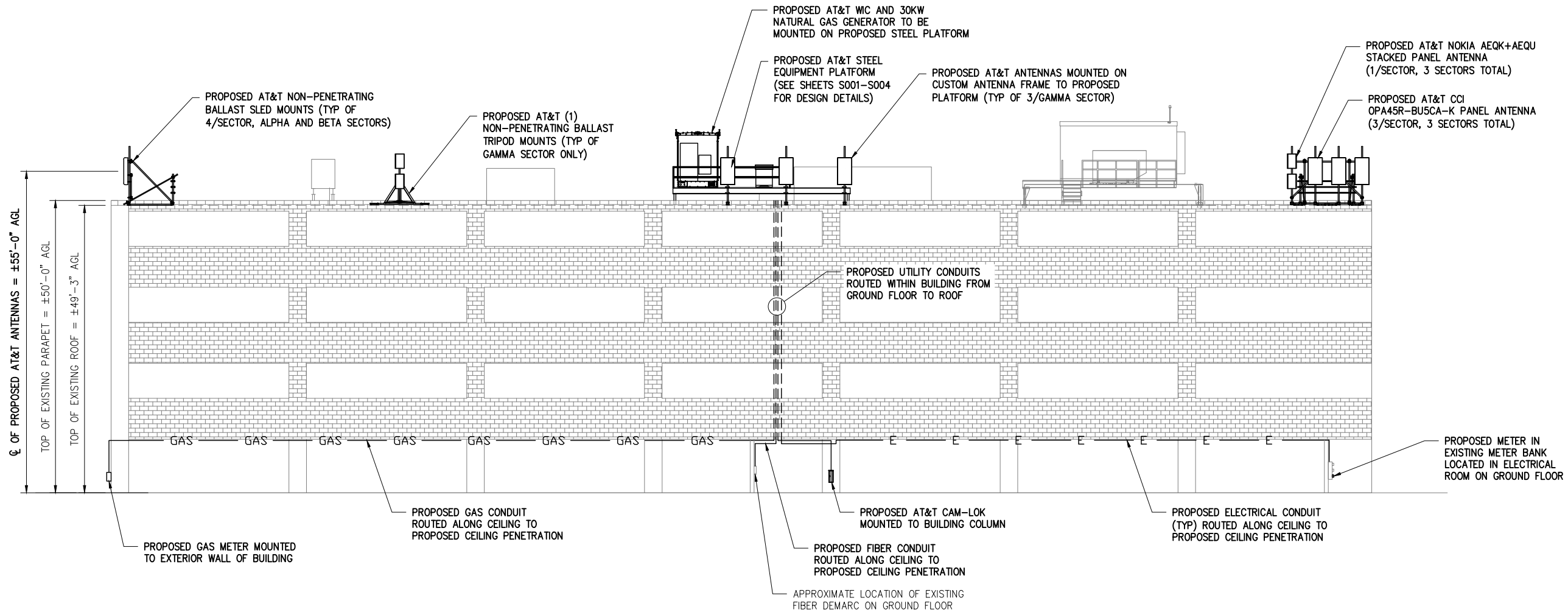
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**1 ENLARGED EQUIPMENT PLAN**

SCALE: 1" = 4' (11"x17"), 1" = 2' (22"x34")

**STRUCTURAL NOTE:**  
 STRUCTURAL ANALYSIS COMPLETED BY ALBUL ENGINEERING DATED 2/16/22, TITLED: "ANTENNA MOUNTS, EQUIPMENT PLATFORM DESIGN AND BUILDING STRUCTURAL ANALYSIS REPORT", PROJECT #: "29775.1031.03.K51293.0". SEE SHEETS S001-S004 FOR STRUCTURAL DESIGN DETAILS.



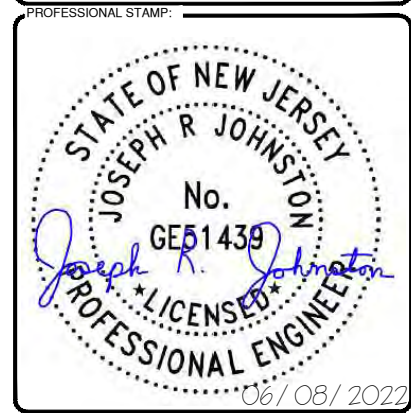
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
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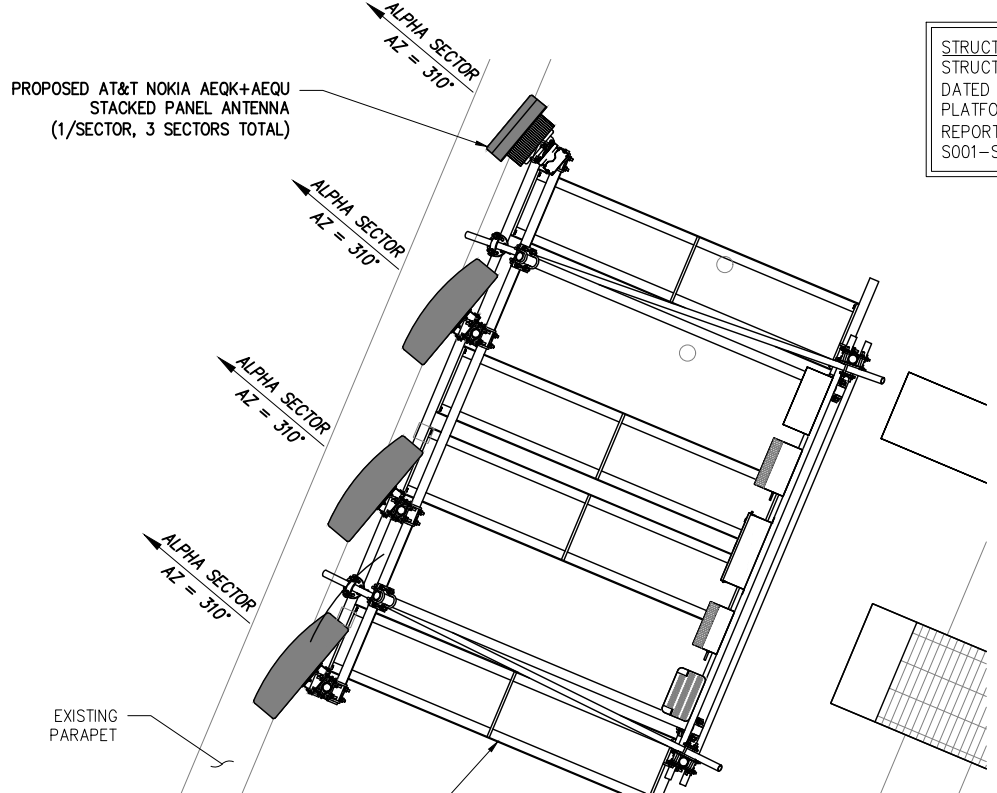
PROJECT INFORMATION:

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 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
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 ROOFTOP

SHEET TITLE:  
 ELEVATION VIEW

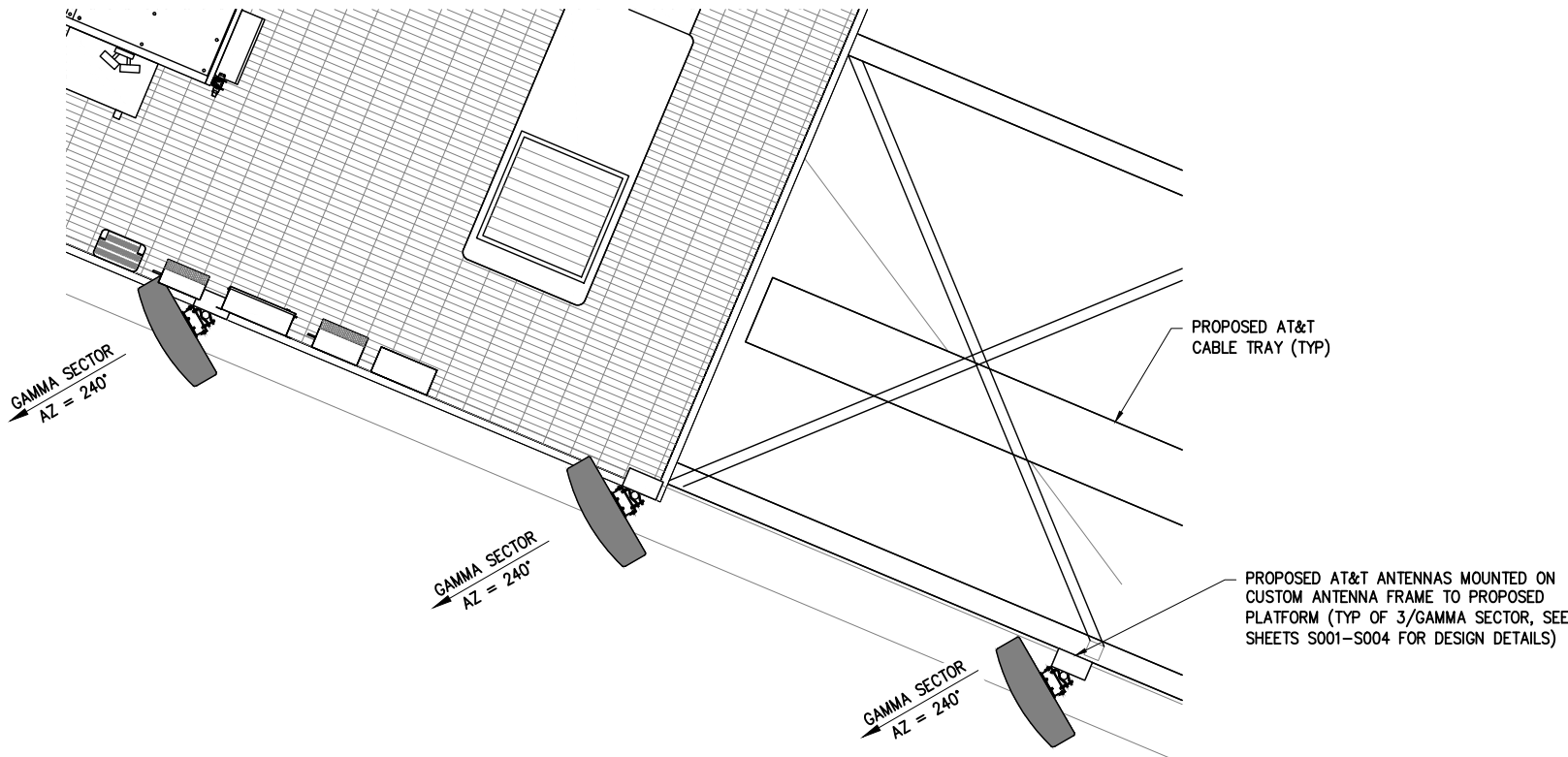
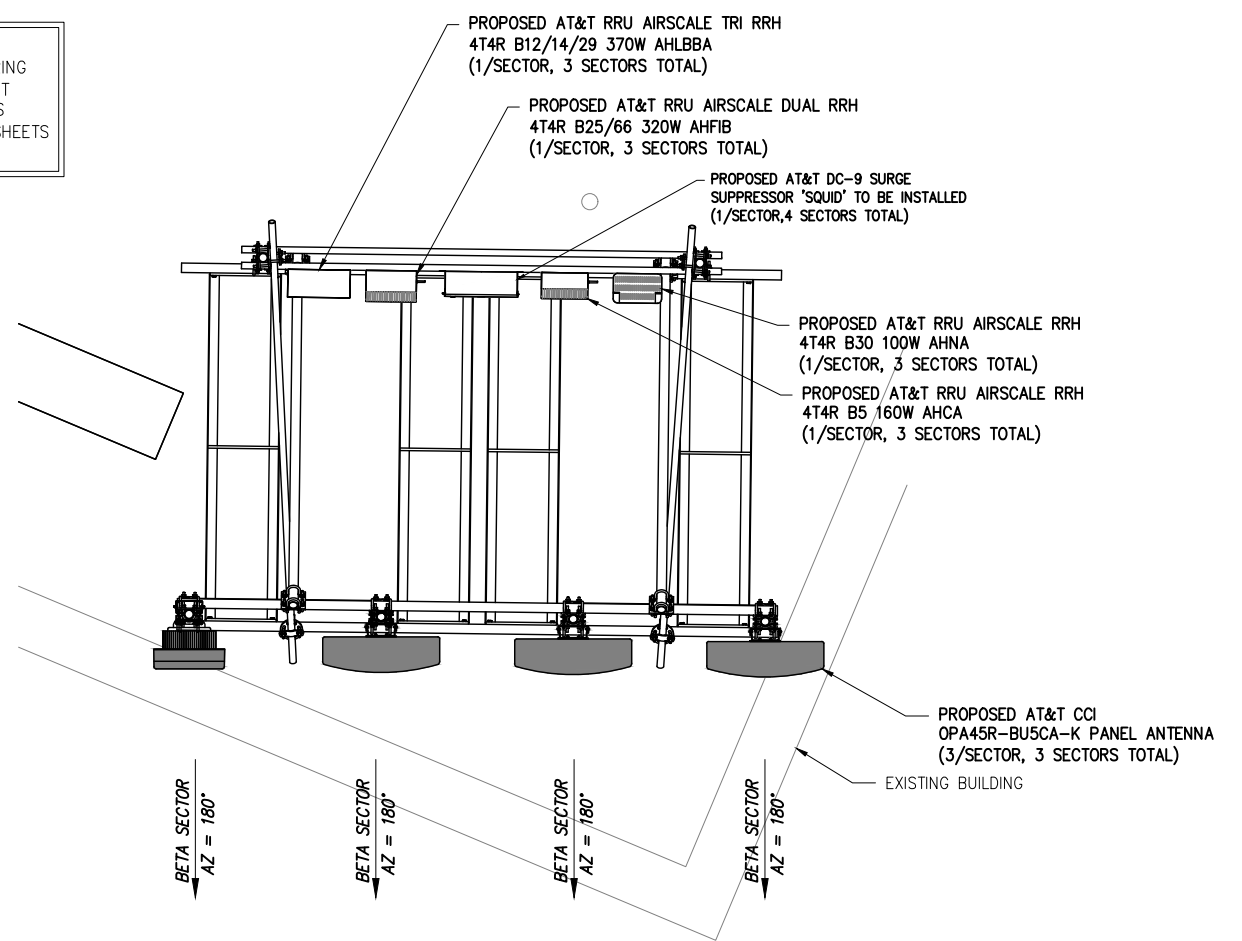
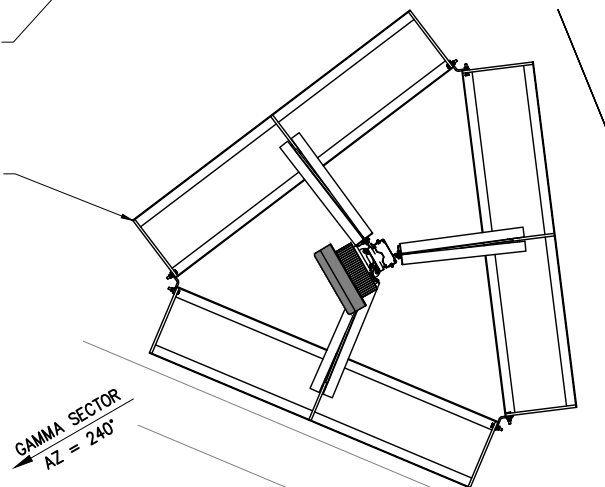
SHEET NUMBER: **A04** REVISION: **1**

**STRUCTURAL NOTE:**  
 STRUCTURAL ANALYSIS COMPLETED BY ALBUL ENGINEERING  
 DATED 2/16/22, TITLED: "ANTENNA MOUNTS, EQUIPMENT  
 PLATFORM DESIGN AND BUILDING STRUCTURAL ANALYSIS  
 REPORT", PROJECT #: "29775.1031.03.K51293.0". SEE SHEETS  
 S001-S004 FOR STRUCTURAL DESIGN DETAILS.



PROPOSED AT&T NON-PENETRATING BALLAST SLED MOUNTS (TYP OF 4/SECTOR, ALPHA AND BETA SECTORS)

PROPOSED AT&T (1) NON-PENETRATING BALLAST TRIPOD MOUNTS (TYP OF GAMMA SECTOR ONLY)



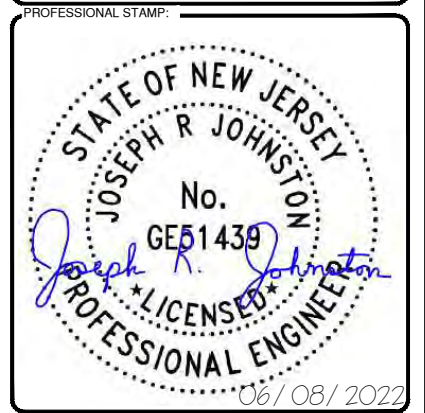
CONSULTANT TEAM:

**AIRSMITH**

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 AIRSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

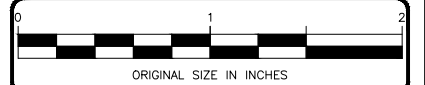
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 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ORIENTATION PLAN**

SHEET NUMBER: **A05** REVISION: **1**

**1 ORIENTATION PLAN**

SCALE: 1" = 4' (11"x17"), 1" = 2' (22"x34")



PROPOSED ANTENNA AND RADIO MODEL NUMBERS

SECTOR	POSITION	EXISTING/ PROPOSED	BAND	ANTENNA	ANTENNA CL HEIGHT	AZIMUTH	RRU	CABLE	CABLE LENGTH
ALPHA	1	PROPOSED	LTE-700/1900/AWS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	310°	(1) RRH-B12/14/29 AHLBBA (P), (1) RRH-B25/66 AHFIB (P)	(2) 2"Ø INNERDUCT WITH (3) POWER & (1) FIBER	±125'
	2	PROPOSED	LTE/5G 850	(1) COMMSCOPE NNHH-65A-R4-V2	55'	310°	(1) RRH-B5 AHCA (P)	SHARED	--
	3	PROPOSED	LTE/WCS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	310°	(1) RRH-B30 AHNA (P)	SHARED	--
	4A	PROPOSED	5G CBAND	(1) NOKIA AEQK	56'-3"	310°	--	---	--
	4B	PROPOSED	DoD	(1) NOKIA AEQU	53'-9"	310°	--	---	--
BETA	1	PROPOSED	LTE-700/1900/AWS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	180°	(1) RRH-B12/14/29 AHLBBA (P), (1) RRH-B25/66 AHFIB (P)	(2) 2"Ø INNERDUCT WITH (3) POWER & (1) FIBER	±110'
	2	PROPOSED	LTE/5G 850	(1) COMMSCOPE NNHH-65A-R4-V2	55'	180°	(1) RRH-B5 AHCA (P)	SHARED	--
	3	PROPOSED	LTE/WCS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	180°	(1) RRH-B30 AHNA (P)	SHARED	--
	4A	PROPOSED	5G CBAND	(1) NOKIA AEQK	56'-3"	180°	--	---	--
	4B	PROPOSED	DoD	(1) NOKIA AEQU	53'-9"	180°	--	---	--
GAMMA	1	PROPOSED	LTE-700/1900/AWS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	240°	(1) RRH-B12/14/29 AHLBBA (P), (1) RRH-B25/66 AHFIB (P)	(2) 2"Ø INNERDUCT WITH (3) POWER & (1) FIBER	±75'
	2	PROPOSED	LTE/5G 850	(1) COMMSCOPE NNHH-65A-R4-V2	55'	240°	(1) RRH-B5 AHCA (P)	SHARED	--
	3	PROPOSED	LTE/WCS	(1) COMMSCOPE NNHH-65A-R4-V2	55'	240°	(1) RRH-B30 AHNA (P)	SHARED	--
	4A	PROPOSED	5G CBAND	(1) NOKIA AEQK	56'-3"	240°	--	---	--
	4B	PROPOSED	DoD	(1) NOKIA AEQU	53'-9"	240°	--	---	--

\* CABLE LENGTH INCLUDES:  
 • HORIZONTAL CABLE TRAY LENGTH  
 • VERTICAL RUN INSIDE WIC (GRADE TO CEILING, +10')  
 NO ADDITIONAL BUFFER HAS BEEN ADDED.



CONSULTANT TEAM:

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 AIROSMITH ENGINEERING  
 318 WEST AVE.  
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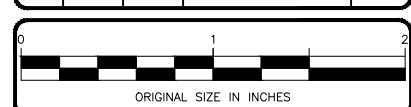
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1	06/08/22	ASW	REVISED PER COMMENTS	ASW

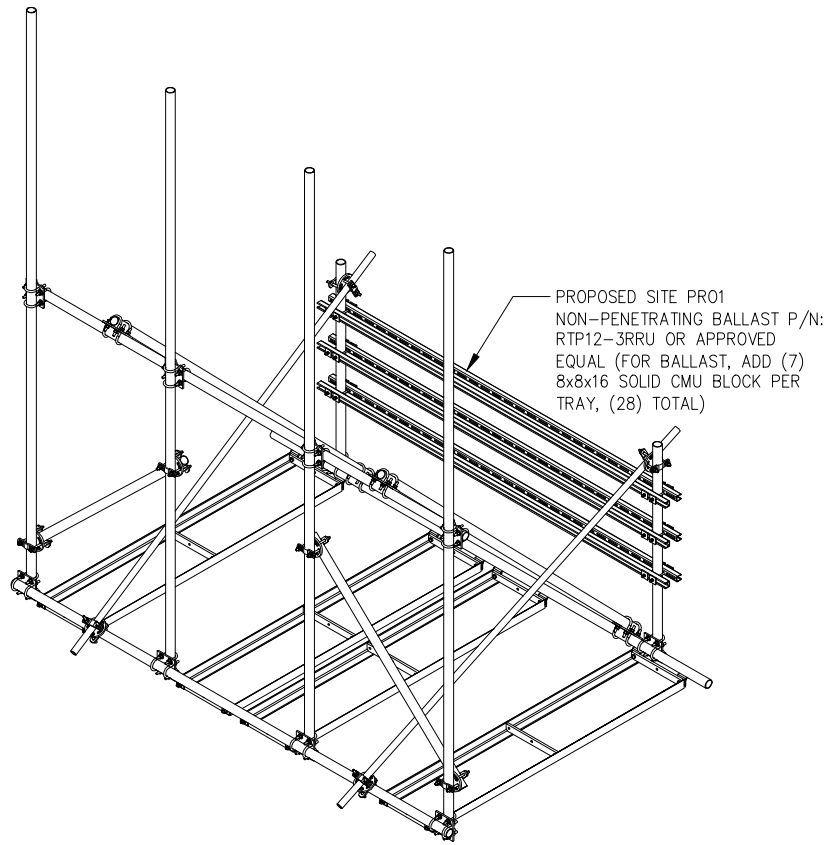


PROJECT INFORMATION:

SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

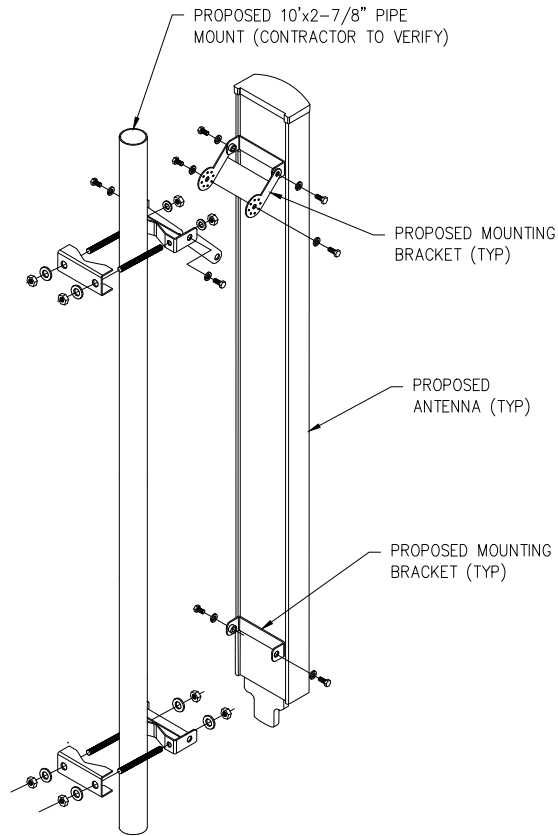
SHEET TITLE:  
 AT&T RF  
 TABLE

SHEET NUMBER: **A06** REVISION: **1**



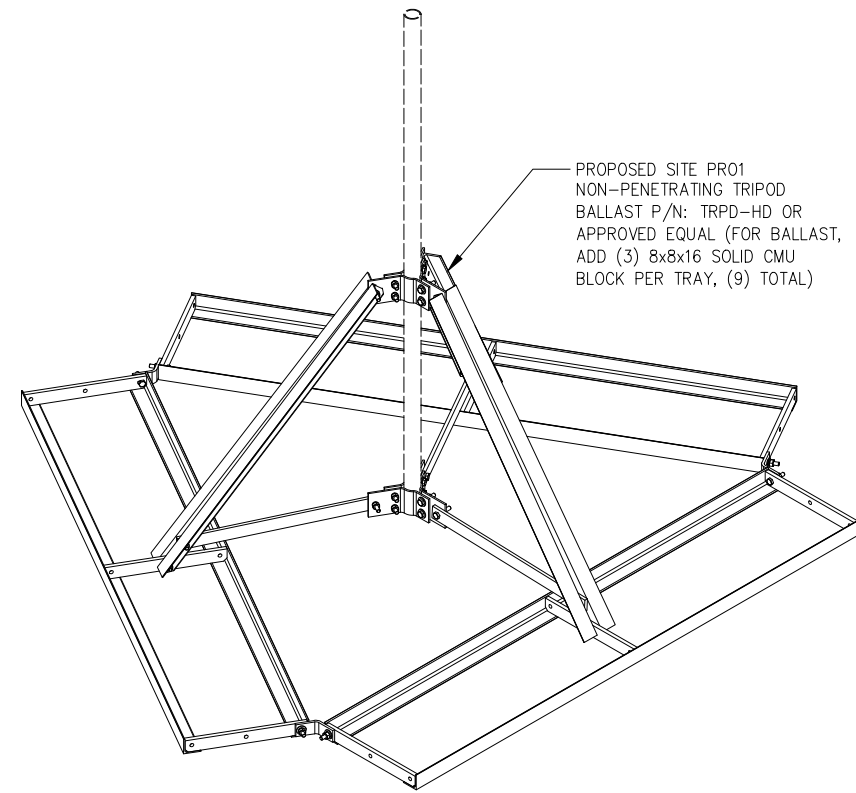
**1 BALLAST DETAIL**

SCALE: NOT TO SCALE



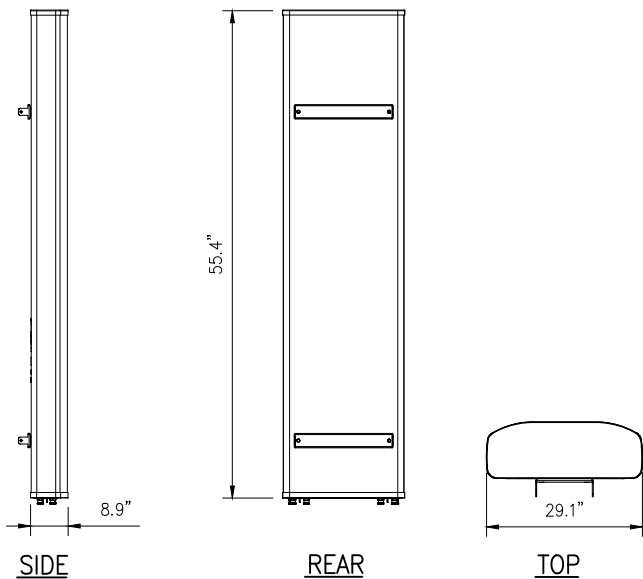
**2 MOUNTING DETAIL**

SCALE: NOT TO SCALE



**3 TRIPOD DETAIL**

SCALE: NOT TO SCALE

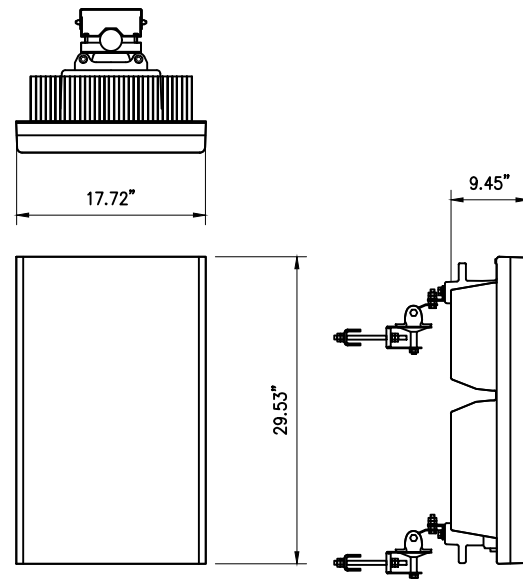


CCI MODEL NO.: OPA45R-BU5CA-K

RADOME MATERIAL: FIBERGLASS, UV RESISTANT  
 RADOME COLOR: LIGHT GRAY  
 DIMENSIONS, HxWxD: 55.4"x29.1"x8.9"  
 WEIGHT, W/  
 PRE-MOUNTED BRACKETS:  
 CONNECTOR: 70.5 LBS  
 8 x 4.3-10 FEMALE

**4 ANTENNA DETAIL**

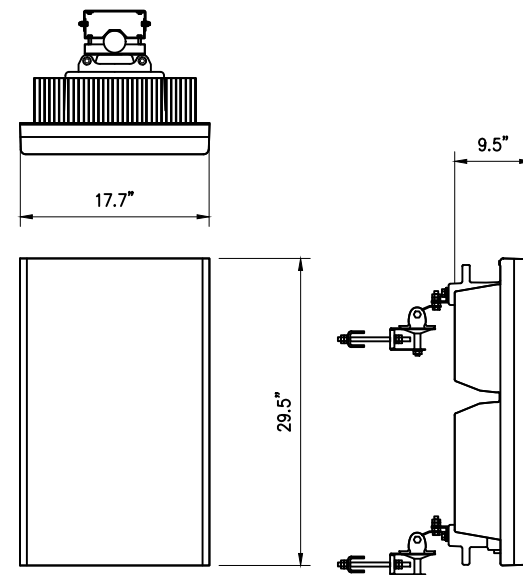
SCALE: NOT TO SCALE



MANUFACTURER	NOKIA
MAKE/MODEL	AEQU
DIMENSIONS (HxWxD)	29.53"x17.72"x9.45"
WEIGHT (LBS)	99.2 LBS

**5 ANTENNA DETAIL**

SCALE: NOT TO SCALE



MANUFACTURER	NOKIA
MAKE/MODEL	AEQK
DIMENSIONS (HxWxD)	29.5"x17.7"x9.5"
WEIGHT (LBS)	99.2 LBS

**6 ANTENNA DETAIL**

SCALE: NOT TO SCALE



CARRIER:

CONSULTANT TEAM:

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
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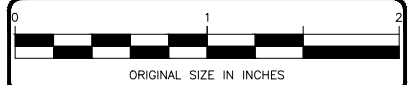
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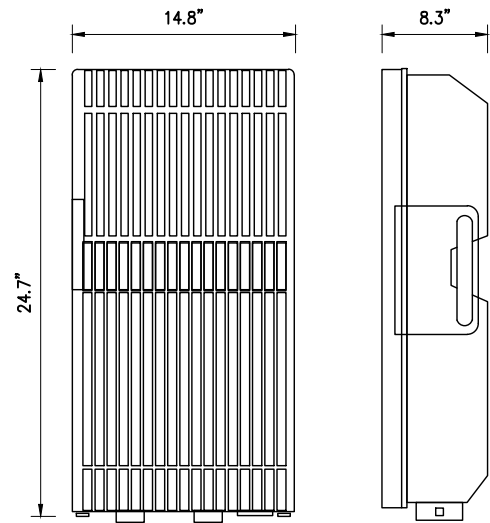


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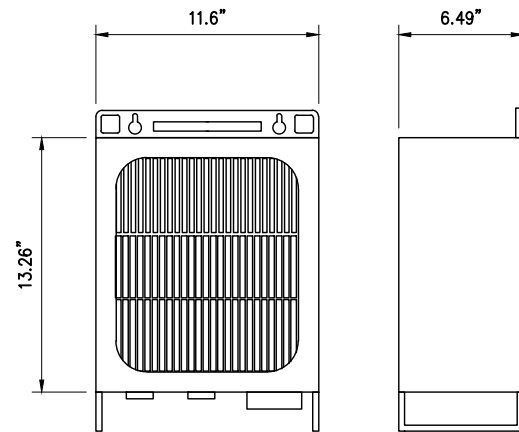
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 14652333  
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 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ANTENNA MOUNT  
 AND DETAILS**

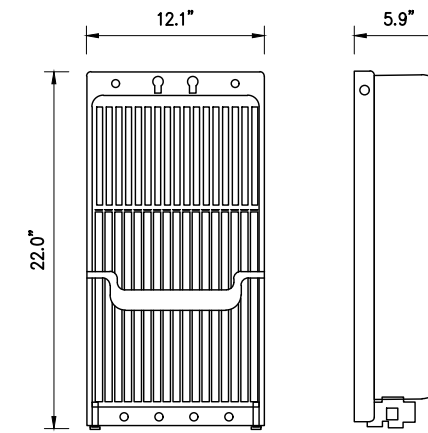
SHEET NUMBER: **A07** REVISION: **1**



MANUFACTURER: NOKIA  
 MODEL: AIRSCALE RRH 4T4R B12/14/29  
 TECHNOLOGY: TRI BAND  
 DIMENSIONS (HxWxD): 24.7" x 14.8" x 8.3"  
 627mm x 376mm x 210mm  
 WEIGHT: <101.4 LBS  
 POWER SUPPLY: -48V DC



MANUFACTURER: NOKIA  
 MODEL: AIRSCALE RRH 4T4R B5 160W  
 DIMENSIONS (HxWxD): 13.26" x 11.6" x 6.49"  
 337mm x 295mm x 165mm  
 WEIGHT: <36.8 LBS  
 POWER SUPPLY: -48V DC



MANUFACTURER: NOKIA  
 MODEL: AIRSCALE RRH 4T4R B25/66 320W AHFB  
 TECHNOLOGY: DUAL BAND  
 DIMENSIONS (HxWxD): 22.0" x 12.1" x 5.9"  
 560mm x 308mm x 149mm  
 MODEM: <66.1 LBS  
 POWER SUPPLY: -48V DC

1 RRH - 4T4R B12/B14/29

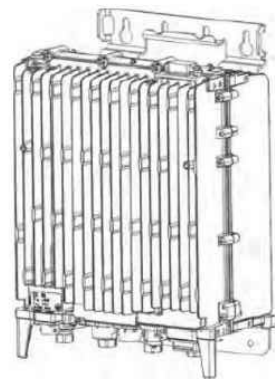
SCALE: NOT TO SCALE

2 RRH - 4T4R B5 160W

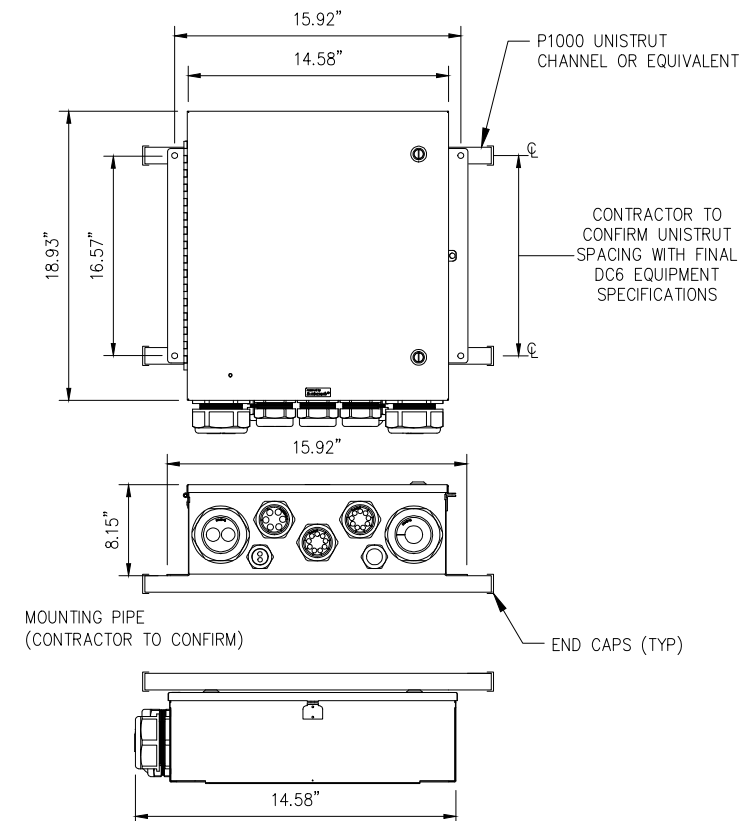
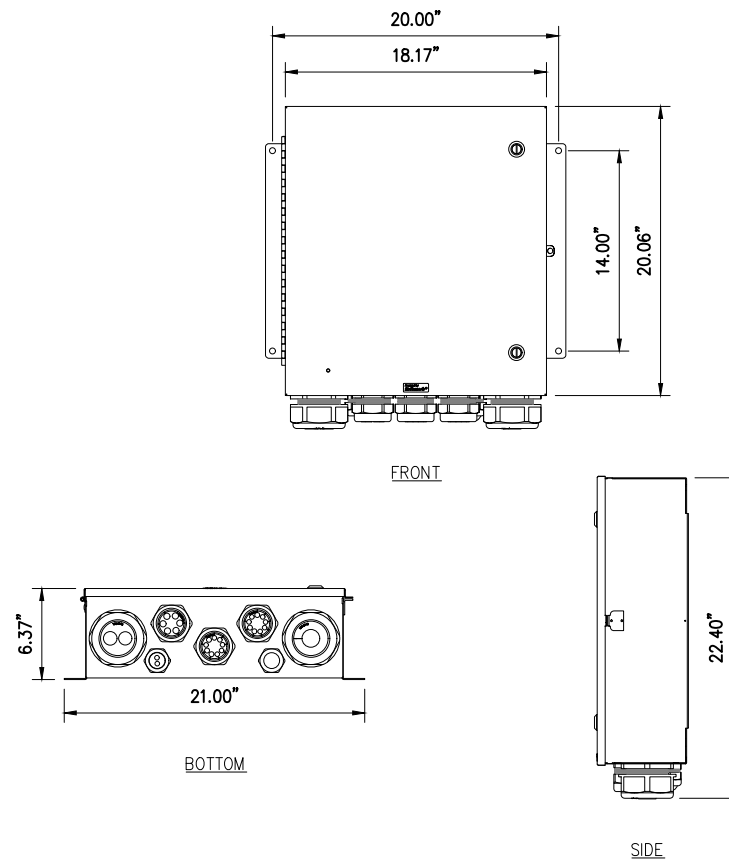
SCALE: NOT TO SCALE

3 RRH - 4T4R B25/66 32W

SCALE: NOT TO SCALE



MANUFACTURER: NOKIA  
 MODEL: AIRSCALE RRH 4T4R B30 100W AHNA  
 TECHNOLOGY: DUAL BAND  
 DIMENSIONS (HxWxD): 13.25" x 12.76" x 7.22"  
 336.5mm x 324mm x 183.5mm  
 MODEM: <34.17 LBS  
 POWER SUPPLY: -48V DC



4 RRH - 4T4R B30 100W

SCALE: NOT TO SCALE

5 DC12 DETAIL

SCALE: NOT TO SCALE

6 DC9 DETAIL

SCALE: NOT TO SCALE



CONSULTANT TEAM:  
**AIRSMITH**  
 AIROSMITH DEVELOPMENT  
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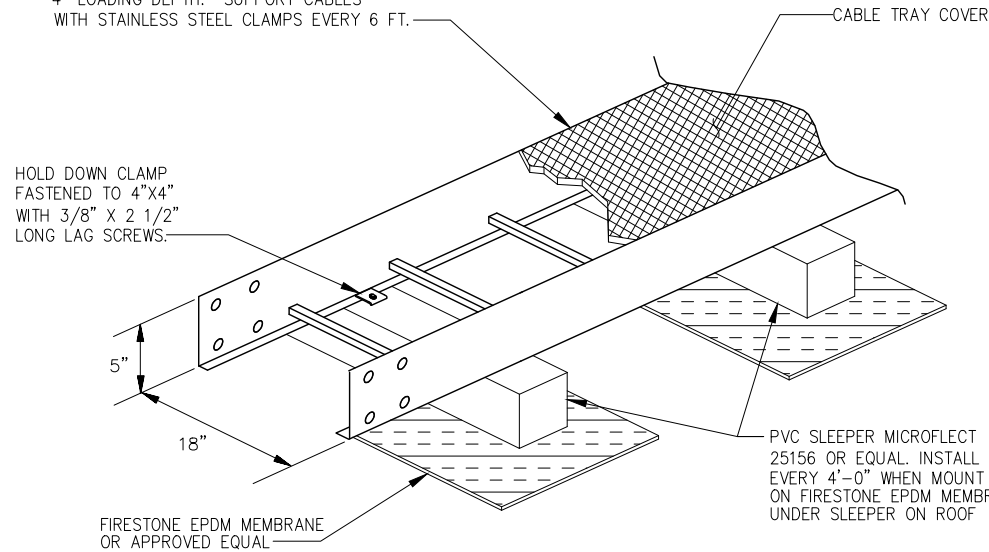


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 PASSAIC COUNTY  
 ROOFTOP

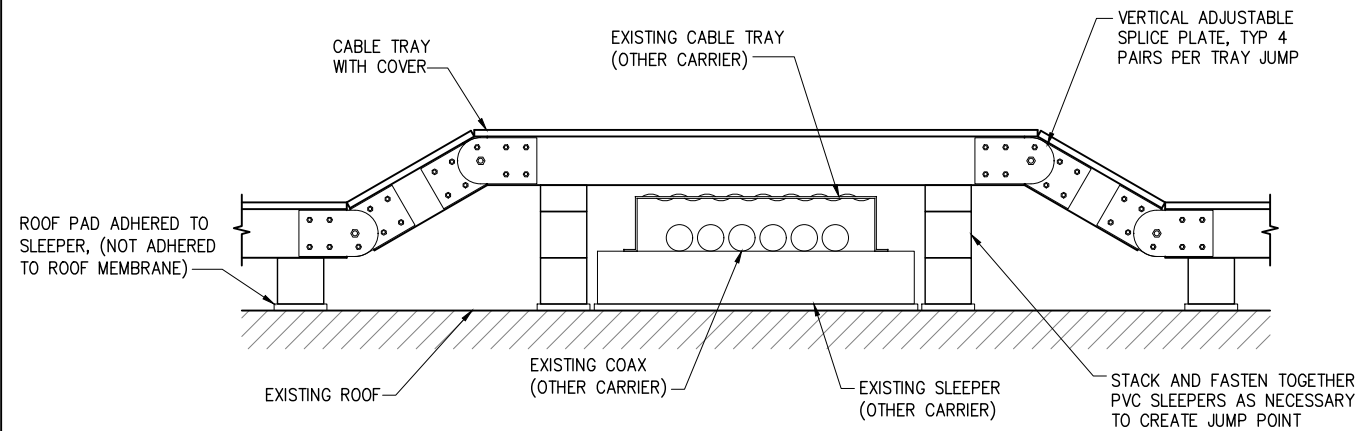
SHEET TITLE:  
**EQUIPMENT  
 DETAILS**

SHEET NUMBER: **A08** REVISION: **1**

CABLE TRAY WITH 9" RUNG SPACING,  
4" LOADING DEPTH. SUPPORT CABLES  
WITH STAINLESS STEEL CLAMPS EVERY 6 FT.



NOTE:  
CONTRACTOR TO INSTALL PVC SLEEPERS TO A MINIMUM LENGTH OF 18" TO REDUCE THE POINT LOADS ON THE ROOF.



CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866  
CLUSTER #  
ATT NSB NYC 202103

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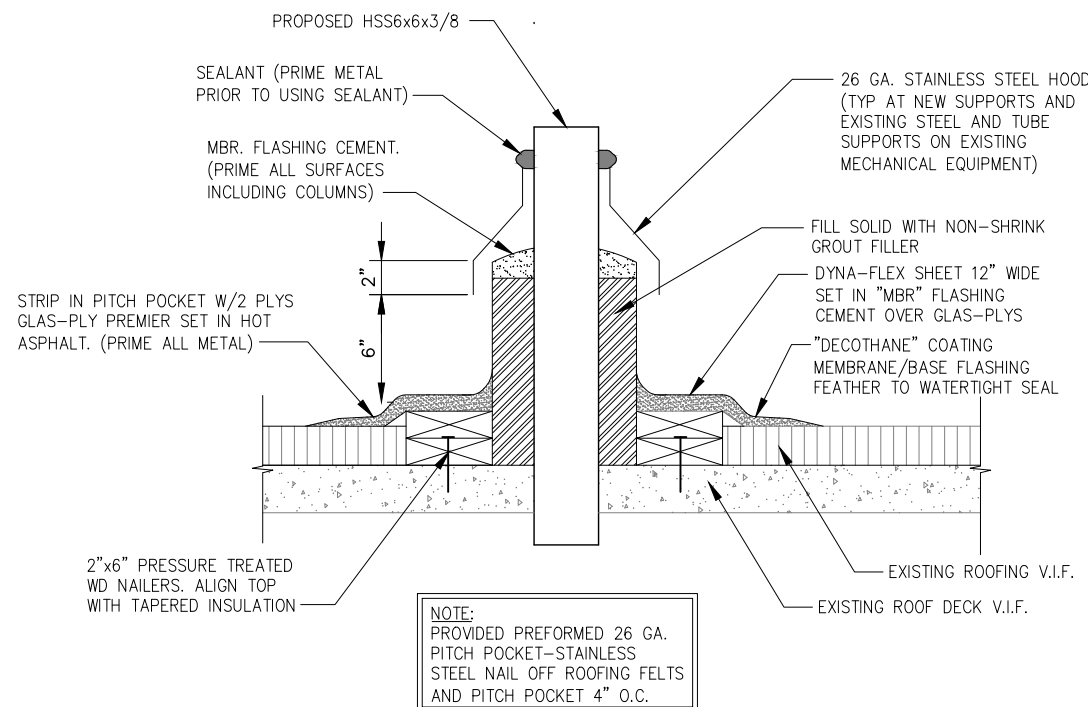


**1 CABLE TRAY**

SCALE: NOT TO SCALE

**2 CABLE TRAY UP & OVER DETAIL**

SCALE: NOT TO SCALE



**3 PITCH POCKET DETAIL**

SCALE: NOT TO SCALE

**NOTICE CAUTION WARNING**



**Beyond This Point** you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits  
**Follow** all posted signs and site guidelines for working in an RF environment

**Beyond This Point** you are entering a controlled area where RF Emissions *may exceed* the FCC Occupational Exposure Limits  
**Obey** all posted signs and site guidelines for working in an RF environment

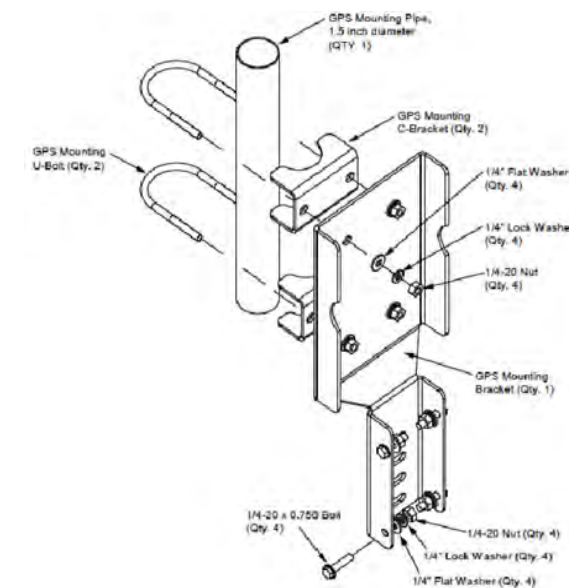
**Beyond This Point** you are entering a controlled area where RF Emissions *exceed* the FCC Controlled Exposure Limits  
**Failure to obey** all posted signs and site guidelines could result in serious injury

NOTES:

- INSTALLATION CONTRACTOR SHALL INSTALL SIGNS IN ACCORDANCE WITH FCC, OSHA AND AT&T STANDARDS.
- AFFIX APPLICABLE SIGNS ON EACH FENCE GATE VISIBLE TO EXTERIOR OF FENCED COMPOUND.

**4 RF SIGNAGE**

SCALE: NOT TO SCALE



NOTES:

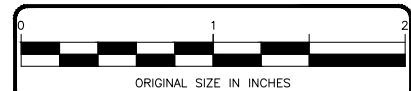
- INSTALL GPS ANTENNA PIPE MOUNT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.
- ABOVE DETAIL EXTRACTED FROM "VERTIV XTE 802 WALK-IN-CABINET (WIC) DESCRIPTION AND INSTALLATION MANUAL", SPECIFICATION NUMBER: F2018009. DOCUMENT NUMBER: 631-205-434\_REV4

**5 GPS DETAIL**

SCALE: NOT TO SCALE

DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW

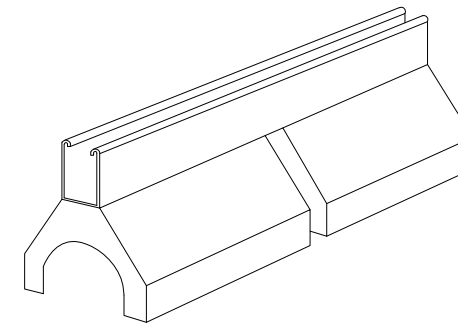
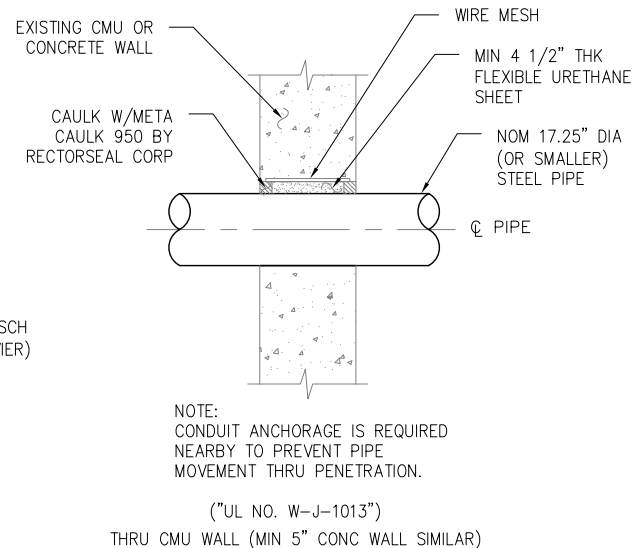
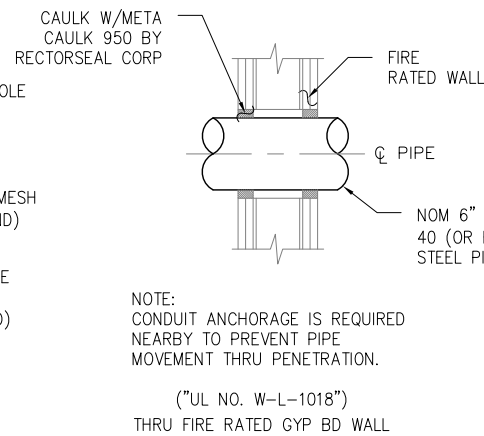
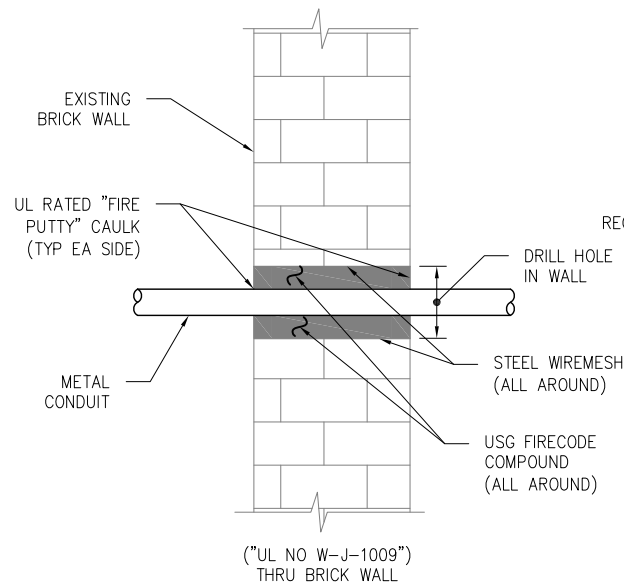


PROJECT INFORMATION:

SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
DETAILS

SHEET NUMBER: A09 REVISION: 1



**COOPER B LINE, DB20 SPECIFICATIONS**

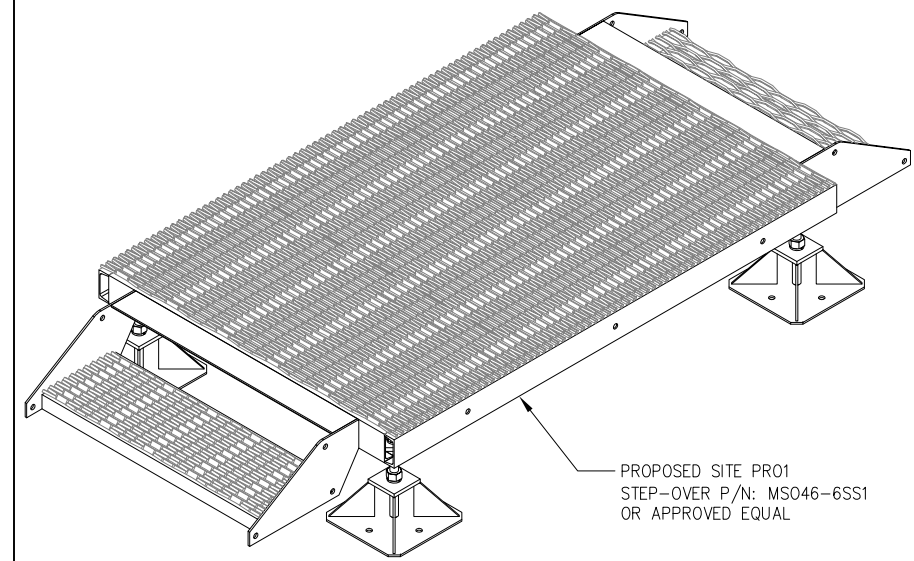
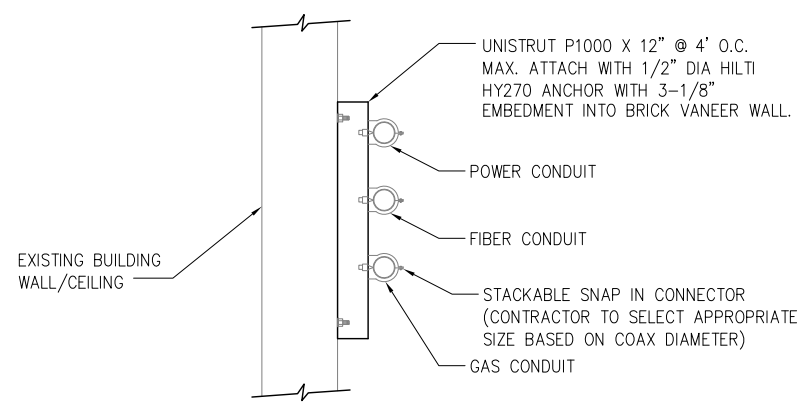
- HxWxD, (INCHES): 5"x 6"x 20.2"
- WEIGHT (LBS): 10.63

**1 TYPICAL PENETRATION DETAILS**

SCALE: NOT TO SCALE

**2 COOPER B LINE, DB20**

SCALE: NOT TO SCALE



**3 WALL/CEILING MOUNTING DETAIL**

SCALE: NOT TO SCALE

**4 STEP-OVER DETAIL**

SCALE: NOT TO SCALE

**5 DETAIL NOT USED**

SCALE: NOT TO SCALE



CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
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318 WEST AVE.  
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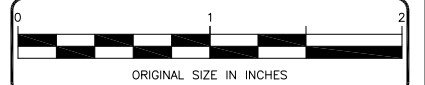
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PROJECT INFORMATION:

**SITE:**  
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NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
**DETAILS**

SHEET NUMBER: **A10** REVISION: **1**

Specification sheet

# Spark-ignited generator set

20-40 kW Standby  
EPA emissions



**Description**

Cummins® generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary Standby applications.

**Features**

**Gas engine** - Rugged 4-cycle Cummins QSJ2.4 spark-ignited engine delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

**Alternator** - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

**Control system** - The PowerCommand® 1.1 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

**Cooling system** - Standard cooling package provides reliable running at up to 50°C (122°F) ambient temperature.

**Enclosures** - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminium material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The intelligent design has removable panels and service doors to provide easy access for service and maintenance.

**NFPA** - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

**Warranty and service** - Backed by a comprehensive warranty and worldwide distributor network.

Model	Natural gas		Propane		Data sheets
	Standby 60 Hz	kVA	Standby 60 Hz	kVA	
C20 N6	20	25	20	25	NAD-5693-EN
C25 N6	25	31	25	31	NAD-5695-EN
C30 N6	30	38	30	38	NAD-5696-EN
C36 N6	36	45	36	45	NAD-5697-EN
C40 N6	40	50	40	50	NAD-5698-EN

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- Other data**
- Generator set model data
  - Start attempts, starts, running hours
  - Fault history
  - RS485 Modbus® interface
  - Data logging and fault simulation (requires InPower service tool)
- Digital governing (optional)**
- Integrated digital electronic isochronous governor
  - Temperature dynamic governing
  - PCONet interface
  - Integrated digital electronic voltage regulator
  - 2-phase Line-to-Line sensing
  - Configurable torque matching
- Control functions**
- Time delay start and cooldown
  - Cycle cranking
  - PCONet interface
  - (2) Configurable inputs
  - (2) Configurable outputs
  - Remote emergency stop
  - Automatic Transfer Switch (ATS) control
  - Generator set exercise, field adjustable

- Options**
- Auxiliary output relays (2)
  - Remote annunciator with (3) configurable inputs and (4) configurable outputs
  - PMG alternator excitation available on 36 kW and 40 kW
  - PowerCommand 500/550 for remote monitoring and alarm notification (accessory)
  - Auxiliary, configurable signal inputs (8) and configurable relay outputs (8)
  - Digital governing
  - AC output analog meters (bargraph)
  - Color-coded graphical display of:
    - 3-phase AC voltage
    - 3-phase current
    - Frequency
    - kVA
  - Remote operator panel

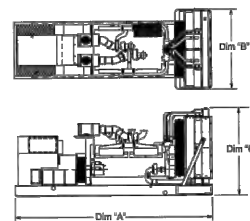
**Ratings definitions**

**Emergency Standby Power (ESP):** Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2786, DIN 6271 and BS 5514.

**Limited-Time Running Power (LTP):** Applicable for supplying power to a constant electrical load for limited hours. Limited-Time Running Power (LTP) is in accordance with ISO 8528.

**Prime Power (PRP):** Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

**Base Load (Continuous) Power (COP):** Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) is in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

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**Generator set specifications**

Governor regulation class	ISO8528 Part 1 Class G3*
Voltage regulation, no load to full load	±1.0%
Random voltage variation	±1.0%
Frequency regulation	isochronous
Random frequency variation	±0.25% @ 60 Hz
Radio frequency emissions compliance	Meets requirements of most industrial and commercial applications

\* C36 N6 and C40 N6 are Class G2

**Engine specifications**

Design	Naturally aspirated or turbocharged (varies by generator set model)
Bore	86.5 mm (3.4 in.)
Stroke	100.0 mm (3.94 in.)
Displacement	2.4 L (143.5 in³)
Cylinder block	Cast iron, in-line 4 cylinder
Battery capacity	550 amps at ambient temperature of 0°F to 32°F (-18°C to 0°C)
Battery charging alternator	50 amps
Starting voltage	12 volt, negative ground
Lube oil filter type(s)	Spin-on with relief valve
Standard cooling system	60°C (122°F) ambient cooling system
Rated speed	1800 rpm

**Alternator specifications**

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Direct coupled, flexible disc
Insulation system	Class H per NEMA MG1-1.65
Standard temperature rise	120°C (248°F) Standby
Exciter type	Torque match (shunt) with EBS as option
Alternator cooling	Direct drive centrifugal blower
AC waveform Total Harmonic Distortion (THDV)	< 6% no load to full linear load, < 3% for any single harmonic
Telephone Influence Factor (TIF)	< 50 per NEMA MG1-22.43
Telephone Harmonic Factor (THF)	< 3%

**Available voltages**

1-phase	3-phase			
• 120/240	• 120/208	• 120/240 delta	• 277/480	• 347/600

**Generator set options**

- Fuel system**
- Single fuel - natural gas or propane vapor, field selectable
  - Dual fuel - natural gas and propane vapor auto changeover
  - Low fuel gas pressure warning
- Engine**
- Engine air cleaner - normal or heavy duty
  - Shut down - low oil pressure
  - Extension - oil drain
- Alternator**
- 120°C (248°F) temperature rise alternator
  - 105°C (221°F) temperature rise alternator
  - Excitation Boost System (EBS)
  - PMG available on 36 kW and 40 kW
  - Alternator heater, 120 V
- Control**
- AC output analog meters (bargraph)
  - Stop switch - emergency
  - Auxiliary output relays (2)
  - Auxiliary configurable signal inputs (8) and relay outputs (8)
- Electrical**
- Single circuit breaker
  - Dual circuit breakers
  - 80% rated circuit breakers
  - 100% rated circuit breakers
- Enclosure**
- Aluminum enclosure Sound Level 1 or Level 2, with muffler installed, sandstone or green color
  - Open set
- Cooling system**
- Shutdown - low coolant level
  - Warning - low coolant level
  - Extension - coolant drain
  - Cold weather options:
    - < 4°F (40°F) - cold weather
    - < -17°F (0°F) - extreme cold weather
- Exhaust system**
- Exhaust connector NPT
- Generator set application**
- Base barrier - elevated generator
  - Battery rack, larger battery
  - Radiator outlet duct adapter

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Model	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)	Set weight* dry kg (lbs)	Set weight* wet kg (lbs)
<b>Open set</b>					
C20 N6	1669 (65.7)	864 (34)	1123 (44.2)	423 (933)	440 (969)
C25 N6	1669 (65.7)	864 (34)	1123 (44.2)	441 (972)	457 (1008)
C30 N6	2225 (87.6)	864 (34)	1123 (44.2)	491 (1083)	508 (1119)
C36 N6	2225 (87.6)	864 (34)	1123 (44.2)	520 (1146)	536 (1182)
C40 N6	2225 (87.6)	864 (34)	1123 (44.2)	548 (1208)	564 (1244)
<b>Sound attenuated enclosure Level 1</b>					
C20 N6	1829 (72)	864 (34)	1156 (45.5)	469 (1034)	485 (1070)
C25 N6	1829 (72)	864 (34)	1156 (45.5)	487 (1073)	503 (1109)
C30 N6	2388 (94)	864 (34)	1156 (45.5)	542 (1198)	558 (1233)
C36 N6	2388 (94)	864 (34)	1156 (45.5)	571 (1259)	587 (1294)
C40 N6	2388 (94)	864 (34)	1156 (45.5)	599 (1320)	615 (1356)
<b>Sound attenuated enclosure Level 2</b>					
C20 N6	2073 (81.6)	864 (34)	1156 (45.5)	474 (1045)	490 (1081)
C25 N6	2073 (81.6)	864 (34)	1156 (45.5)	492 (1084)	508 (1120)
C30 N6	2626 (103.4)	864 (34)	1156 (45.5)	547 (1207)	563 (1242)
C36 N6	2626 (103.4)	864 (34)	1156 (45.5)	576 (1269)	592 (1305)
C40 N6	2626 (103.4)	864 (34)	1156 (45.5)	604 (1331)	620 (1367)

\* Weights based on 1-phase generator set. Weights may vary with a different configuration.

**Codes and standards**

Codes or standards compliance may not be available with all model configurations - consult factory for availability.

	This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.		The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies.
	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.		Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.
	All low voltage models are CSA certified to product class 4215-01.		The generator set is certified to International Building Code (IBC) 2012.

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

For more information contact your local Cummins distributor or visit power.cummins.com

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**Generator set options (continued)**

**Warranty**

- Base warranty - 2 year, 1000 hour, Standby
- Standby, 3 year, 1500 hour, parts
- Standby, 5 year, 2500 hour, parts
- Standby, 3 year, 1500 hour, parts and labor
- Standby, 5 year, 2500 hour, parts, labor and travel
- Standby, 5 year, 2500 hour, parts and labor

Note: Some options may not be available on all models - consult factory for availability.

**Generator set accessories**

- Extreme cold weather kit
- Battery rack, larger battery
- Battery heater kit
- HM121HS in-home display, including pre-configured 12-inch harness
- HM121 remote display, including pre-configured 12-inch harness
- HM1220 remote display
- Auxiliary output relays (2)
- Auxiliary configurable signal inputs (8) and relay outputs (8)
- Annunciator - RS485
- Remote monitoring device - PowerCommand 500
- Battery charger - stand-alone, 12 V
- Circuit breakers
- Enclosure Sound Level 1 to Sound Level 2 upgrade kit
- Enclosure paint touch up kit
- Base barrier - elevated generator set
- Mufflers - industrial, residential or critical
- Alternator Excitation Boost System (EBS)
- PMG available on 36 kW and 40 kW
- Alternator heater
- Maintenance and service kit
- Engine lift kit

**Control system PowerCommand 1.1**



PowerCommand control is an integrated generator set control system providing voltage regulation, engine protection, operator interface and isochronous governing (optional). Major features include:

- Battery monitoring and testing features and smart starting control system.
  - Standard PCONet interface to devices such as remote annunciator for NFPA 110 applications.
  - Control boards potted for environmental protection.
  - Control suitable for operation in ambient temperatures from -40°C to +70°C (-40°F to +158°F) and altitudes to 5000 meters (13,000 feet).
  - Prototype tested; UL, CSA, and CE compliant.
  - InPower™ PC-based service tool available for detailed diagnostics.
- Operator/display panel**
- Manual off switch
  - Alpha-numeric display with pushbutton access for viewing engine and alternator data and providing setup, controls and adjustments (English or international symbols)
  - LED lamps indicating generator set running, not in auto, common warning, common shutdown, manual run mode and remote start
  - Suitable for operation in ambient temperatures from -40°C to +70°C
  - Bargraph display (optional)

**AC protection**

- Over current warning and shutdown
  - Over and under voltage shutdown
  - Over and under frequency shutdown
  - Over excitation (loss of sensing) fault
  - Field overload
- Engine protection**
- Overspeed shutdown
  - Low oil pressure warning and shutdown
  - High coolant temperature warning and shutdown
  - Low coolant level warning or shutdown
  - Over excitation (loss of sensing) fault
  - High, low and weak battery voltage warning
  - Fall to start (overcrank) shutdown
  - Fall to crank shutdown
  - Redundant start disconnect
  - Cranking lockout
  - Sensor failure indication
  - Low fuel level warning or shutdown

**Alternator data**

- Line-to-Line and Line-to-Neutral AC volts
- 3-phase AC current
- Frequency
- Total kVA
- Engine data
- DC voltage
- Lube oil pressure
- Coolant temperature
- Engine speed

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CARRIER:



CONSULTANT TEAM:



AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
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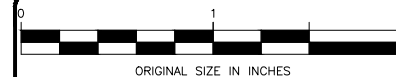
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**SITE:**  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:

GENERATOR DETAILS

SHEET NUMBER:

A11

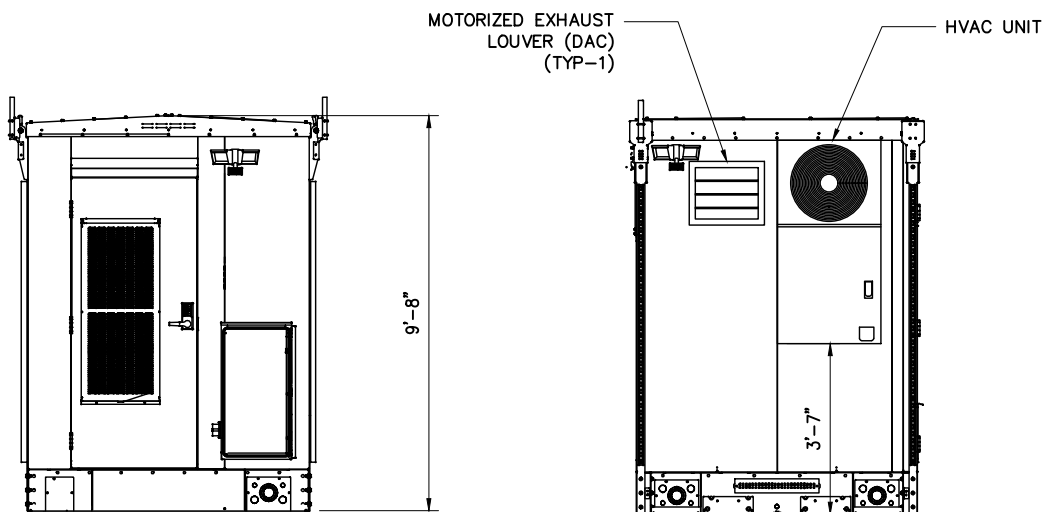
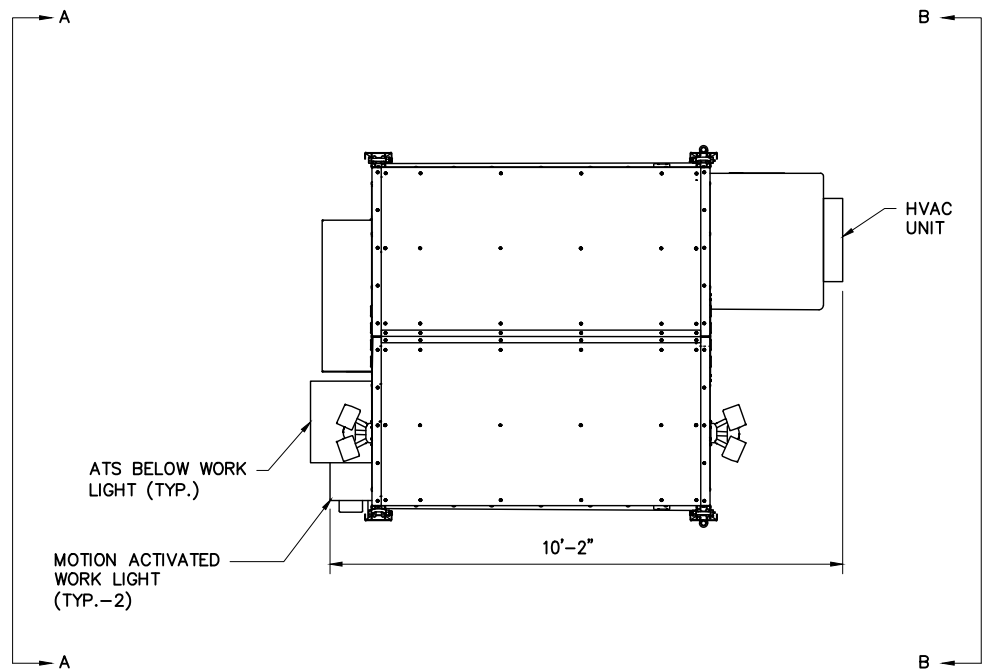
REVISION:

1

- NOTE:
- GAS BOOSTER REQUIREMENT PENDING GAS CONSULT.
  - GENERATOR BAFFLE KIT TO BE INSTALLED. INCLUSION OF SPECIFICATIONS PENDING RECEIPT.

# 1 GENERATOR DETAILS

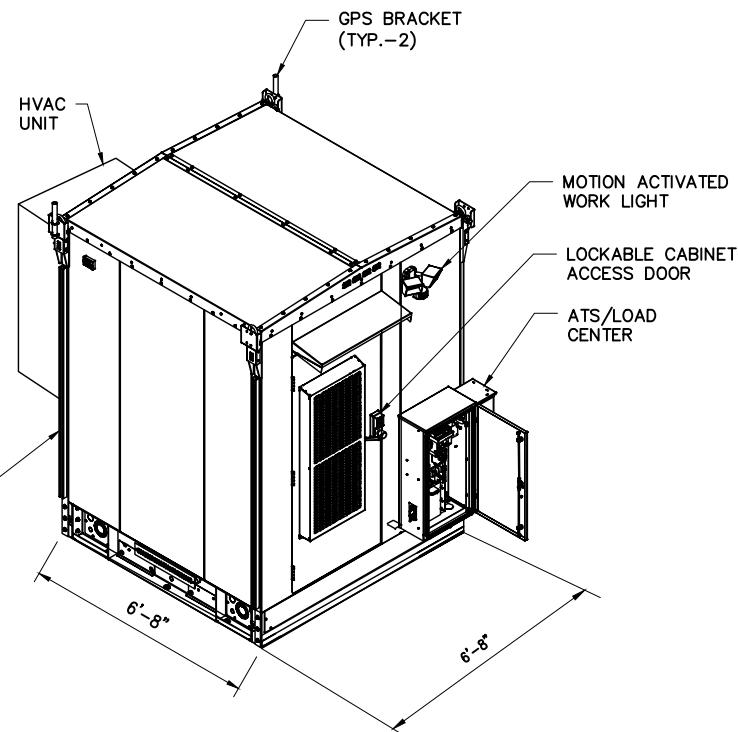
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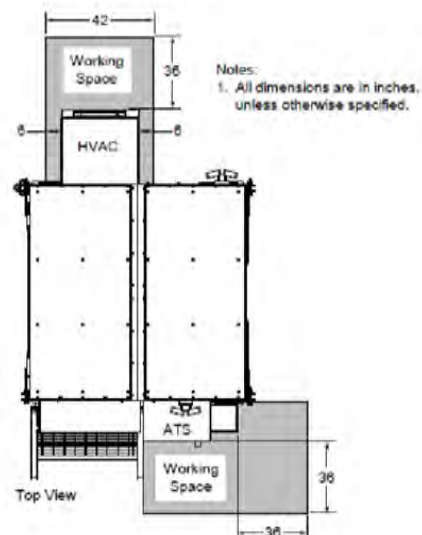
SECTION A-A

SECTION B-B

GALVANIZED UNISTRUT RACK PROVIDED ON LEFT & RIGHT SIDES OF WIC TO BE UTILIZED FOR DC12, FMB & RRH'S. INSTALL CAPS ON ALL UNISTRUT EXPOSED ENDS.



ISOMETRIC VIEW



REQUIRED CLEARANCES



CORNER PLATES

EQUIPMENT PLATFORM AND EQUIPMENT AS SHOWN IS A SCHEMATIC DEPICTION OF PROPOSED EQUIPMENT AND PLATFORM FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO REFER TO SITE SPECIFIC PLATFORM AND EQUIPMENT DESIGN AS SUPPLIED BY AT&T.

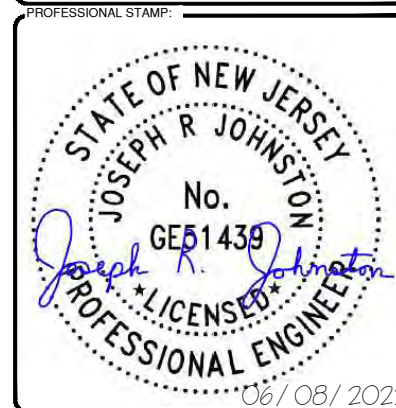
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 AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
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A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:  
 SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
 WIC  
 DETAILS

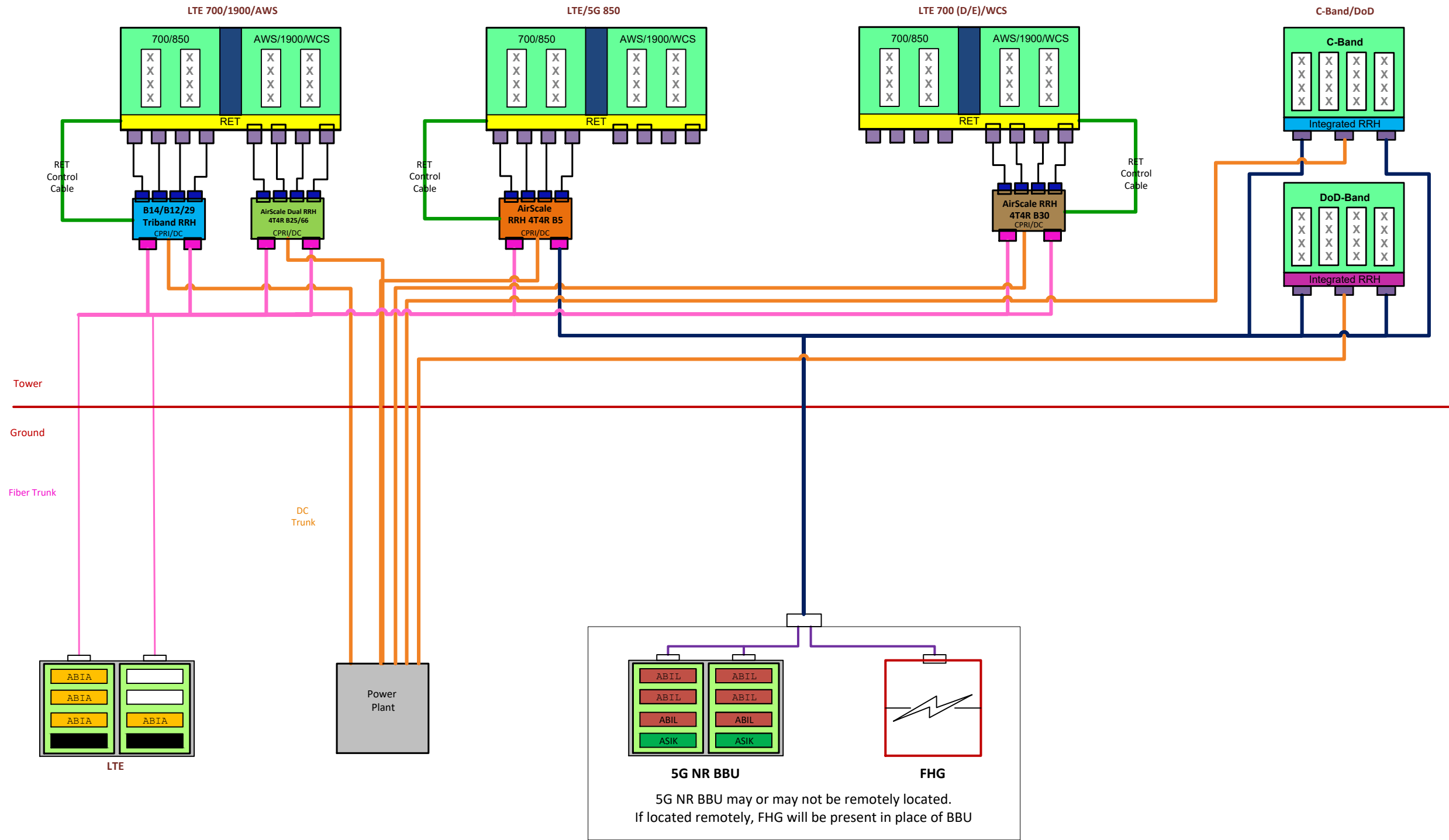
SHEET NUMBER:  
**A12**

REVISION:  
**1**

Proposed Configuration

# NWL06281 – All Sectors

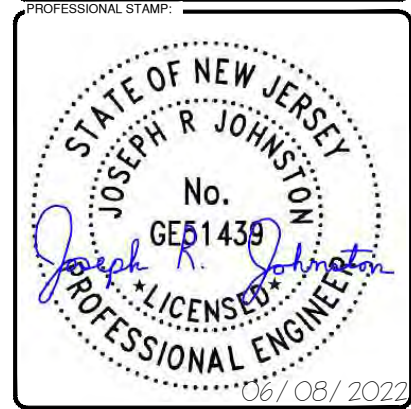
Before starting RRH/antenna installation, please refer to Nokia field guides and notices for requirements.



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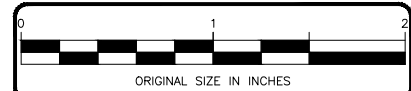
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SHEET TITLE:  
**PLUMBING DIAGRAM**

SHEET NUMBER: **A13** REVISION: **1**



Product No.	Description
PTLC-ATS-35-12200-CL_ATT	240/120, 1Ø, 200A, 3-source PTLC integrates ASCO Series 300-G ATS, Strikesorb, 30-position Square D NQ load center, GFC receptacle, ICGC CamLok connector, aluminum NEMA 3R enclosure (RAL 7032)

**General Data**

Enclosure dimensions (H x W x D)  
 59" x 27" x 15"  
 59" x 37" x 15" with CamLok enclosure  
 Weight  
 ≥ 150 lbs  
 Door  
 3-point pad-lockable  
 ICGC also is pad-lockable  
 Convenience receptacle  
 20A GFC external receptacle  
 Rating  
 NEMA 3R  
 Composition  
 Aluminum  
 Powder coat paint  
 RAL 7032  
 Other Pantone colors may be requested  
 UL certification  
 UL 891 – Dead Front Switchboard  
 UL 1008 – ATS and ICGC

**ATS Accessories**

4AR – Utility fail relay  
 11BE – Fully-programmable engine exerciser  
 • Exercise with or without load  
 • Exercise daily, weekly, bi-weekly or monthly  
 • Setting displayed and changed from interface keypad  
 BRX – Relay for source availability  
 • Contacts for utility and one emergency source (second emergency contact on switch)  
 • Additional output relay, default to indicate common alarm

**Suppression Technology**

Technology type  
 Strikesorb 40mm, 120 V module  
 Certification  
 UL 1449 3rd Edition (or current)  
 CE  
 VDE

**Load Center**

Panel board type  
 Square D, NQ Series  
 Circuit breaker positions  
 30 circuits

**ICGC – CamLok Generator Connection Panel**

Right-mounted only on these panels  
 Color-coded connectors  
 Pad-lockable enclosure

**Electrical Specifications**

120/240 V, 1Ø, or 120/208 V, 3Ø  
 200 A maximum  
 SCRR based on branch devices  
 42 kA, Sq D Type QH or QHB  
 22 kA, Sq D Type QAN or QAN-VH  
 10 kA, Sq D QO or QOB

**1 INTEGRATED LOAD CENTER WITH ATS DETAIL**

SCALE: NOT TO SCALE



**General Data**

Enclosure dimensions (H x W x D)  
 23 x 10 x 9.5 inches  
 Weight  
 13 lbs (approx.)  
 Enclosure  
 • UL Type 3R aluminum enclosure  
 • Uses die-cast pin hinges, black powder coated  
 • Dead front panel protects utility gen set wiring connections (pictured below)

Series Number	Product Configuration*
ICGC-1P	1Ø, L1, L2, N and G
ICGC-1P-CBL	1Ø, L1, L2, N and G with Deutsch connector and 20' CBL
ICGC-3P	3Ø, L1, L2, L3, N and G
ICGC-3P-CBL	3Ø, L1, L2, L3, N and G with Deutsch connector and 20' CBL
Accessories	
ICGC-CBL	1Ø or 3Ø Deutsch connector and 20' cable assembly
ICGC-MB	Mounting box for use with 1Ø or 3Ø ICGC enclosures

\*All parts listed include male Cam Lok-style connectors. Units are UL 1008 Transfer Switch Power Inlet Standard rated for use on 120/240 or 120/208 V up to 200 amp installations



**General Data (con't)**

Powder coat paint  
 UL RAL 7035 - Light grey  
 Door  
 • Pad lockable  
 • Ships with left opening; may open to the right by moving hinges to the opposite side of cabinet (pictured below)  
 UL  
 UL 1008, 5th ed, or current  
 • Single phase, rated 240/120, 200 A, 10 kA short circuit  
 • Three phase, rated 208/120, 200 amps, 10 kA short circuit

**Cam Lok-Style Connectors**

Type  
 Male  
 Electrical  
 • UL Listed Cam Lok-style, 180° twist on/off single-pole receptacles  
 • Conforms to NEC  
 • Rated up to 400 A, 208/120 V  
 • May be used for 240/120 single phase applications  
 • Terminal acceptance:  
 - Plug: 200 A, #2 to 4/0 AWG  
 - Receptacle: 200 A, #2 to 4/0 AWG  
 Power connectors  
 • Solid brass machined connectors  
 • Color coded:  
 Green – Ground  
 White – Neutral  
 Black – Line 1  
 Red – Line 2  
 Blue – Line 3

**2 GENERATOR CAMLOK DETAIL**

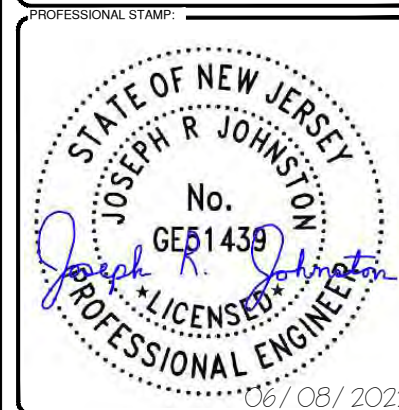
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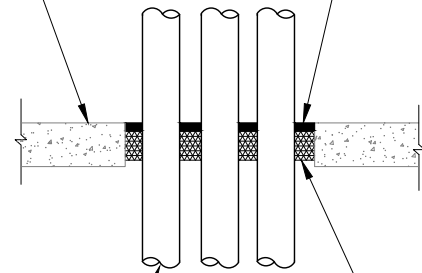
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SHEET TITLE:  
**ATS & CAMLOK DETAILS**

SHEET NUMBER: **A14** REVISION: **1**

FLOOR OR WALL ASSEMBLY – MIN. 4 1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE FLOOR OF ULC CLASSIFIED CONCRETE BLOCK WALL (MAXIMUM AREA OF OPENING IS 87 SQ. IN. WITH MAXIMUM DIMENSION OF 14 1/2")

FIRESTOP SYSTEM – FILL VOID OR CAVITY MATERIAL – CAULK – MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL ASSEMBLY.



UL SYSTEM #CAJ1208 & #CAJ1209 3 HR. RATING

THROUGH PENETRATION – ONE OR MORE CONDUITS MAY BE INSTALLED WITHIN THE OPENING. THE ANNULAR SPACE BETWEEN THE CONDUIT AND THE PERIPHERY OF THE OPENING SHALL BE MIN. 1" TO A MAX. 1 1/2". THE SPACE BETWEEN THE CONDUITS SHALL BE MIN. 1/2" TO MAX. 1 1/2". CONDUITS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. CONDUIT – NOM. 3" DIAMETER (OR SMALLER) EMT OR STEEL CONDUIT.

FIRESTOP SYSTEM – (PACKING MATERIAL) – MIN. 3" THICKNESS OF MIN. 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

# 1 CONCRETE WALL/UL BLOCK FIRE RATED PENETRATION DETAIL

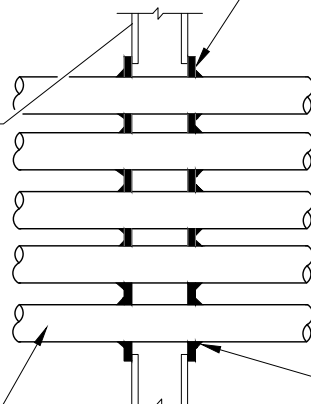
SCALE: NOT TO SCALE

WALL ASSEMBLY – THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING:

STUDS – WALL FRAMING SHALL CONSIST OF MIN. 3 5/8" WIDE STEEL CHANNEL STUDS SPACED MAX. 24" O.C.

WALLBOARD GYPSUM – 5/8" THICK, 4 FT. WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALL BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPES AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. AREA OF OPENING IS 66 SQ. IN. WITH A MAX. DIMENSION OF 22". THE HOURLY F RATINGS OF THE FIRESTOP SYSTEM ARE DEPENDENT ON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

FIRESTOP SYSTEM – GYPSUM WALLBOARD – TWO LAYERS OF 5/8" THICK WALLBOARD CUT TO FIT THE CONTOUR OF THE THROUGH PENETRANTS ON BOTH SURFACES OF THE WALL. THE ANNULAR SPACE BETWEEN THE THROUGH PENETRANTS AND THE CUT-OUTS OF THE GYPSUM WALLBOARD SHALL BE A MIN. OF 1/4" TO A MAX. 3/8" GYPSUM WALLBOARD SHALL EXTEND A MIN. OF 2" BEYOND THE PERIPHERY OF THE OPENING ON BOTH SURFACES OF THE WALL. PRIOR TO SECURING THE GYPSUM WALLBOARD TO BOTH SURFACES OF THE WALL, A MIN. 1/2" THICKNESS OF FILL MATERIAL IS TO BE APPLIED WITHIN THE JOINTS OF EACH LAYER OF GYPSUM WALLBOARD. ON BOTH SURFACES OF THE WALL, EACH LAYER OF GYPSUM WALLBOARD SHALL BE SECURED TO WALL BY MEANS OF 1 1/4" LONG TYPE G STEEL SCREWS SPACED 6" O.C.



THROUGH PENETRANT – ONE OR MORE CONDUITS TO BE INSTALLED WITHIN THE OPENING. THE SPACE BETWEEN CONDUITS AND PERIPHERY OF OPENING SHALL BE A MIN. 0" (POINT CONTACT) TO MAX. 1 1/4". CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. NOM. 2" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING OR GALVANIZED STEEL CONDUIT.

FIRESTOP MATERIAL – FILL, VOID OR CAVITY MATERIAL – SEALANT – ON BOTH SURFACES OF THE WALL, A MIN. 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE JOINTS OF EACH LAYER OF GYPSUM WALLBOARD. AFTER INSTALLATION OF BOTH LAYERS OF GYPSUM WALLBOARD, 1" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULAR SPACE BETWEEN THE CUT-OUTS OF THE GYPSUM WALLBOARD AND THE PENETRATING ITEMS. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/4" THICK CROWN OF FILL MATERIAL APPLIED AROUND THE OUTER CIRCUMFERENCE OF THE THROUGH PENETRANTS ON BOTH SURFACES OF WALL. SPECIFIED TECHNOLOGIES INC. – LC150, 151, 152 OR 155 SEALANT.

UL SYSTEM #WL1093 & 2 HR. F RATING

# 2 GYPSUM BOARD FIRE RATED PENETRATION DETAIL

SCALE: NOT TO SCALE



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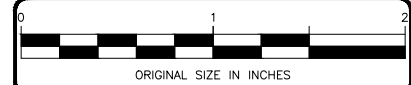
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










SHEET TITLE:  
FIRE PENETRATION DETAILS

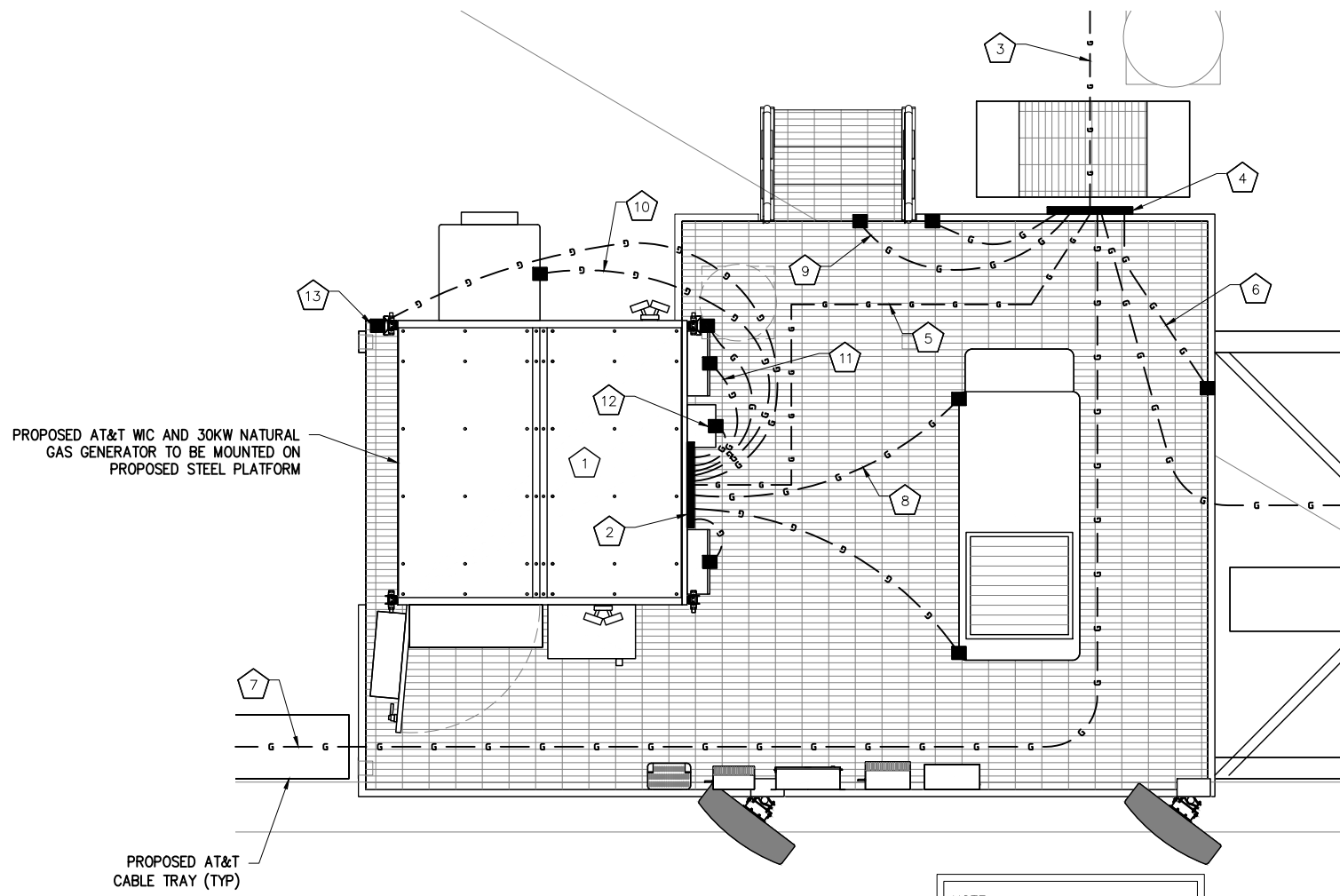
SHEET NUMBER: **A15** REVISION: **1**

**CODED DRAWING NOTES**

- 1 PROPOSED AT&T EQUIPMENT SHELTER TO BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS. (TYP)
- 2 PROPOSED MAIN GROUND BAR ATTACHED TO PROPOSED WIC.
- 3 PROPOSED #2 SOLID TINNED BCW FROM PLATFORM GROUND BAR TO WATER MAIN.
- 4 PROPOSED PLATFORM GROUND BAR ATTACHED TO PROPOSED EQUIPMENT PLATFORM.
- 5 BOND PROPOSED SECONDARY GROUND BAR TO MAIN GROUND BAR WITH PROPOSED #2 SOLID TINNED BCW (TYP OF (2) PLACES).
- 6 BOND PROPOSED EQUIPMENT PLATFORM TO PROPOSED PLATFORM GROUND BAR WITH #2 SOLID TINNED BCW (TYP OF (2) PLACES).
- 7 BOND PROPOSED CABLE TRAY TO PROPOSED PLATFORM GROUND BAR WITH #2 SOLID TINNED BCW AS REQUIRED. (TYP)
- 8 BOND PROPOSED GENERATOR TO PROPOSED EQUIPMENT GROUND BAR WITH #2 SOLID TINNED BCW AS REQUIRED (TYP OF (2) PLACES).
- 9 BOND PROPOSED PLATFORM STAIRS TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 10 BOND PROPOSED HVAC UNIT TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 11 BOND PROPOSED DC12 TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 12 BOND FIBER MANAGEMENT BOX TO PROPOSED EQUIPMENT GROUND BAR. (TYP)
- 13 BOND GPS ANTENNA TO PROPOSED EQUIPMENT GROUND BAR. (TYP)

**GROUNDING SYMBOLS**

-  SOLID GROUND BUS BAR
-  SOLID NEUTRAL BUS BAR
-  SUPPLEMENTAL GROUND CONDUCTOR
-  2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
-  CHEMICAL GROUND ROD
-  GROUND ROD
-  DISCONNECT SWITCH
-  METER
-  CADWELD TYPE CONNECTION
-  COMPRESSION TYPE CONNECTION
-  GROUNDING WIRE



NOTE:  
ALL GROUND WIRES SHALL BE  
ROUTED UNDER PLATFORM &  
CLAMPED TO BEAMS OR GRATING.



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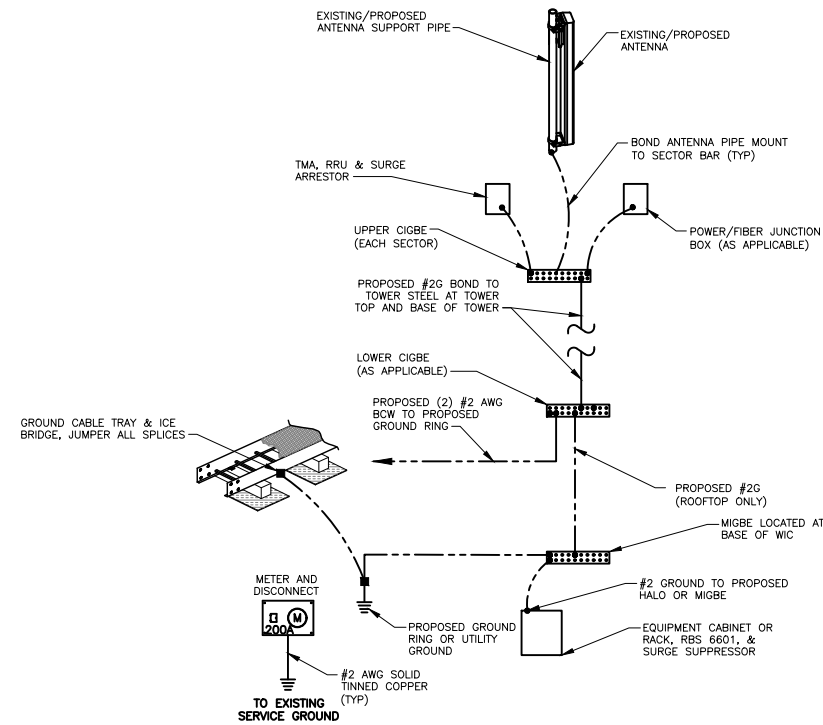
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SHEET TITLE:  
**GROUNDING PLAN**

SHEET NUMBER: **G01**      REVISION: **1**

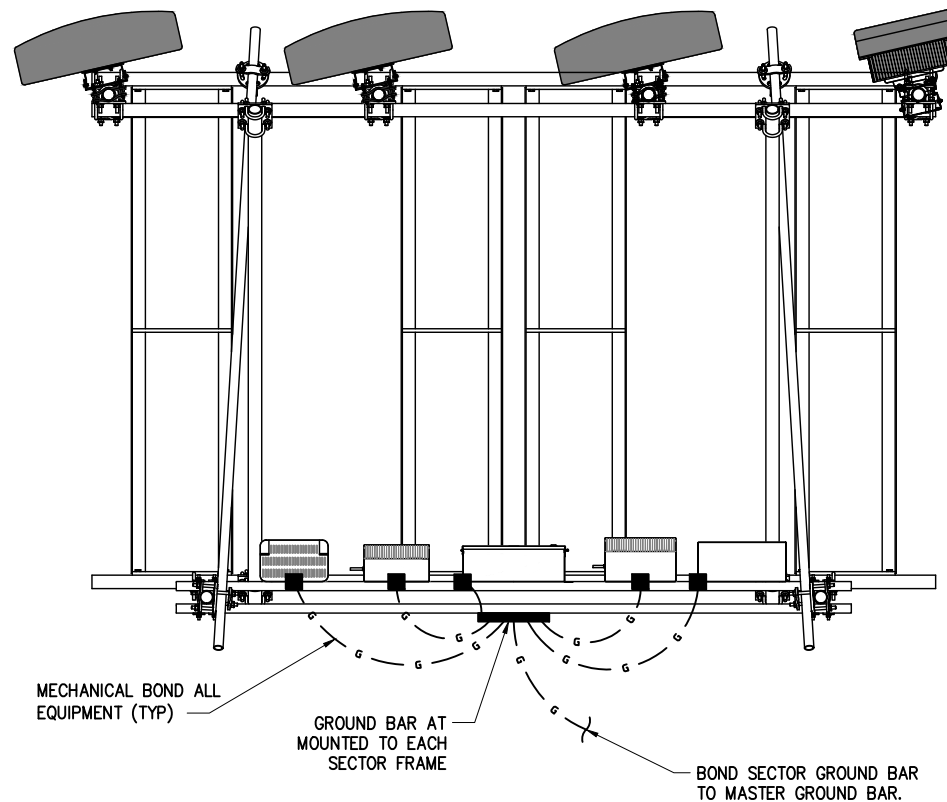
**1 GROUNDING PLAN**

SCALE: 1" = 4' (11"x17"), 1" = 2' (22"x34")



# 1 GROUNDING SCHEMATIC

SCALE: NOT TO SCALE



# 2 SECTOR GROUNDING PLAN - TYPICAL

SCALE: NOT TO SCALE

### GROUNDING NOTES:

1. ALL DOWN CONDUCTORS AND GROUND RING AND CONDUCTOR SHALL BE #2 AWG, SOLID, BARE, TINNED COPPER, UNO. ALL CONNECTIONS TO GROUND RING SHALL BE EXOTHERMICALLY WELDED. CONDUCTOR SHALL BE A MINIMUM DEPTH BELOW GRADE OF 30 INCHES OR TO THE LEDGE. MINIMUM BEND RADIUS SHALL BE 8 INCHES. CONDUCTOR SHALL BE AT LEAST 24 INCHES FROM ANY FOUNDATION, UNO.
2. WHERE MECHANICAL CONDUCTOR CONNECTIONS ARE SPECIFIED, BOLTED, COMPRESSION-TYPE CLAMPS OR SPLIT-BOLT TYPE CONNECTORS SHALL BE USED. GRIND OFF GALVANIZING IN AFFECTED AREA. EXOTHERMICALLY WELD #2 CONDUCTOR AT 6 INCHES ABOVE GRADE R FOUNDATION, WHICHEVER IS HIGHER. COLD-GALV AFTER. EXOTHERMICALLY WELD OTHER END TO THE GROUND.
3. GROUND CONDUCTORS ON EXTERIOR WALL OF SHELTER SHALL BE ENCASED IN 3/4" PVC CONDUIT TO GRADE. MOUNT PVC WITH GALVANIZED "C" CLAMPS. SEAL TOP ENDS.
4. FOLLOWING COMPLETION OF WORK, CONDUCT GROUND TEST. SUBMIT WRITTEN TEST TO CONSTRUCTION MANAGER AND PROJECT MANAGER.
5. ALL GROUNDING WORK SHALL COMPLY WITH CARRIER(S) STANDARDS.
6. GROUNDING REQUIREMENTS SHOWN ON THIS PLAN ARE FOR ITEMS THAT ARE LOCATED NEAR GRADE LEVEL AND THAT NEED TO BE TIED TO THE BELOW GRADE GROUND RING.
7. UNLESS NOTED OTHERWISE, ALL GROUNDING SHALL BE IN ACCORDANCE WITH AT&T'S SSEQ DOCUMENTS 3.018.02.004 "BONDING, GROUNDING AND TRANSIENT PROTECTION FOR CELL SITES", AND 3.018.10.002 "SITE RESISTANCE TO EARTH TESTING". ALL GROUNDING SHALL ALSO COMPLY WITH ALL STATE AND LOCAL CODES, AND THE NATIONAL ELECTRICAL CODE (NEC).
8. UNLESS NOTED OTHERWISE, ALL GROUNDING CONNECTIONS SHALL BE MADE BY AN EXOTHERMIC WELD.
9. RESISTANCE TO EARTH TESTING IS REQUIRED PER AT&T STANDARDS ON ALL NEW SITES.



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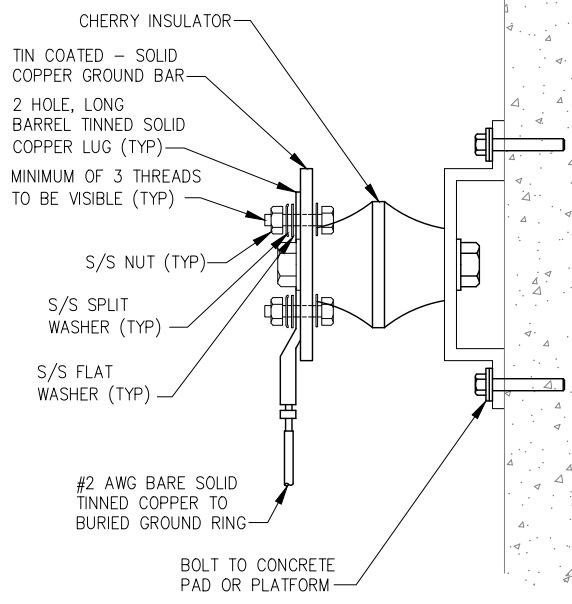
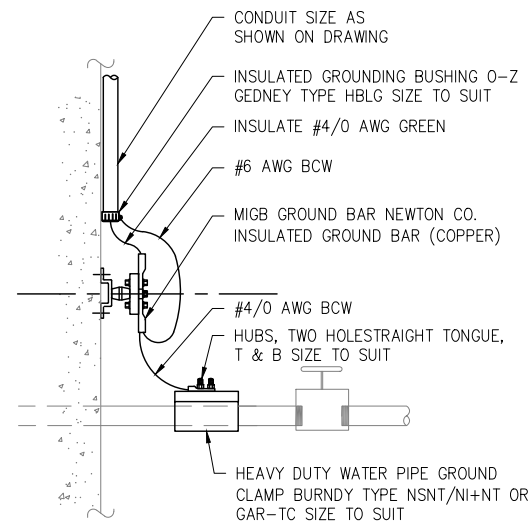


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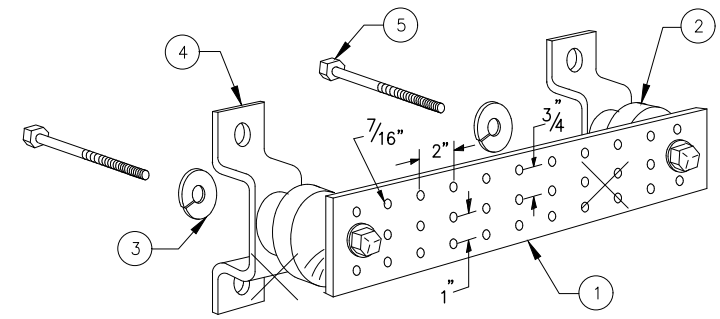
SHEET TITLE:  
GROUNDING DETAILS

SHEET NUMBER: **G02** REVISION: **1**



**NOTE:**

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING SPLIT WASHERS.
2. COAT WIRE END WITH ANTI-OXIDATION COMPOUND PRIOR TO INSERTION INTO LUG BARREL AND CRIMPING.
3. APPLY ANTI-OXIDATION COMPOUND BETWEEN ALL LUGS AND BUSS BARS PRIOR TO MATING AND BOLTING. DO NOT COAT ENTIRE BAR

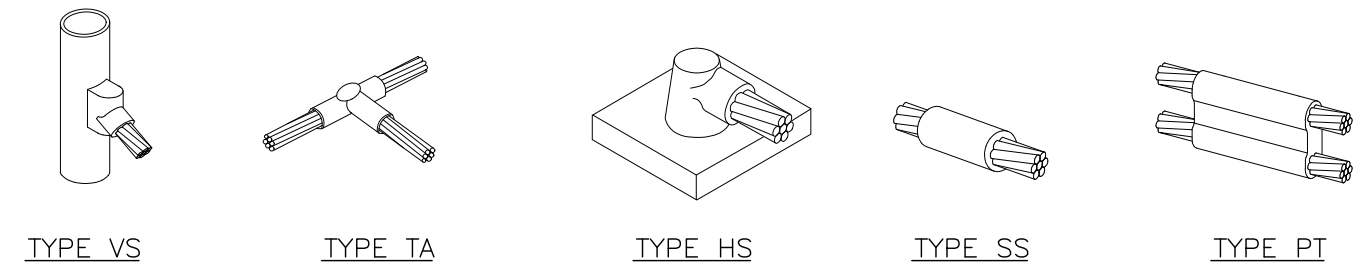


**LEGEND**

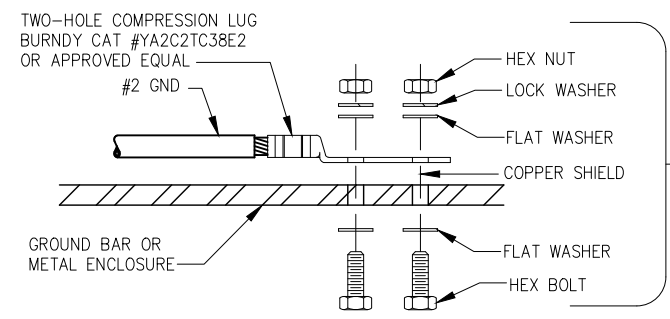
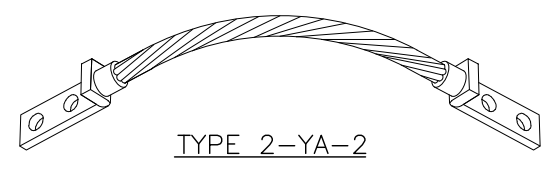
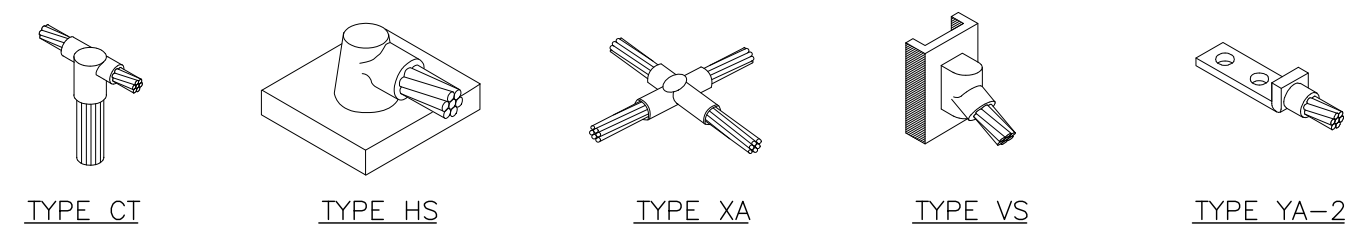
- 1 - SOLID TINNED COPPER GROUND BAR, 1/4"x 4"x 20" MIN., NEWTON INSTRUMENT CO. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- 2 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
- 3 - 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
- 4 - WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056
- 5 - 5/8-11 X 1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1
- 6 - GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
- 7 - GROUND BARS SHALL NEITHER BE FIELD FABRICATED NOR NEW HOLES DRILLED
- 8 - GROUND LUGS SHALL MATCH THE HOLE SPACING ON THE BAR
- 9 - HARDWARE DIAMETER SHALL BE MINIMUM 3/8"

**1 WATER MAIN GROUNDING DETAIL**  
SCALE: NOT TO SCALE

**2 GROUND BAR**  
SCALE: NOT TO SCALE



NOTE: ERICO CADWELD "MOLD TYPES" SHOWN HERE ARE EXAMPLES CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.



**INSTALLATION NOTES:**

1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
4. APPLY COPPER-SHIELD COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
5. ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDED TO THE EQUIPMENT MASTER GROUND BAR. (PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH).

**3 EXOTHERMIC WELD DETAILS**  
SCALE: NOT TO SCALE

**4 GROUND WIRE TO GROUND BAR DETAIL**  
SCALE: NOT TO SCALE



CARRIER:

CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866  
CLUSTER #  
ATT NSB NYC 202103

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT FINAL, UNTIL SIGNED AND SEALED.

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF AIROSMITH ENGINEERING AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF AIROSMITH ENGINEERING. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.

PROFESSIONAL STAMP:

DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:

SITE:  
14652333  
NWL06281 - WAYNE II  
601 HAMBURG TURNPIKE  
WAYNE, NJ 07470  
PASSAIC COUNTY  
ROOFTOP

SHEET TITLE:  
**GROUNDING DETAILS**

SHEET NUMBER: **G03** REVISION: **1**

**CONDUIT AND FEEDER LENGTHS:**  
 FROM METER TO WIC  
 POWER CONDUIT: 260 LINEAR FEET  
 FROM CAM-LOK TO LOAD CENTER  
 POWER CONDUIT: 220 LINEAR FEET  
 TELCO:  
 FROM WIC TO HOFFMAN BOX ON H-FRAME  
 TELCO CONDUIT: 170 LINEAR FEET  
 GAS:  
 FROM PROPOSED GAS METER TO GENERATOR  
 GAS CONDUIT: 300 LINEAR FEET

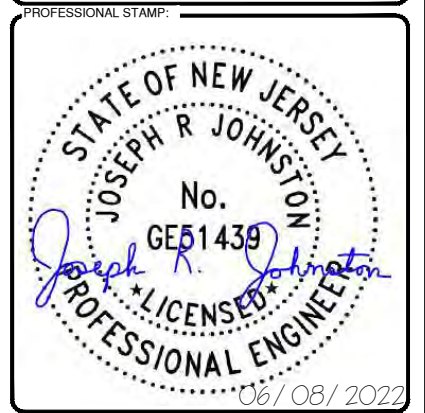
- ABOVE MEASUREMENTS INCLUDE (2) STUB UPS FOR EACH POWER RUN.
- DOES NOT INCLUDE ANY ADDITIONAL BUFFER FOR CONDUIT OR CABLE LENGTHS.
- 24" MIN. SEPARATION BETWEEN GAS AND ELECTRICAL CONDUITS.



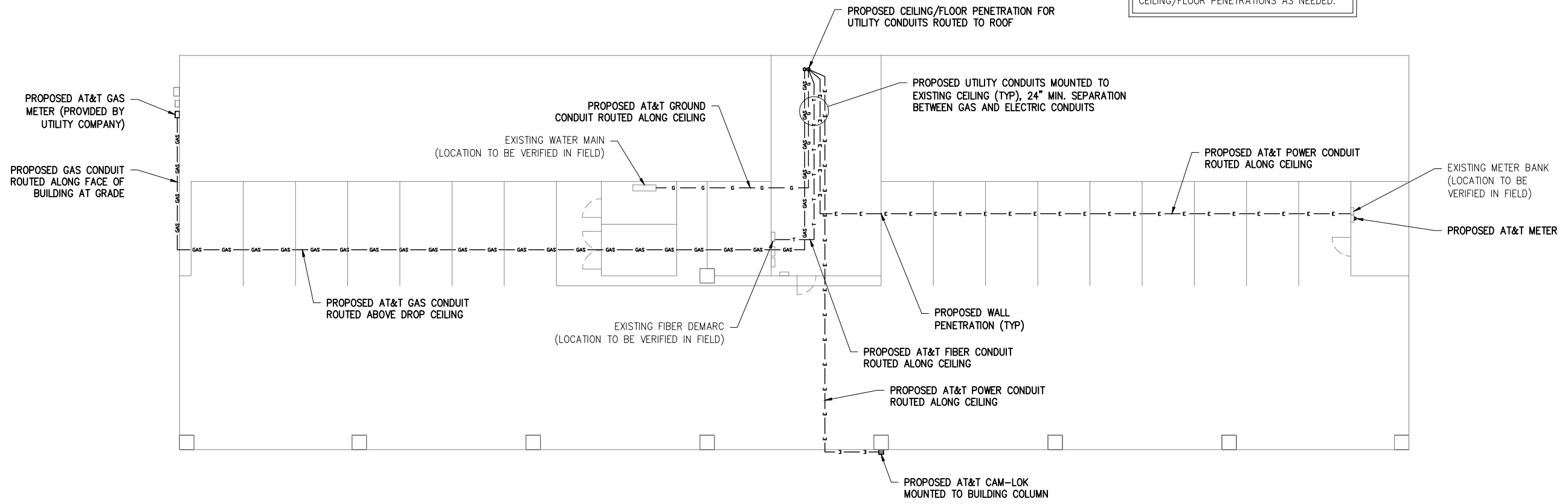
CONSULTANT TEAM:  
**AIROSMITH**  
 AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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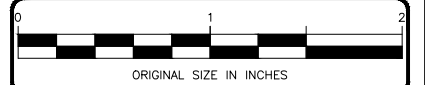
CORE DRILLING SHALL BE USED FOR CEILING/FLOOR PENETRATIONS AS NEEDED.



INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON INFORMATION PROVIDED BY E 2 PROJECT MANAGEMENT LLC, DATED 10/24/16 AND OBTAINED DURING A SITE WALK PERFORMED BY AIROSMITH ON 4/14/2021 AND IS NOT THE RESULT OF AN ON-SITE FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:  
 SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

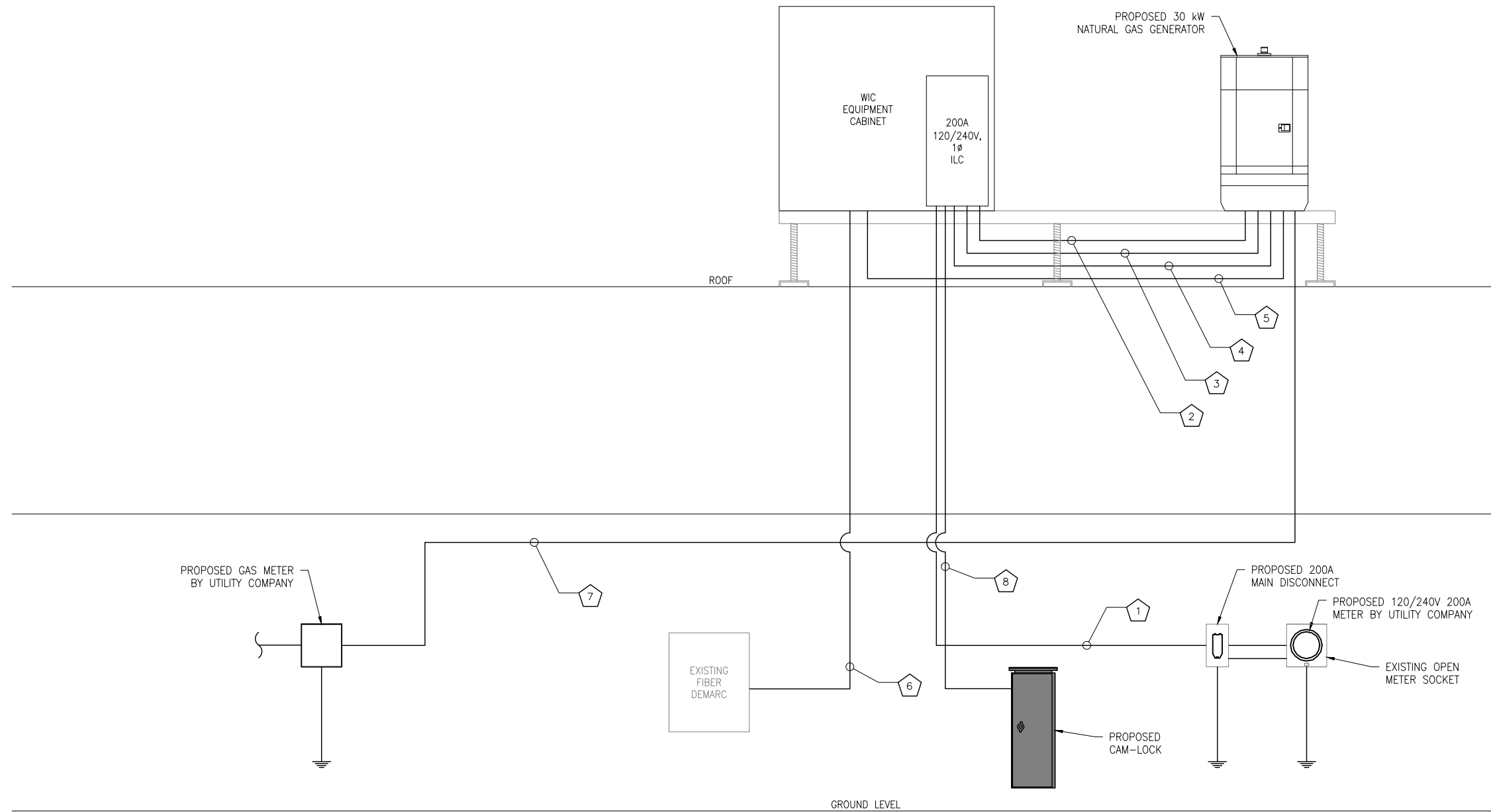
SHEET TITLE:  
 UTILITY PLAN AND NOTES

SHEET NUMBER: **E01** REVISION: **1**

**1 FIRST FLOOR UTILITY ROUTING PLAN**

SCALE: 1" = 20' (11"x17"), 1" = 10' (22"x34")





- CONDUITS AND CONDUCTORS:
- 1 (3) #3/0 + (1) #2G IN 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT (TO METER)
  - 2 (3) #3/0 + (1) #2G IN 2" RGS CONDUIT (TO ATS)
  - 3 (2) #10 + (1) #10G IN 2" RGS CONDUIT (FOR GENERATOR CIRCUITS)
  - 4 (2) #12 + (1) #12G IN 3/4" RGS CONDUIT (CONTROL WIRING)
  - 5 (1) 3/4" RGS CONDUIT AND PULL STRING (ALARM WIRING)
  - 6 TELCO 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT WITH 1000LB MULE TAPE
  - 7 (1) 2" GAS PIPE, LENGTH PER SHEET E01, PENDING GAS COMPANY CONSULTATION
  - 8 (3) #3/0 + (1) #2G IN 2" EMT (INTERIOR), RGS (EXTERIOR) CONDUIT (TO CAM-LOCK)



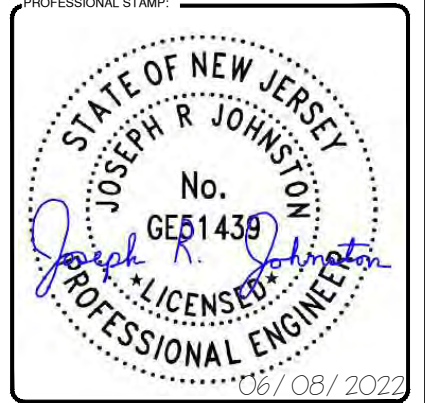
CONSULTANT TEAM:

**AIROSMITH**

AIROSMITH DEVELOPMENT  
 AIROSMITH ENGINEERING  
 318 WEST AVE.  
 SARATOGA SPRINGS, NY 12866  
 CLUSTER #  
 ATT NSB NYC 202103

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DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
A	12/15/21	JRF	ISSUED FOR REVIEW	AJD
B	2/18/22	JRF	REVISED PER COMMENTS	ASW
0	3/21/22	ASW	ISSUED FOR FINALS	ASW
1	06/08/22	ASW	REVISED PER COMMENTS	ASW



PROJECT INFORMATION:

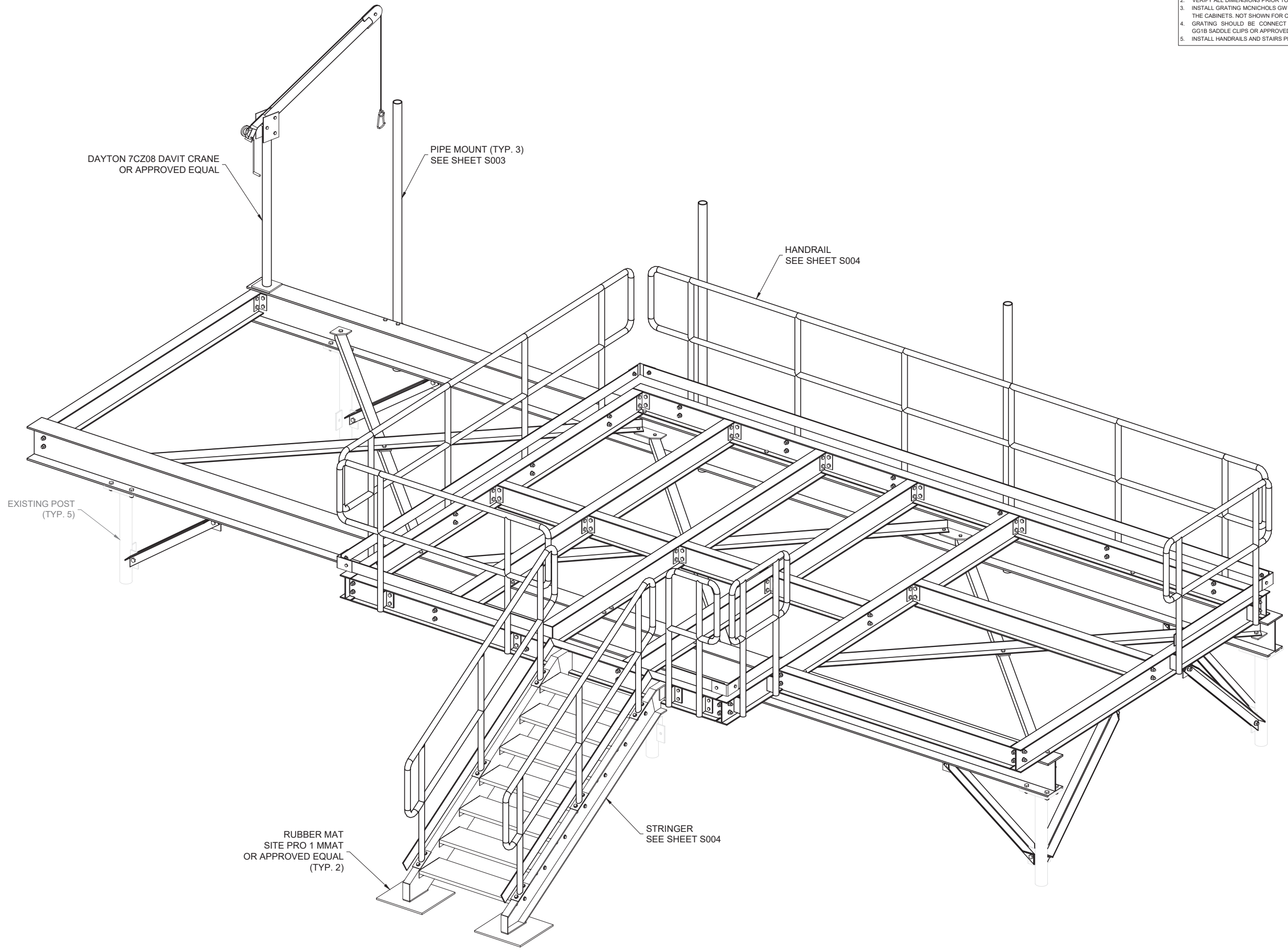
SITE:  
 14652333  
 NWL06281 - WAYNE II  
 601 HAMBURG TURNPIKE  
 WAYNE, NJ 07470  
 PASSAIC COUNTY  
 ROOFTOP

SHEET TITLE:  
**ONE LINE DIAGRAM**

SHEET NUMBER: **E02**      REVISION: **1**



- NOTES
1. PROPOSED EQUIPMENT NOT SHOWN FOR CLARITY.
  2. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
  3. INSTALL GRATING MGNICHLCS GW (18W4) 1 1/4"x3/16" AROUND THE CABINETS. NOT SHOWN FOR CLARITY.
  4. GRATING SHOULD BE CONNECT TO THE PLATFORM WITH GG1B SADDLE CLIPS OR APPROVED EQUAL.
  5. INSTALL HANDRAILS AND STAIRS PER OSHA REQUIREMENTS.



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



CLIENT

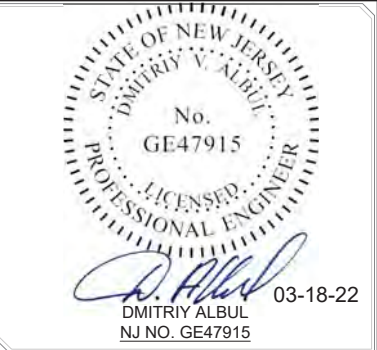
**AIROSMITH**

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866

CONTRACTOR

**ALBUL ENGINEERING**

3840 E. ROBINSON ROAD  
AMHERST, NY 14228  
WWW.ALBULENG.COM



REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	3/18/22	REVISION	AVM	MYZ
A	02/16/22	PRELIMINARY	AVM	MYZ

SITE INFORMATION

NWL06281 - WAYNE II

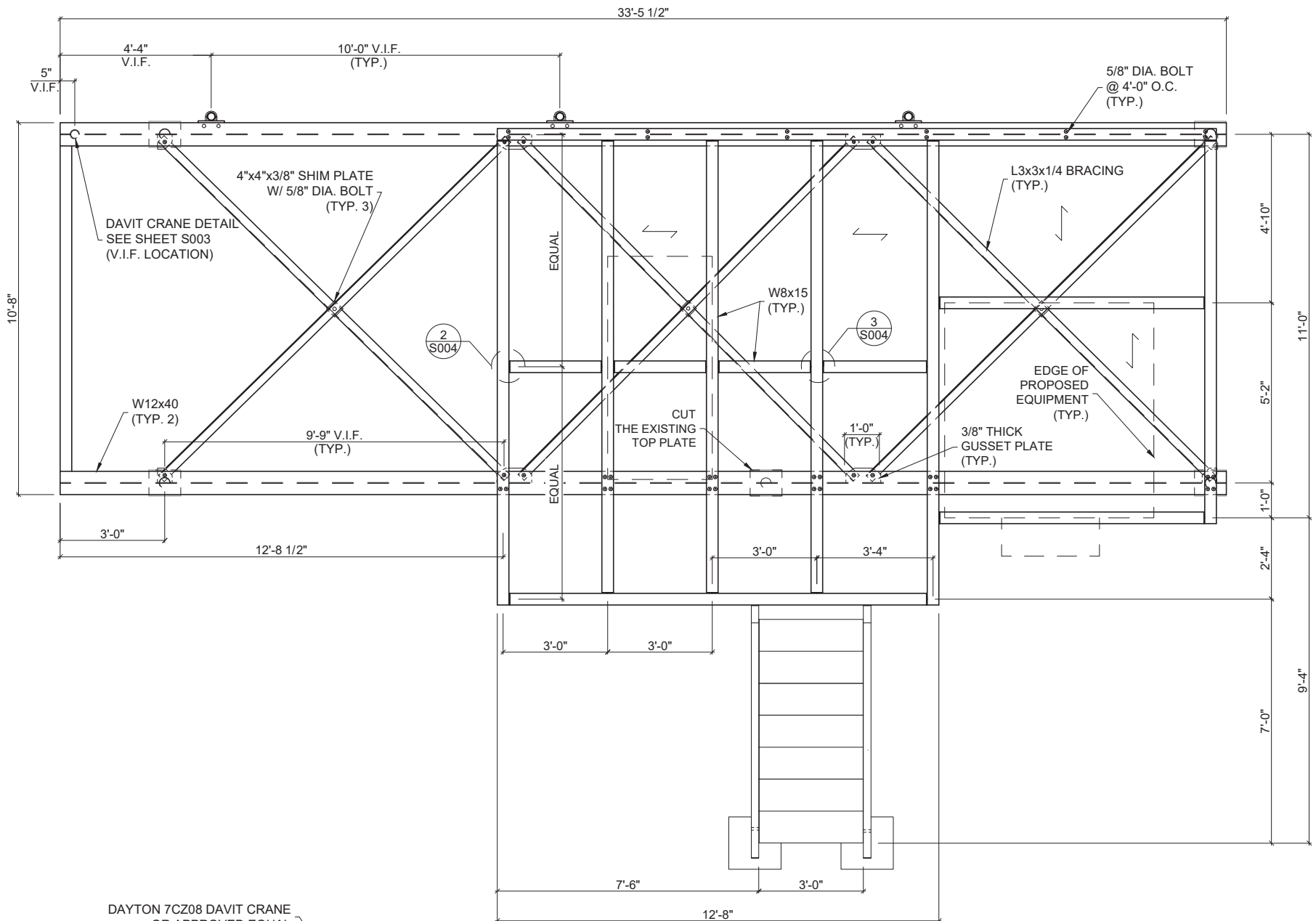
14652333  
601 HAMBURG TURNPIKE  
WAYNE, NJ\_07470  
PASSAIC COUNTY

PROJECT NUMBER:  
29775.1031.03.H12426.1

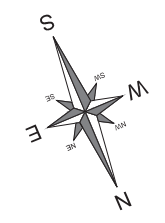
SHEET NAME:  
PLATFORM DESIGN  
3D VIEW

SHEET NUMBER:  
S002

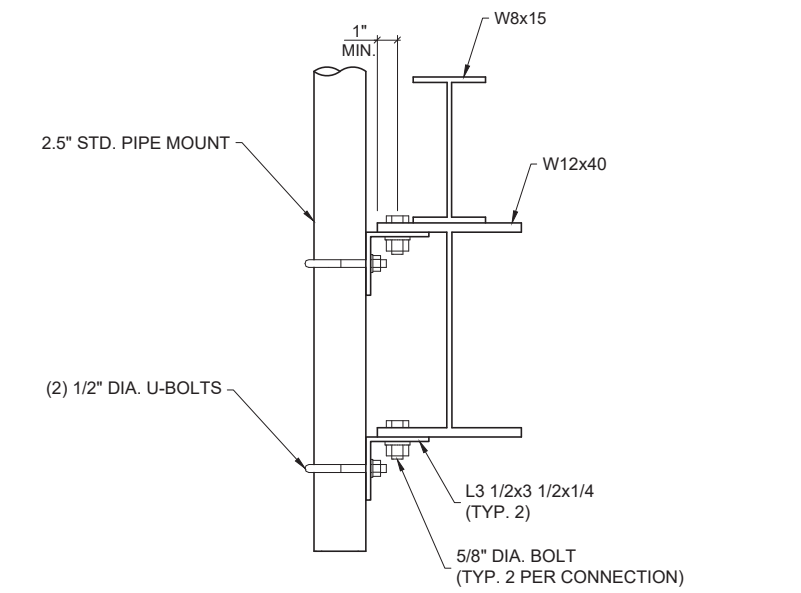
SCALE:  
AS SHOWN



**1 PLAN VIEW**  
SCALE: 1/2"=1'-0"



- NOTES
1. PROPOSED EQUIPMENT NOT SHOWN FOR CLARITY;
  2. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION;
  3. INSTALL GRATING MGNICHOLS GW (19W4) 1 1/4"x3/16" AROUND THE CABINETS. NOT SHOWN FOR CLARITY;
  4. GRATING SHOULD BE CONNECT TO THE PLATFORM WITH GG1B SADDLE CLIPS OR APPROVED EQUAL.
  5. INSTALL HANDRAILS AND STAIRS PER OSHA REQUIREMENTS.
- ← GRATING ORIENTATION



**2 PIPE MOUNT TO BEAM CONNECTION DETAIL**  
SCALE: 3/16"=1"

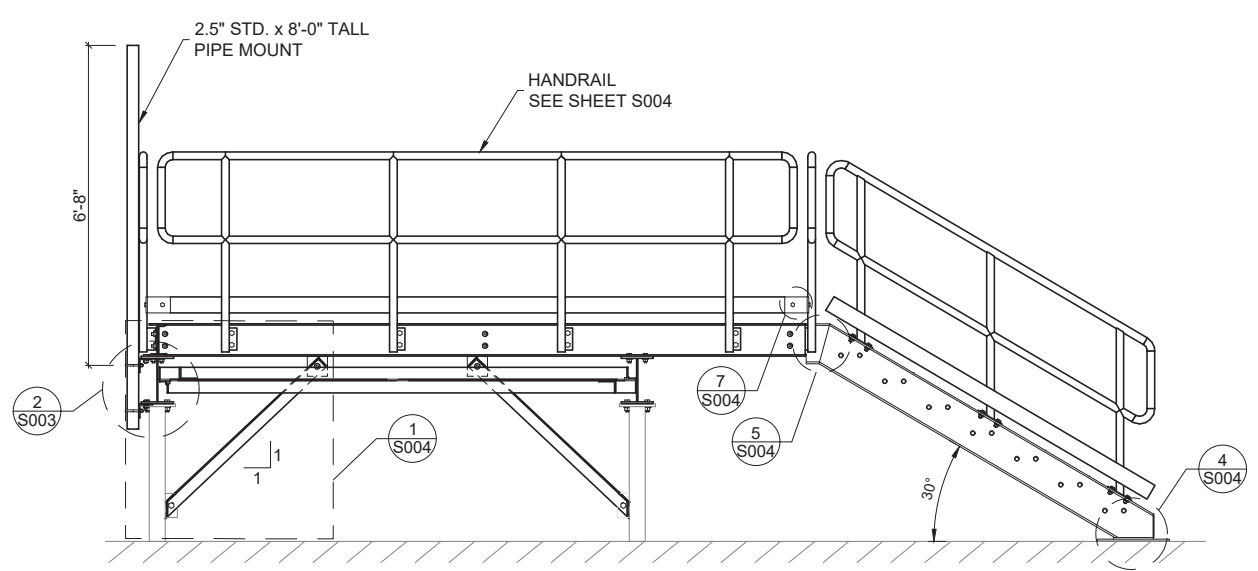


**3 DAVIT CRANE DETAIL**  
SCALE: N.T.S.

57'-3" AGL. T/O HANDRAILS

53'-9" AGL. T/O STEEL

49'-3" AGL. T/O ROOF



**4 FRONT VIEW**  
SCALE: 1/2"=1'-0"

CARRIER

CLIENT

AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866

CONTRACTOR

3840 E. ROBINSON ROAD  
AMHERST, NY 14228  
WWW.ALBULENG.COM

No. GE47915

DMITRIY ALBUL  
NJ NO. GE47915

03-18-22

REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
A	02/16/22	PRELIMINARY	AVM	MYZ
	3/18/22	REVISION	AVM	MYZ

SITE INFORMATION

NWL06281 - WAYNE II

14652333

601 HAMBURG TURNPIKE

WAYNE, NJ\_07470

PASSAIC COUNTY

PROJECT NUMBER

29775.1031.03.H12426.1

SHEET NAME

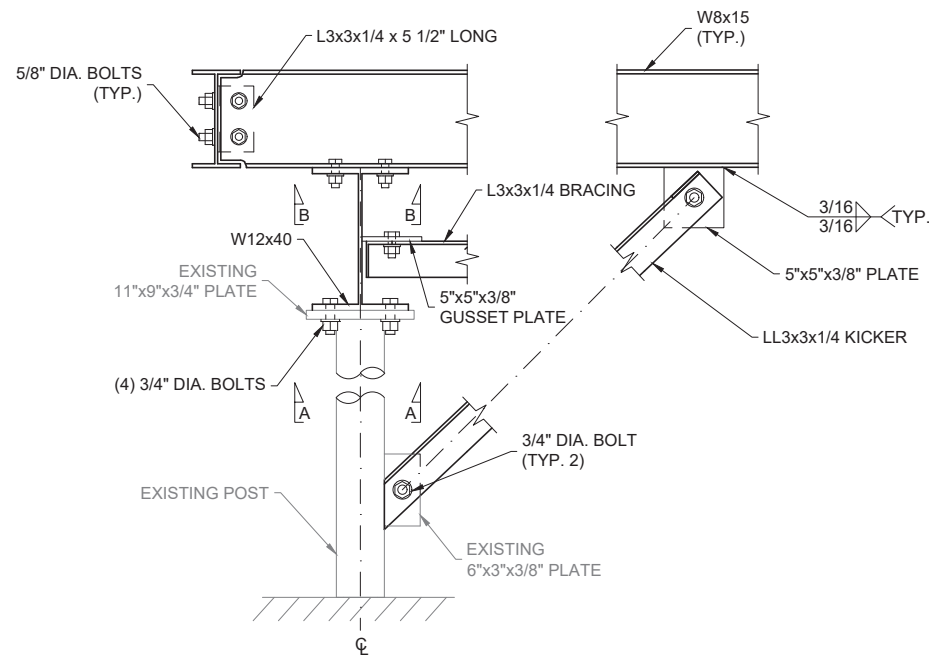
PLATFORM DESIGN VIEWS

SHEET NUMBER

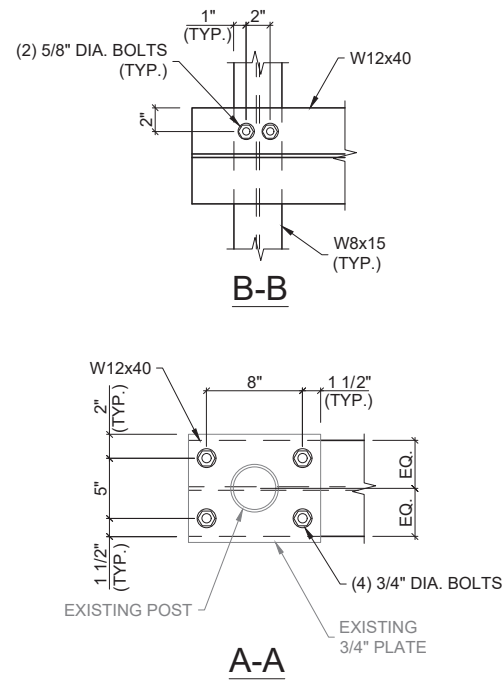
S003

SCALE

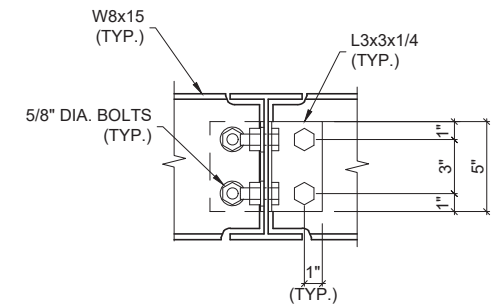
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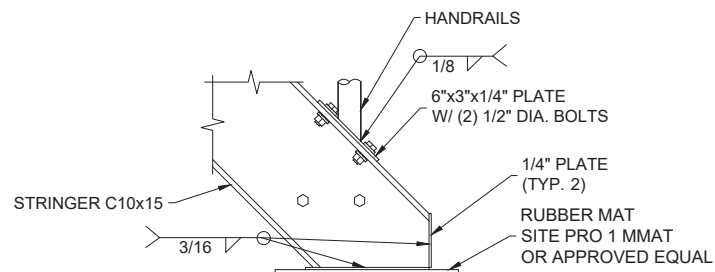
1 BEAM TO POST CONNECTION DETAIL  
SCALE: N.T.S.



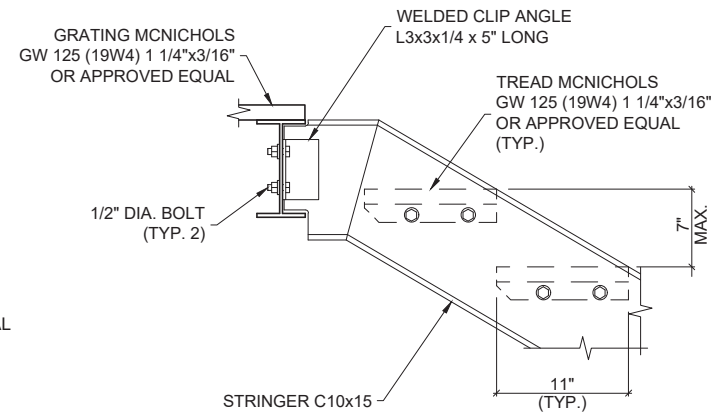
2 CONNECTION DETAIL  
SCALE: 3/16"=1"



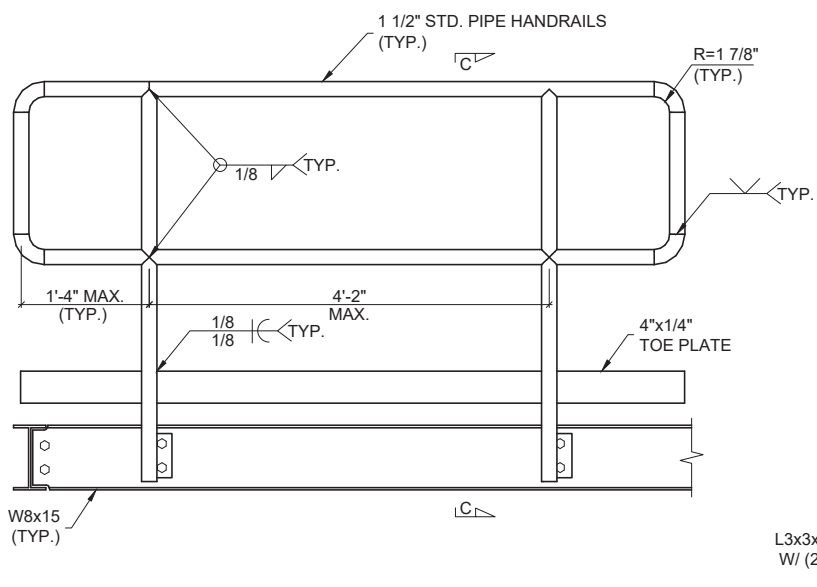
3 CONNECTION DETAIL  
SCALE: 3/16"=1"



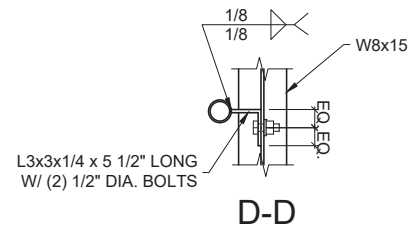
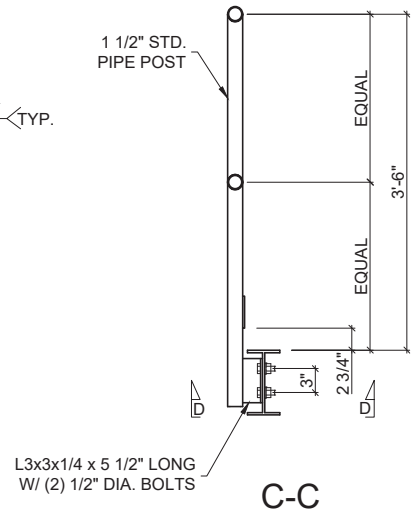
4 STAIR BASE DETAIL  
SCALE: 1 1/2"=1'-0"



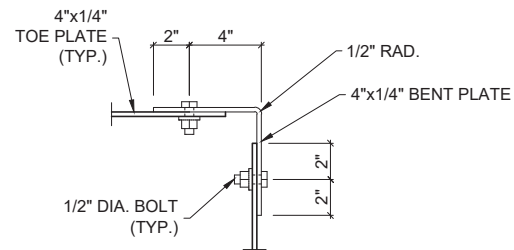
5 STAIR CONNECTION DETAIL  
SCALE: 1 1/2"=1'-0"



6 TYPICAL HANDRAILS DETAIL  
SCALE: N.T.S.



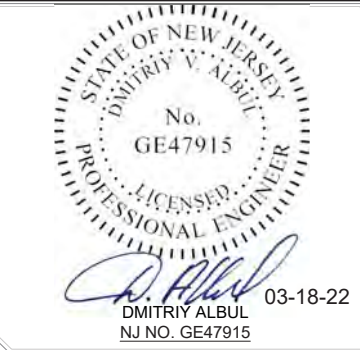
7 TOE PLATE CORNER CONNECTION DETAIL  
SCALE: 3/16"=1"



AIROSMITH DEVELOPMENT  
AIROSMITH ENGINEERING  
318 WEST AVE.  
SARATOGA SPRINGS, NY 12866



3840 E. ROBINSON ROAD  
AMHERST, NY 14228  
WWW.ALBULENG.COM



REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	3/18/22	REVISION	AVM	MYZ
A	02/16/22	PRELIMINARY	AVM	MYZ

NWL06281 - WAYNE II  
  
14652333  
601 HAMBURG TURNPIKE  
WAYNE, NJ\_07470  
PASSAIC COUNTY

PROJECT NUMBER:  
29775.1031.03.H12426.1

SHEET NAME:  
PLATFORM DESIGN  
DETAILS

SHEET NUMBER:  
S004

SCALE:  
AS SHOWN

EXHIBIT D

Form of Memorandum of Lease

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE (“Memorandum”) made as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **New Cingular Wireless PCS, LLC**, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“Tenant”), and **L.L.J. Realty, L.L.C.**, a New Jersey limited liability company, having a mailing address of 601 Hamburg Turnpike #309, Wayne, NJ 07470 c/o Pashman Commercial Properties, Inc. (“Landlord”).

1. Premises. Landlord and Tenant have entered into a lease (“Lease”) dated as of \_\_\_\_\_, 2022, for a portion of a building located on that certain real property (the “Land”) lying, being and situated in Passaic County, State of New Jersey, legally described on Exhibit A attached hereto, together with the building (“Building”) (the Land together with the Building and all improvements now or hereafter erected thereon is hereinafter referred to as the “Premises”).

2. Term and Renewal Options. The term of the Lease is for \_\_\_\_\_ years commencing on \_\_\_\_\_, 2022 and terminating on \_\_\_\_\_, 20\_\_.

If the Lease is still in full force and effect and upon mutual, written agreement of Landlord and Tenant, the term may be extended for up to \_\_\_\_ consecutive periods of \_\_\_\_ years each.

3. Incorporation of Lease. This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. This instrument is merely a memorandum of the Lease and is subject to all of the terms, provisions and conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail.

4. Binding Effect. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

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

Signed, sealed and delivered in the presence of.



EXHIBIT E

Form of Notice of Termination

**WHEN RECORDED, MAIL TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MEMORANDUM OF TERMINATION OF LEASE**

This Memorandum of Termination of Lease is executed by and between **L.L.J. Realty, L.L.C.**, a New Jersey limited liability company, having a mailing address of 601 Hamburg Turnpike #309, Wayne, NJ 07470 c/o Pashman Commercial Properties, Inc. (“Landlord”), and **New Cingular Wireless PCS, LLC**, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“Tenant”), pursuant to which Landlord and Tenant have terminated the below described Lease for the Property described on Exhibit A hereto:

**Date of Lease:** \_\_\_\_\_

**Description of Property:** \_\_\_\_\_, as more particularly described on Exhibit A attached hereto.

**Rent Commencement Date:** \_\_\_\_\_

**Memorandum of Lease:** Filed for record on \_\_\_\_\_, and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of \_\_\_\_\_ County, \_\_\_\_\_.

**Lease Termination Date:** \_\_\_\_\_, 20\_\_.



EXHIBIT F

General Construction Notes, Rules, Specifications and Requirements

(see attached)

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ  
GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

**INSURANCE REQUIREMENTS:**

Proof of adequate and required Liability Insurance shall be provided for protection against public loss and any/all property damage for the duration of the work,

Contractor's Certificates of Insurance to be provided PRIOR TO work commencement naming Landlord as Certificate Holder and Landlord and its Agent under additional insureds in the Special Endorsement Section of the Certificate.

The "Special Endorsement" Section of the Certificate shall be amended to reflect

**"Additional Insureds":**

LLJ Realty, LLC (Owner) and Pashman Commercial Properties, Inc. (Managing Agent)

**"Certificate Holder:**

LLJ Realty, LLC (Owner)

**COORDINATION:**

All work shall be carefully coordinated with the Owner through Owner's Managing Agent,

Contractor shall provide 48-hrs. advance written notice prior to commencement of work,

Tenant to provide Contractor's Letter of Appointment prior to commencement of any work, managing agent to be provided with a list of designated sub-contractors prior to work commencement, who are hired to work as contractor's representative,

Daily sign-in at the Management Office, Ste. 309, is required for contractors working on the site. Each individual to provide (i) company picture ID and (ii) OSHA 30 card, without which access to the roof will not be permitted. All Contractors to sign-out at the end of each day's work.

Building Access/Weekends: 24-hour advance written notice to Managing Agent.

**ORDINANCES, CODES & OSHA REQUIREMENTS**

All work carried out shall comply with all applicable municipal and utility company specifications and local jurisdictional codes, ordinances and applicable regulations,

All work performed shall conform to the requirements of municipal, local or federal and state laws, as well as, any other governing requirements whether or not specified on the construction drawings,

Applicable Permits shall be visibly posted on jobsite PRIOR to work commencement w/ copies provided to Management,

Clearances for working space and maintenance shall be maintained as required by code and/or manufacturer's requirement, whichever is more stringent

OSHA 30 card required for each contractor working on the Property.

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ

GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

**CONSTRUCTION SAFETY PLAN:**

OSHA Safety Regulations to be observed at all times throughout work performed at the Property,

Contractor shall be responsible for the safety of work area, adjacent areas and building occupants that are likely to be affected by the work under the contract. Work shall conform to all OSHA requirements and the local jurisdiction,

All precautions and measures will be taken to ensure the safety of the occupants of the building as well as the safety of the pedestrians below,

Barricades to be erected separating work areas from all public areas as needed,

All fire and other required exits, way of approach thereto and way of travel from the exit to the street shall be continuously maintained free for unobstructed egress,

Contractor to provide portable fire extinguisher(s) with a rating not less than 2-A or A10BC within 75' of all portions of the work areas.

Contractor shall protect existing improvements, pavements, curbs, landscaping and structures. Any damaged part shall be repaired at contractor's expense to the satisfaction of Owner.

Contractor shall be responsible for security of the site for the duration of construction until job completion.

Contractor is responsible for safety during construction.

Contractor shall install protective materials (I.E. masonite or like) over all common area flooring (Elevators, Corridors, Stairways, Lobby) and Elevator blankets to cover elevator car walls,

Contractor shall properly protect the building, any adjoining property, the Premises and any adjoining premises or building common areas, Any damage to same caused by Contractor work or workmen must be made good without delay, patching and replacing of damaged work shall be done by the Contractor responsible for the damage. The Contractor shall provide all necessary protection to same until completion of the work.

Contractor shall continuously maintain adequate protection to the building and Premises from existing construction and / or maintenance and repairs

**UTILITIES:**

All existing active gas, electric and other utilities shall be protected at all times,

Access to Utility Areas is prohibited without the express authorization of Building Management.

Any existing work or utilities which are damaged or disturbed due to any phase of operations, shall be restored to the satisfaction of FPA, the Owner, and the governing authorities,

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ  
GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

**GENERAL CONSTRUCTION NOTES:**

Unless noted otherwise, the work shall include furnishing materials, equipment, appurtenances, and labor necessary to complete all installation as indicated on the drawings,

Erection shall be done in a workmanlike manner by competent experienced workmen in accordance with applicable codes and the best accepted practice,

Seal penetrations through fire-rated areas with UL-Listed materials approved by local jurisdiction. Subcontractor shall keep area clean, hazard free and dispose of all debris and materials off site.

Existing services: Contractor shall not interrupt existing services without written permission of Owner.

The areas of the Owner's property disturbed by the work and not covered by the building or driveway, shall be graded to a uniform slope, stabilized to prevent erosion and returned to prior existing condition,

Contractor shall minimize disturbance to the existing site during construction. Erosion control measures, if required during construction, shall be in conformance with the federal and local jurisdiction for erosion and sediment control.

all necessary rubbish, debris, and other refuse shall be removed from the property and Premises and disposed of in a lawful manner on a daily basis during initial construction and ongoing maintenance,

All electrical work shall be performed by a licensed electrical contractor, in a neat, first class workmanlike manner, left clean and free from defects. .

Contractor shall return any areas required cutting and patching to its original appearance and condition,

Clearances for working space and maintenance shall be maintained as required by Code.

Should the contractor need to provide new penetrations for routing through fire-rated assemblies, contractor shall fire stop all penetrations as per Code. The Contractor shall be responsible to restore the fire-rating of the building components if existing penetrations are used for new routing.

All disturbed areas shall be repaired to match existing adjacent, including but not limited to fire-rated materials,

Any disturbance to any exterior surface shall be repaired/sealed watertight and in accordance with any warranties, as applicable. The Contractor shall employ the warranty grantor, or other Owner-authorized Contractor where required for maintenance of the Warranty,

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ  
GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

CONTRACTOR SHALL OBTAIN OWNER'S PERMISSION FOR ANY CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO INSTALL ITS EQUIPMENT AND DEVICES PRIOR TO THE PERFORMANCE OF SUCH WORK. CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC AS REQUIRED BY WORK UNDER THIS SECTION. ALL PATCHING SHALL BE THOROUGHLY FIRST CLASS AND SHALL MATCH THE ORIGINAL, MATERIAL AND CONSTRUCTION.

Contractor to restore any fireproofing and insulation disturbed or damaged during construction, seal all penetrations through fire-rated areas with U.L. Listed and fire code approved materials.

Contractor to provide additional blocking or backing plate in walls as required for wall mounted panels, cabinets and other equipment.

Repairs to damaged building common areas is responsibility & cost of the Contractor

**SITework GENERAL NOTES:**

AREAS OF OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING, DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH,

COMPACTION UNDER STRUCTURE, BUILDING SLABS, WALKWAYS, PAVEMENTS SHALL BE 95% MAXIMUM DRY DENSITY, ASTM D 1557. COMPACTION UNDER LAWNS OR IN UNPAVED AREAS, 85% MAXIMUM DRY DENSITY, ASTM D 1557.

**CLEANING AND TRASH REMOVAL:**

All rubbish, debris, and other refuse shall be removed from the Property and disposed of off-site in a lawful manner on a daily basis during any construction and ongoing general and/or preventive maintenance work,

Property to be left in clean condition on a daily basis,

Tenant Premises to be left in clean condition on a daily basis,

Dirt and refuse resulting from performance of the work shall be removed and the contractor shall cooperate in maintaining reasonably clean Property and Premises at all times. Damaged finishes shall be touched up and restored to their original condition,

All building & construction areas to be left in broom-swept and clean condition, free of debris nightly,

Contractor to obtain "own" dumpster for its exclusive use for construction debris and at NO TIME ARE PROPERTY'S DUMPSTERS TO BE USED FOR DISCARDING CONSTRUCTION DEBRIS.

Construction area within the Suite must be left in broom swept condition nightly free of debris & sediment.

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ  
GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

**SPECIAL REQUIREMENTS:**

**(PROPERTY ACCESS & CONSTRUCTION AREAS / ALARM SYSTEM / ELEVATORS / \*DISTURBANCES & MISC.)**

**Property Access & Construction Areas:**

- one (1) week's advance notice provided to management for general construction,
- 24-hour "advance" notice provided to management for general maintenance,
- NO blocking of Parking Entrances, Building Entrances or walkways providing Building access,
- NO blocking of Parking Spaces, Parking Lots, or Handicap Access areas,
- NO blocking of Building Entry, Corridors or Stairways with ladders, scaffolding, or other construction equipment or debris during normal business hours, 8:00 a.m. - 6:00 p.m.,
- NO Entry to Building Utility rooms without authorization & accompaniment by Management,
- Construction Areas MUST be marked off w/ cones and/or tape to prevent tenant and Pedestrian traffic.

**Access to Tenant Premises:**

- One (1) week's advance notice provided to management to access under supervision Tenant premises as needed,
- Management to coordinate access and any related cost of service labor shall be billed to and the sole cost of the Contractor,

**Alarm System:**

- 24-hour "advance" notice must be given to management for the disengaging of alarm zones required for construction work. Related cost, if any, billable to Contractor.
- IF, Zone Cards are pulled from the system, a fire watch must be on duty around the clock, at contractor's sole cost and expense.

**Elevators:**

- CANNOT be used for transport of construction personnel and/or materials between 8 AM and 6 PM, Monday thru Friday after Saturday, between 8 AM - 3 PM.
- Protective blankets & floor covering to be provided within the cab prior to transport of materials, equipment, etc.

**Disturbances:**

**Noxious Odors:**

No work creating noxious odors (oil-based paints, adhesives, etc.) to be performed,

**Monday – Friday: BEFORE 7AM and AFTER 6 PM,**

**Saturday: Before 7 AM and AFTER 3 PM**

**Noise:**

Noise-related work may not interfere with Tenant's ongoing business operation,

Any noise-related work inclusive of, but not limited to drilling, saw-cutting, use of jack hammer, rivet gun, and other loud equipment or work performed on the roof or in the making of other penetrations may be performed:

**Monday – Friday: BEFORE 7AM and AFTER 6 PM,**

**Saturday: Before 7 AM and AFTER 3 PM**

EXHIBIT "F"

PROPERTY: 601 Hamburg Turnpike, Wayne, NJ  
GENERAL CONSTRUCTION NOTES, RULES SPECIFICATIONS AND REQUIREMENTS

**NOTICES:**

**To Landlord:**

**LLJ REALTY, LLC**

Attn: Louis D. March, Sr., Managing Member

C/O Pashman Commercial Properties, Inc.

601 Hamburg Turnpike, Ste. 309

Wayne, New Jersey 07470

**To Tenant:**