

KELLY TOWERS III, LLC

May 5, 2026

Hall County
Planning and Zoning
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Kelly Towers III, LLC and T-Mobile Zoning Applications for a Proposed 175' Communication Facility

To Whom it May Concern:

Kelly Towers III, LLC ("KT"), a developer for T-Mobile ("TMO"), is seeking approval for the rezoning of parcel 00116 002023, owned by Pine Circle Titshaw, LLC, from R-1 to S-S for the placement of a 175' unmanned telecommunication facility. KT has entered into a ground lease with the property owner. Lease is attached as Exhibit "A".

Pursuant to Sec. 7.4.5.M of the UDC, KT is also requesting approval of a Tall Structure Permit and two related variances from the setback requirements applicable to the proposed tower. First, as set forth in the scaled site plan attached as Exhibit "D", the tower base is located 58 feet from the southern property line of the subject parcel. The minimum setback from any property line under Sec. 7.4.5.H.6.a is 87.5 feet (one-half of the 175-foot tower height), resulting in a deficiency of 29.5 feet from that standard. Second, Sec. 7.4.5.I.2.a.i requires that a new tower constructed as a Permitted Use in the S-S zoning district be located at a minimum distance of two times the tower height — in this case, 350 feet — from any residentially-zoned property. The southern property line adjoins a parcel zoned R-1, resulting in a deficiency of 292 feet from that standard. KT respectfully requests that the Board of Commissioners grant both variances. In support, KT notes that the adjacent southern parcel is owned by the same property owner, Pine Circle Titshaw, LLC, who has expressly consented to this application and the placement of the proposed facility. No third-party residential property owner is adversely affected by either variance. The nearest off-site residential structure remains 236 feet from the tower base, satisfying the full-height setback of 175 feet required by Sec. 7.4.5.H.6.b. The mobile home park to the south is operated on property owned by Pine Circle Titshaw, LLC, and any impact on that property is a matter within the sole discretion of the consenting property owner. Granting these variances is consistent with the spirit and purpose of the UDC's setback provisions, which are intended to protect neighboring property owners from adverse impacts — not to preclude a property owner from voluntarily consenting to the use of its own adjacent land.

Currently the land is vacant. It is zoned R-1 with no applicable overlay districts. The parcel is not suitable for residential use due to the topography. The property's elevation's high point is approximately 1200' and the lowest point being 1110'. KT's lease area is located at approximately 1185'. Topography map and a copy of the 1A Survey are attached as Exhibit "B".

The geographic antenna placement area for TMO was originally released in 2022, but due to the restrictions within the City of Gainesville and Hall County Ordinances, a site could not be procured. Per Sec. 7.4.5.H.4, there are two (2) towers within a one-mile radius of the proposed location. TMO contacted Jackson EMC regarding collocation on their existing tower located at 1000 Dawsonville Highway. Their request to collocate was denied due to structural capacity limitations. TMO is already located on the Crown Castle tower located at 301 Sky View Drive. TMO site list (7.4.5.H.2.c) and collocation (7.4.5.H.4.b) affidavits attached as Exhibit "C".

With the amendment to the Hall County wireless ordinance in 2024, the subject property was identified as meeting all minimum required setbacks for towers under Sec. 7.4.5.H.6 except on one property line owned by the same property owner. As demonstrated in the scaled site plan attached as Exhibit "D", the tower base is set back

100 feet from the nearest third-party property line, satisfying the minimum 87.5-foot setback required by Sec. 7.4.5.H.6.a (one-half of the 175-foot tower height), and 236 feet from the nearest off-site residential structure, satisfying the minimum 175-foot setback required by Sec. 7.4.5.H.6.b. There are no other locations within the geographic antenna placement area that satisfy these minimum setback requirements. Regarding the tower separation requirement of Sec. 7.4.5.H.6.d, the Jackson EMC tower is the closest tower and is located approximately 3,165 feet from the proposed tower base. The Crown Castle is approximately 4,842' from the proposed tower base. Due to the height restrictions of 100' for residential zone properties (7.4.5.M.2.a), KT respectfully requests rezoning of the subject property to S-S. A minimum height of 175' is required based on RF propagation to resolve the capacity issues and offer sufficient coverage along McEvers Road and the surrounding residential and commercial areas. TMO RF Engineer justification letter and propagation maps are attached as Exhibit "E".

The wireless facility is unmanned and, following construction, will be visited only for periodic maintenance and occasional equipment upgrades. The facility requires no sewer or wastewater disposal. Required utilities are limited to electric service and fiber. There is an existing driveway on the parcel, along with a 20-foot non-exclusive easement for ingress and egress. The facility will not generate additional traffic or intrusion into the surrounding community. The tower will not be illuminated, as no lighting is required by the Federal Aviation Administration, as confirmed in Exhibit "F." Regarding FCC approval, the application is currently pending completion of a National Environmental Policy Act ("NEPA") environmental review. A copy of the SHPO Concurrence is also included in Exhibit "F". The facility will be in full compliance with all applicable FCC standards and regulations prior to antenna activation, consistent with the requirements of Sec. 7.4.5.H.10.

The facility is located within a heavily wooded area. Pursuant to Sec. 7.4.5.H.8.b of the UDC, KT respectfully submits that the existing native vegetation and natural landforms surrounding the perimeter of the lease area constitute an adequate undisturbed visual buffer and requests that the Board accept this natural buffer in lieu of the planted landscaped strip otherwise required by Sec. 7.4.5.H.8.a. In the alternative, KT requests that the Board of Commissioners exercise its discretionary authority under Sec. 7.4.5.H.8.c to waive the planted landscaping requirement, given that the existing natural foliage provides continuous and effective visual screening of the tower compound from adjacent rights-of-way, public property, and residential properties. Apartment communities are located to the west and northeast of the lease area. The adjoining vacant parcel to the northwest is zoned R-B and within the City of Gainesville jurisdiction. The property to the south is zoned R-1 and operates as a mobile home park. Photos of the natural landscaping buffer are attached as Exhibit "G".

The tower shall be a monopole structure with stealth panels to eliminate the view of any tower-mounted equipment. Photo simulations of the tower with the stealth panels from surrounding locations is attached as Exhibit "H". The ground equipment shall be secured with a 6' chain link fence with green privacy slats to blend in with the landscape. A no-climb device will be installed for public safety and security. The tower shall be designed to accommodate at least four (4) carriers. The tower shall maintain a galvanized steel finish in compliance with Sec. 7.4.5.H.5.a. Site plan and elevation drawings are attached in Exhibit "D".

The facility shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.

Per Section 7.4.5.H.5.e, there shall be no commercial signage placed on the tower. The only signage to be placed at the site is required by law and can be found in site plans located in Exhibit "D".

Per Section 7.4.5.E.3, prior to issuance of a permit for construction, a bond or letter of credit in the amount of \$25,000 from a surety doing business in the State of Georgia and located in Hall county shall be procured conditioned upon the removal of the tower should it be deemed abandoned and it shall be renewed at least every two years during the life of the tower.

KT respectfully submits that the requested rezoning from R-1 to S-S, together with the variance and Tall Structure Permit relief described herein, is consistent with the goals and standards of Sec. 7.4.5 of the Hall County Unified Development Code and warrants approval by the Board of Commissioners.

The need for this facility has been thoroughly documented. TMO has identified a significant coverage and capacity gap along McEvers Road and the surrounding residential and commercial areas that cannot be resolved without a new tower at the proposed location and minimum height. The geographic antenna placement area has been exhaustively evaluated. Of the two existing towers within one mile, collocation on the Jackson EMC tower was sought and denied due to structural capacity limitations, and TMO is already collocating on the Crown Castle tower, which does not serve the geographic antenna placement area identified for this facility. All other towers in the surrounding area are already occupied by TMO. There is no alternative site within the geographic antenna placement area that satisfies the applicable setback requirements.

The proposed facility has been designed to minimize its impact on the surrounding community in every respect. The monopole structure with stealth panels, the green-slatted perimeter fencing, and the substantial natural landscape buffer surrounding the lease area collectively ensure that the facility will be visually unobtrusive. The tower will not be illuminated, will bear no commercial signage, and will generate no traffic, noise, or environmental impact beyond periodic maintenance visits. The facility will be fully compliant with all applicable FAA, FCC, and Hall County standards prior to and throughout its operation.

With respect to the variance requested from the setback requirements of Secs. 7.4.5.H.6.a and 7.4.5.I.2.a.i as to the southern property line, KT respectfully notes that the adjacent southern parcel is owned by the same property owner, Pine Circle Titshaw, LLC, who has consented to this application and the proposed facility. No third-party residential property owner is adversely affected by the requested variance. The nearest residential structure is 236 feet from the tower base, well in excess of the 175-foot minimum required by Sec. 7.4.5.H.6.b. Granting the requested variance will cause no harm to any adjoining property owner and is consistent with the spirit of the ordinance, which is designed to protect neighboring residents from impacts — not to preclude a property owner from consenting to the use of its own adjacent land.

KT is committed to full compliance with all ongoing obligations of the UDC, including annual tower registration pursuant to Sec. 7.4.5.G, procurement of the required surety bond prior to permit issuance pursuant to Sec. 7.4.5.E.3, and timely notification of any change of ownership pursuant to Sec. 7.4.5.H.12. KT welcomes the opportunity to address any questions from the Board and respectfully requests approval of the rezoning, variance, and Tall Structure Permit as presented.

Kelly Towers III, LLC

Submitted by: Kathy Kelly

Kathy Kelly, Owner

EXHIBIT “A”

OPTION AND LAND LEASE AGREEMENT

(Site Name: Pine Circle Site I. D.: GA2012 Site County: Hall)

This Option and Land Lease Agreement ("Agreement") is made and entered into this 28th day of October, 2025 by and between Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132, ("Owner"), and Kelly Towers III LLC, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta Georgia 30339 ("Lessee").

1. **Option to Lease.** (a) Owner owns certain real property described in [REDACTED] made a part hereof (the "Property"). In consideration of the sum of [REDACTED] to be paid by Lessee to Owner upon full execution of this Agreement, [REDACTED] months (the "Initial Option Term") an option to lease (the "Option") a portion of the Property, said portion of the Property having approximately 3,600 square feet of land and located on parcel 00116 002023 in the county of Hall for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the "Facility"), together with non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the "Premises"). The approximate location of the Premises on the Property, including 3,600 square feet of land and the easements are described and/or depicted on Exhibit B attached hereto and made a part hereof. The parties shall amend this Agreement and Exhibit B upon preparation of final agreed-upon surveyed legal description of the Premises. Lessee may extend the Option for up to two (2) successive periods of six months each "Renewal Option Term" and together with the Initial Option Term, the "Option Term") by written notice to Owner and payment of ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00) for each Renewal Option Term. If Lessee terminates the option at any time, the option fee is non-refundable.

(b) Upon advance notification to Owner and in a manner which does not unreasonably interfere with Owner's operations, during the Option Term and during the term of this Agreement, Lessee and its agents, engineers, surveyors and other representatives will have the right to enter upon the Premises and those portions of the Property necessary to inspect, examine, conduct soil, drainage testing, material sampling, and other geological or engineering tests or studies of the Premises (collectively, the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary by any governmental or other authority or appropriate at Lessee's sole discretion for its use of the Premises and including, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, construction permits (collectively, the "Approvals"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Lessee, are necessary in Lessee's sole discretion to determine the physical condition of the Premises, the environmental history of the Premises, Owner's title to the Premises and the feasibility or suitability of the Premises for Lessee's permitted use, all at Lessee's expense; provided, however, that (i) no invasive testing shall be done in any portion of the Property other than the Premises and (ii) upon completion of the Tests, Lessee's right to enter upon any portion of the Property, other than the Premises, shall terminate. Lessee will not be liable to Owner or any third party on account of any pre-existing defect or condition on or with respect to the Premises, whether or not such defect or condition is disclosed by Lessee's inspection. Lessee will restore the Premises to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and casualty not caused by Lessee excepted. Upon completion of construction of the Facility, Lessee no longer needs to notify Owner of access to Premises.

(c) During the Option Term, Lessee may exercise the Option by notifying Owner in writing. If Lessee does not exercise the Option, this Agreement shall terminate, but such termination shall not relieve or release either of the parties of or from any rights or liabilities arising prior to the effective date of such termination absent of which the parties will have no further liability to each other.

2. **Lease and Use.** If Lessee exercises the Option, then Owner leases the 3,600 square foot portion of the Premises to the Lessee and grants to Lessee easement in the easement portions of the Premises, both subject to the terms and conditions of this Agreement. Lessee shall have exclusive use of the 3,600 square feet of land and shall use the Premises for installing, maintaining and/or operating the Facility or for any other use permitted by applicable law. Title

to the Facility shall be held by Lessee and the Facility shall remain Lessee's personal property and in no event shall be construed as fixtures.

3. Term. The term of this Agreement (the "Initial Term") is ten (10) years, starting on the date Lessee exercises the Option. This Agreement will be automatically renewed for five (5) additional terms (each a "Renewal Term") of five years each unless Lessee provides Owner notice of intention not to renew 90 days prior to the expiration of the then current term. If Lessee shall remain in possession of the Premises at the expiration of this Agreement without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Agreement.

4. Rent. Beginning with the date upon which construction of the Facility begins (hereinafter "Rent Commencement Date"); rent will be paid monthly, on the first day of each calendar month, [REDACTED]

[REDACTED] The applicable Revenue Share Fee shall commence on the first day of the month following the date that the second (2nd) Broadband Carrier (and each additional Broadband Carrier thereafter) commences rental payments to Tenant under its respective sublease. The Revenue Share Fee shall only be due and payable in the event there are two (2) or more Broadband Carriers. If at any time subsequent to the addition of a second (2nd) Broadband Carrier the number of Broadband Carriers is reduced to one (1) Broadband Carrier, then no Revenue Share Fee shall be due and payable. Notwithstanding anything to the contrary contained herein, the Revenue Share Fee shall only be due and payable by Tenant to Landlord hereunder during the term of such Broadband Carrier's sublease agreement and for so long as such Broadband Carrier is actually paying to Tenant the requisite rental set forth therein. For purposes herein, the term "Broadband Carrier" shall mean Verizon, AT&T, Dish, and T-Mobile and such similar national broadband carriers.

5. Title, Quiet Possession, and Access. Owner represents and warrants to Lessee: (a) that it is the owner of the Property pursuant to the deed set forth on Exhibit A; (b) that the Property is free from all encumbrances except as set forth on Exhibit A; (c) that it has the right to enter into this Agreement; (d) that the person signing this Agreement on its behalf has the authority to sign on behalf of Owner, and the signature represents the binding and enforceable obligation of Owner to the terms hereof; (e) that Owner's execution and delivery of this Agreement has been duly authorized by all necessary action of Owner's governing board (if Owner is not an individual), and that Owner's execution, delivery and performance of this Agreement will not put Owner in breach of any other agreement to which Owner is a party or by which Owner is already bound; (f) that Lessee, its employees, agents, subcontractors, clients, and invitees and their successors and assigns are entitled to access to the Premises at all times and to the quiet possession of the Premises so long as Lessee is not in default beyond the expiration of any cure period; and (g) that Owner will not have unsupervised access to the Premises or to the related Facility. Owner further represents, agrees and covenants that during the Initial Term and Renewal Terms of this Agreement, Owner will not use, or permit others to use, any part of any real property currently owned, or hereafter acquired, by Owner within two (2) miles of the Premises for any type of communication or broadcast tower or otherwise provide advice, services for development of competing properties or release any information about Lessee's business. Owner shall obtain non-disturbance, subordination and attornment agreement from prior lien holders as required by Lessee or its title insurance company.

6. Assignment/Subletting. Either party may assign or transfer this Agreement with notice to the other party. Upon delivery of such notice the transferor will have no further liability under the Agreement. Lessee shall be allowed to sublet, or otherwise grant use rights to all or any portion of the Premises and/or the Facility without the prior written consent of Owner, it being the express intention of Lessee to lease or license antenna, towers, shelters, and related space of the Facility to separate wireless communication carriers and other clients.

7. Improvements. Lessee may make such future improvements on or to the Premises and Facility as it deems necessary. Owner agrees to cooperate with Lessee with respect to obtaining any required Approvals for the Premises and any improvements thereon. Upon termination or expiration of this Agreement, Lessee shall remove the Facility and

its other property located upon the Premises, excepting the foundation, and will restore the Premises to substantially the condition existing at inception of this Agreement, except for ordinary wear and tear and casualty loss. Lessee shall reimburse Owner any property tax increases directly attributable to Lessee's improvements and Owner shall pay the real property taxes on the Property and the Premises. Owner shall fully cooperate with Lessee in any available administrative or court appeals of such tax increases. Lessee shall improve and maintain the condition of the existing access road for construction and continued use to and from the communication facility. Lessee understands that this is a non-exclusive easement used by residents of the trailer park and will use caution during construction.

8. Compliance with Laws. Owner represents that Owner's Property (including the Premises), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Lessee will substantially comply with all applicable laws relating to its possession and use of the Property including the Premises.

9. Utilities. Lessee will pay for all utility connections to the Premises. Owner will cooperate with Lessee in Lessee's efforts to obtain utilities from the most economical source and in Lessee's efforts to connect utilities to the Premises. In the event that Lessee needs additional easements for itself or its utility companies in order to provide overhead or underground utility services to the Premises, Owner agrees to grant such additional easements to Lessee and/or the utility provider at locations mutually acceptable to all parties.

10. Termination. Lessee may terminate this Agreement at any time by notice to Owner without further liability, if Lessee does not obtain all Approvals or any easements required from any third party to construct/operate the Facility for its intended use, or if any such Approval or easement is canceled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Premises or authority to enter into this Agreement, or if Lessee, for any other reason, in its sole discretion, determines that it will be unable to use the Premises for its intended purpose. In addition, Lessee shall have the right to terminate this Agreement with a thirty (30) day notice to Owner and a termination fee equal to 12 month's then due rent for any reason not falling under the categories described in the first sentence of this Section 10.

11. Default. If either party is in default under this Agreement for a period thirty (30) days following receipt of notice from the non-defaulting party, then the non-defaulting party shall have the right to pursue all legal or equitable remedies including without limitation, termination of this Agreement, which would be in addition to, and not in lieu of, other remedies. If a non-monetary default may not reasonably be cured within a thirty (30) day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such 30 day period and said default is substantially cured within ninety (90) days of the initial notice of default.

12. Indemnity. Owner and Lessee each indemnify the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the use and/or occupancy of the Premises or Facility by the direct actions or culpable omissions of the indemnifying party, its employees, agents or independent contractors. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct or omission of the party seeking indemnification.

13. Hazardous Substances. Owner represents that it has no knowledge of any substance, ground contamination, chemical or waste (collectively, "**Substance**") on the Premises or its Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessee will not introduce or use any such Substance on the Premises in violation of any applicable law. Owner shall indemnify Lessee against and hold it harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of any occurrence or condition causing the presence of any such substance on the Premises or Property that occurred prior to the date of this Agreement (whether or not known to Owner at the time of execution and delivery of this Agreement) or that is directly attributable to the use of Owner's adjoining Property during the term of this Agreement.

14. Waiver of Owner's Lien. (a) Owner waives any lien rights it may have concerning the Facility, whether the Facility is deemed Lessee's personal property or Lessee's fixtures, and Lessee has the right to remove the same at any time without Owner's consent. Owner (i) disclaims any interest, now or in the future, in and to the Facility, as fixtures or otherwise; (ii) agrees that the Facility and the leasehold or other use interest of Lessee or its authorized sublessees or users, shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become

due and (iii) agrees to provide any such lender with an estoppel statement regarding the above facts and such other facts as reasonably required including those more particularly described in Section 17 below.

15. Insurance. Lessee, at its sole cost and expense, shall upon commencement of construction (upon use of mechanical equipment to disturb the land, but not for taking of soil samples or surveys and measurements) procure and maintain bodily injury and property insurance on the Facility with a combined single limit of at least One Million Dollars (\$1,000,000) per occurrence. A copy of such policy shall be furnished to Owner within 30 days of written request.

16. Right of First Refusal. If, during the Initial or Renewal Term, Owner receives an offer from any "Offeror" (as defined below), that Owner intends to accept (i) to purchase or otherwise acquire all or any portion of the Premises and/or this Agreement; (ii) to acquire, by easement, lease, license or any other manner a current or future interest in any portion of the Premises and/or this Agreement (legal, economic or otherwise); or (iii) an option of any of the foregoing, with or without an assignment of this Agreement, then Owner shall immediately provide written notice to Lessee of said offer ("**Owner's Notice**"), and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions. Owner's Notice shall include the Offeror's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, the proposed closing date and a description of the real property and interest therein subject to the offer. Lessee shall have the right to exercise its right of first refusal by providing written notice to Owner within fifteen (15) days following receipt of Owner's Notice. In the event Lessee elects not to exercise its right of first refusal within said fifteen (15) day period, Owner may convey the property as described in Owner's Notice and this Agreement shall continue in full force and effect and the benefits and burdens thereof shall be binding on the heirs, successors, assigns and personal representatives of the parties hereto. Lessee shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of this Agreement or as part of an assignment of this Agreement and either prior to or after Lessee's receipt of Owner's Notice and the assignment shall be effective upon written notice to Owner. Notwithstanding the foregoing terms of this paragraph, the due diligence period shall be as set forth in Owner's Notice but in no event less than sixty (60) days from the exercise by Lessee of its right of first refusal and closing shall occur no earlier than fifteen (15) days following the expiration of such due diligence period. An "Offeror" is any person or entity that, directly or indirectly, owns or operates towers or communications facilities, or is in the business of acquiring, in whole or in part, fee title, tenancy rights, licensing rights, easement rights, contract rights, economic rights or any other type of right or interest in real property and/or leases in, under or around towers or communications facilities.

17. Estoppel Certificates, Owner's Acknowledgment of Rights, and other Similar Documents. Owner agrees that it will from time to time and at Lessee's expense, within ten(10) days after request by Lessee, execute and deliver an Estoppel Certificate, Owner's Acknowledgment of Rights, or other similar statement, in a form and content that is reasonably acceptable to both Owner and Lessee certifying that (i) this Agreement is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified); (ii) stating the dates to which rent and other charges payable hereunder have been paid; (iii) stating that Lessee is not in default hereunder (or if Owner alleges a default stating the nature of such alleged default); and (iv) acknowledging the rights of Lessee and Lessee's mortgagee, if any, and further stating such other matters as Lessee or Lessee's mortgagee shall reasonably require. In addition, Owner shall obtain for the benefit of the Lessee and its subtenants a commercially reasonable non-disturbance and attornment agreement from each holder of a mortgage, deed of trust, deed to secure debt or other similar instrument now or hereafter encumbering the Premises, confirming that the Lessee's right to quiet possession of the Premises during the term of this Agreement, including any extensions hereof, shall not be disturbed as long as the Lessee is not in default hereunder.

18. Right of Lessee to Mortgage Leasehold Interest. Owner acknowledges that Lessee has the right, without the necessity of obtaining Owner's consent, at any time to: (i) encumber its leasehold estate by mortgage or other encumbrance or lien; and (ii) grant security interests in or place liens upon any and all improvements, including but not limited to, the Facilities (whether or not such is considered real or personal property). Lessee shall give notice of such to Owner within ten (10) days of granting such mortgage.

19. Notices. It is understood and agreed by Owner and Lessee that written notice delivered by an overnight delivery service or by certified mail, return receipt requested, postage prepaid to a party's offices as specified herein, shall constitute notice to that party sufficient to comply with the terms of this Agreement. Addresses are as set forth in the preamble to this Agreement unless either party provides a new address to the other party in accordance with this

Notice Section. All notices are effective, on the third business day after their deposit via certified and postage prepaid mail, or, on the next business day after deposit via recognized overnight delivery carrier

20. Miscellaneous. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) This Agreement is governed by the laws of the State in which the Premises is located; (c) This Agreement (including the Exhibits) constitutes the entire agreement between the parties and supersedes all prior agreements; any amendments to this Agreement must be executed by both parties; (e) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement, will not be affected and shall remain valid and enforceable to the extent permitted by law; (f) The prevailing party in any action or proceeding in court is entitled to receive, in addition to and not in lieu of any other remedies, its reasonable attorneys' fees and other reasonable enforcement (or, as applicable, defense) costs and expenses; and (g) Owner agrees promptly to execute and deliver to Lessee, simultaneously herewith or forthwith hereafter at Lessee's request, a recordable Memorandum of Option in the form of Exhibit C and a Memorandum of this Agreement in the form of Exhibit D. Any dispute arising out of or pertaining to this agreement shall be litigated exclusively in the Superior Court of Hall County, Georgia, at the election of the party filing suit, and in no other venue or Jurisdiction whatsoever, with all parties hereto specifically consenting to such venue and jurisdiction.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the Effective Date (date last signed by a party hereto).

WITNESSES:

Samantha Jones
Name: Samantha Jones
Kenneth Smith
Name: Kenneth Smith

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

By: Mitchell P Cochran
Name: Mitchell P Cochran
Title: President / owner
Date: 10/08/2025

STATE OF GEORGIA

COUNTY OF Bartow

On this, the 9th day of October, 2025, before me, Randi Smith, the undersigned officer, personally appeared Mitchell Cochran who acknowledged himself to be the owner of Pine Circle Titshaw, LLC, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Randi Smith
NOTARY PUBLIC
My Commission Expires: _____

(Seal)



WITNESSES:

Date: 10/28/2025
Name: Barry Jones
Name: Tom Ahrens

LESSEE:

KELLY TOWERS III Limited Liability Company
a Georgia limited liability company

By: Kathy Kelly
Name: Kathy Kelly
Title: President
Date: _____

STATE OF GEORGIA

COUNTY OF Cobb

On this, the 28 day of October, 2025, before me, Kirsten Ahrens, the undersigned officer, personally appeared Kathy Kelly who acknowledged herself to be the owner of KELLY TOWERS III Limited Liability Company, a Delaware limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Kirsten Ahrens
NOTARY PUBLIC
My Commission Expires: 6/11/2029

(Seal)

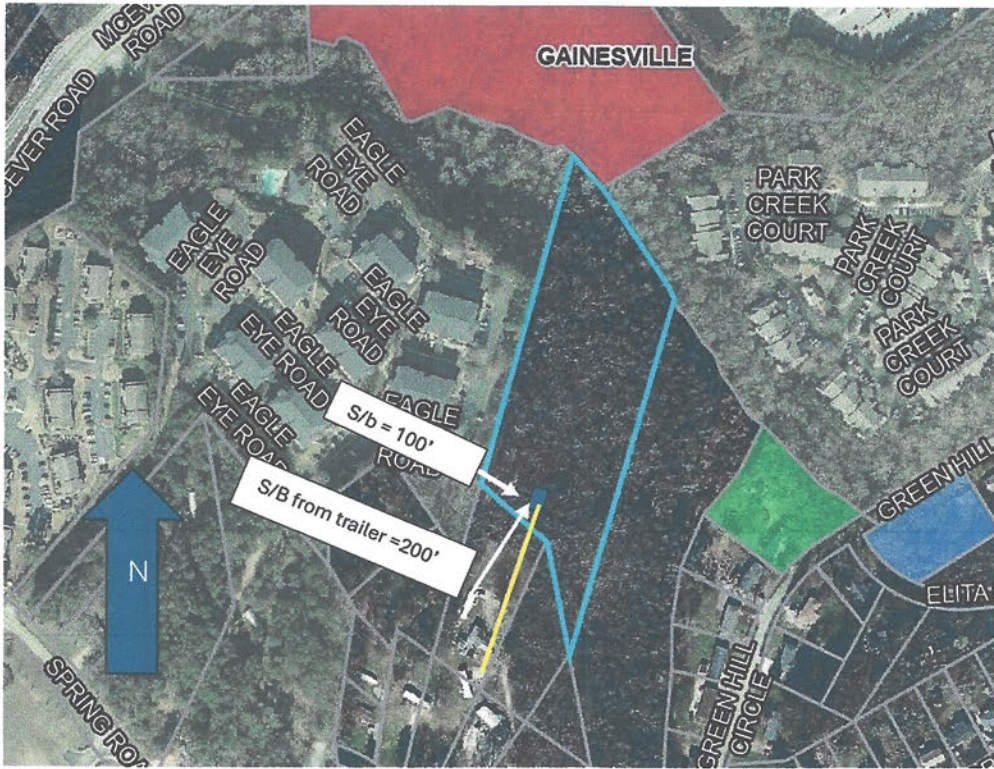
EXHIBIT A

Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

EXHIBIT B

Description or Depiction of the Premises including the 3600 Square Feet of Land and any Easements



Site sketch to be replaced with actual survey. Location of the leased area may change upon initial site walk.

EXHIBIT C
Form of Memorandum of Option

(Above Space for Recorder's Use Only)

Upon Recording Return to:

Kelly Towers III Limited Liability Company
3708 Stonewall Circle
Atlanta, Georgia 30339

Site Name: Pine Circle Dr

Site Number: GA2012

Commitment #: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option ("**Memorandum**") is made and entered into this ____ day of _____, 2025 by and Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132 (jointly and severally, the "**Owner**")), and Kelly Towers III, Limited Liability Company, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta, Georgia 30339 ("**Lessee**").

1. Owner and Lessee entered into a certain Option and Land Lease Agreement ("**Agreement**") dated _____, 2025, affecting certain real property of Owner described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

2. The Agreement grants to Lessee an option ("**Option**") to lease a 3600 square foot portion of Owner's Property for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the "**Facility**"), together with non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the "**Premises**").

3. The Option is for an initial term of twelve months and Lessee may renew the Option for one successive period of one-year.

4. Lessee shall have the sole right in its discretion to exercise the Option, whereupon the Option shall become a lease, and Lessee shall record a memorandum of agreement.

5. This Memorandum Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

6. This Memorandum is prepared for the purpose of recordation and does not modify the provisions of the Agreement. The Agreement is incorporated herein by reference. If there are any conflicts between the Agreement and this Memorandum, the provisions of the Agreement shall prevail.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the Effective Date (date last signed by a party hereto).

WITNESSES:

Name: _____

Name: _____

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, _____, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

(Seal)

WITNESSES:

Name: _____

Name: _____

LESSEE:

KELLY TOWERS III, Limited Liability Company
a Georgia limited liability company

By: _____

Name: Kathy Kelly

Title: President

Date: _____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____ who acknowledged herself to be the _____ of KELLY TOWERS III, Limited Liability Company, a Delaware limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

(Seal)

EXHIBIT A

Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

EXHIBIT D
Form of Memorandum of Agreement

(Above Space for Recorder's Use Only)

Upon Recording Return to:

Kelly Towers III Limited Liability Company
3708 Stonewall Circle
Atlanta, Georgia 30339

Site Name: Pine Circle

Site Number: GA2012

Commitment #: _____

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("**Memorandum**") is made and entered into this ____ day of _____, 2025 by and between Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132, (jointly and severally, the "**Owner**")), and Kelly Towers III Limited Liability Company, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta, Georgia 30339 ("**Lessee**").

1. Owner and Lessee entered into a certain Option and Land Lease Agreement ("Agreement") dated _____, 2025, affecting certain real property of Owner described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

2. Pursuant to the Agreement Owner leases to Lessee a 3,600 square foot portion of Owner's Property for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the "**Facility**") and granted to Lessee non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the "**Premises**"). The Premises is more particularly described on Exhibit B attached hereto and made a part hereof.

3. The Agreement is for an initial term of ten (10) years ("**Initial Term**") and the Agreement will be automatically renewed for five (5) additional terms (each a "**Renewal Term**") of five years each unless Lessee provides Owner notice of intention not to renew 90 days prior to the expiration of the then current term.

4. If, during the Initial Term or any Renewal Term, Owner receives an offer that Owner intends to accept (i) to purchase or otherwise acquire all or any portion of the Premises and/or this Agreement; (ii) to acquire, by easement, lease, license or any other manner a current or future interest in any portion of the Premises and/or this Agreement (legal, economic or otherwise); or (iii) an option of any of the foregoing, with or without an assignment of this Agreement, then Owner shall immediately provide written notice to Lessee of said offer and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions and subject to additional terms and conditions set forth in the Agreement .

5. This Memorandum Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

6. This Memorandum is prepared for the purpose of recordation and does not modify the provisions of the Agreement. The Agreement is incorporated herein by reference. If there are any conflicts between the Agreement and this Memorandum, the provisions of the Agreement shall prevail.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Agreement as of the Effective Date (date last signed by a party hereto).

WITNESSES:

Name: _____

Name: _____

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

By: _____
Name: _____
Title: _____
Date: _____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires: _____

(Seal)

WITNESSES:

Name: _____

Name: _____

LESSEE:

KELLY TOWERS III Limited Liability Company
a Georgia limited liability company

By: _____

Name: Kathy Kelly

Title: President

Date: _____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____, who acknowledged herself to be the _____ of KELLY TOWERS III, Limited Liability Company, a Georgia limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

(Seal)

EXHIBIT A

Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

027442

000226

C. Crawford ✓

Please return to Fox Chandler Homans Hicks & McKinnon

P O Box 2515

Gainesville, GA 30503

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 21 day of November
20 13 at 4:41 PM. Recorded in Deed
Book 7289 Page(s) 226-227
Charles Baker, Clerk By JN

STATE OF GEORGIA
COUNTY OF HALL

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 11-21-13

Charles Baker
Superior Court Clerk

By JN

PT61 069- 2013007671

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of November, 2013, by and between

COCHRAN PROPERTY MANAGEMENT, INC., a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PINE CIRCLE TITSHAW LLC, a Georgia Limited Liability Company,

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH That Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever quitclaim unto Grantee, their successors and assigns, all the right, title, interest, claim, or demand Grantor has or may have had in and to the following described property, to-wit:

all that tract or parcel of land, lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference

with all the rights, members and appurtenances to the said described premises in any way appertaining or belonging

TO HAVE AND TO HOLD THE SAID described property to the said Grantee, their heirs and assigns, so that neither the Grantor nor her heirs or successors nor any other person or persons claiming under them shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances or any part thereof

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered

This 19th day of Nov., 2013

In the presence of

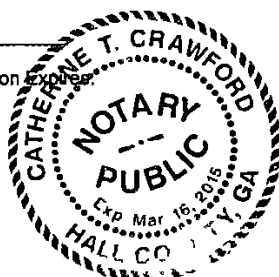
[Signature]

WITNESS

C. Crawford

Notary Public My Commission Expires

[NOTARY SEAL]



Cochran Property Management Inc

BY [Signature]

Print Name Mitchell P Cochran

In his capacity as CEO of

Cochran Property Management Inc.

000227

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.

Subject to a non-exclusive easement for ingress and egress twenty feet (20') wide centered on the boundary lines between Lots 24 and 25, and Lots 37 and 38, beginning at Pine Circle and continuing over Lots 24, 25, 37 and 38 a distance of approximately 480 feet, for the purposes of ingress and egress from Pine Circle.

✓
Please return to Fox Chandler Homans Hicks & McKinnon

P O Box 2515

Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0

Date 11/20/13

Charles Baker
Superior Court Clerk

By ER

PT61 069- 2013-007669

STATE OF GEORGIA
COUNTY OF HALL

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of November
20 13 at 3:30 PM. Recorded in Deed
Book 7288 Page(s) 566-567
Charles Baker, Clerk By ER

027309

000566

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of November, 2013, by and between

COCHRAN PROPERTY MANAGEMENT, INC. , a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PINE CIRCLE TITSHAW LLC, a Georgia Limited Liability Company,

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH That Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever quitclaim unto Grantee, their successors and assigns, all the right, title, interest, claim, or demand Grantor has or may have had in and to the following described property, to-wit

all that tract or parcel of land, lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference

with all the rights, members and appurtenances to the said described premises in any way appertaining or belonging

TO HAVE AND TO HOLD THE SAID described property to the said Grantee, their heirs and assigns, so that neither the Grantor nor her heirs or successors nor any other person or persons claiming under them shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances or any part thereof

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered

This 19th day of Nov., 2013

In the presence of

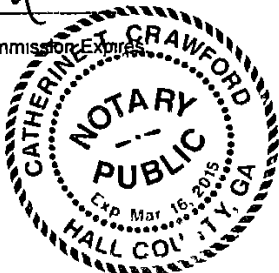
Dan M. Smith

WITNESS

CC Crawford

Notary Public My Commission Expires

[NOTARY SEAL]



Cochran Property Management Inc

BY [Signature]

Print Name Mitchell P Cochran

In his capacity as CEO of

Cochran Property Management Inc

EXHIBIT A

000567

All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 38 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.

Subject to a non-exclusive easement for ingress and egress twenty feet (20') wide centered on the boundary lines between Lots 24 and 25, and Lots 37 and 38, beginning at Pine Circle and continuing over Lots 24, 25, 37 and 38 a distance of approximately 480 feet, for the purposes of ingress and egress from Pine Circle.

↙
Please return to: CCrawford
FOX, CHANDLER, HOMANS, HICKS & MCKINNON
Post Office Box 2515
Gainesville, GA 30508

BK 7584
060300
FILED
HALL CO., GA.

15 SEP 14 PM 3:46

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY ER
Pgs 300-313

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0
Date 9/14/15
Charles Baker
Superior Court Clerk
By ER

019157

STATE OF GEORGIA
COUNTY OF HALL

PT61 069- 2015-006160

DEED OF ASSENT OF EXECUTOR TO DEVISE

WHEREAS, Paul Cochran died a resident of Hall County, Georgia on the 8th day of March, 2011, leaving a will which has been filed for probate in solemn form in Hall County, Georgia, at a regular term of the Hall County Probate Court, Estate No. E-11-101; and

WHEREAS, Letters Testamentary issued to Mitchell Paul Cochran and Sherry Lynn Debose as co-executors of said Estate of Paul Cochran on March 21, 2011; and

WHEREAS, under the terms of Item III of said will the interest held by Paul Cochran in the following described property was devised equally to **Mitchell Paul Cochran and Sherry Lynn Debose**:

See Exhibit "A" attached hereto and made a part hereof by reference

NOTE. The attorneys preparing this instrument have not examined title to the real property described herein and have expressed no opinion regarding the title to said property.

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of Paul Cochran and have administered the estate under the terms of said will, and it has been determined that there is a sufficient amount of property in said estate in addition to the above-described property to pay the indebtedness of said estate; and

WHEREAS, pursuant to an Order of the Hall County Probate Court dated August 19, 2015, which Order is attached hereto and incorporated herein by this reference, the undersigned, by signing this Deed have complied with the court's order and agree that, as part of the equal division of the estate's assets between themselves as beneficiaries, the subject property shall be transferred solely to PINE CIRCLE TITSHAW LLC.

NOW, THEREFORE, the undersigned as Co-Executors of the will of the said Paul Cochran hereby assent to the devise of said property under the terms of said will, so that fee simple title thereto is vested in the said PINE CIRCLE TITSHAW LLC

060301

IN WITNESS WHEREOF, said undersigned has hereunto set his/her hand and affixed his/her seal this 11th day of September, 2015

Signed, sealed and delivered
in the presence of

[Signature]
Witness

Catherine T. Crawford
Notary Public, My Commission Expires: 2-19-2019

[Signature] (seal)
Mitchell Paul Cochran
As Co-Executor Aforesaid

Signed, sealed and delivered
in the presence of

[Signature]
Witness

Catherine T. Crawford
Notary Public, My Commission Expires: 02-19-2015

[Signature] (seal)
Sherry Lynn Debose
As Co-Executor Aforesaid

060302

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

000303

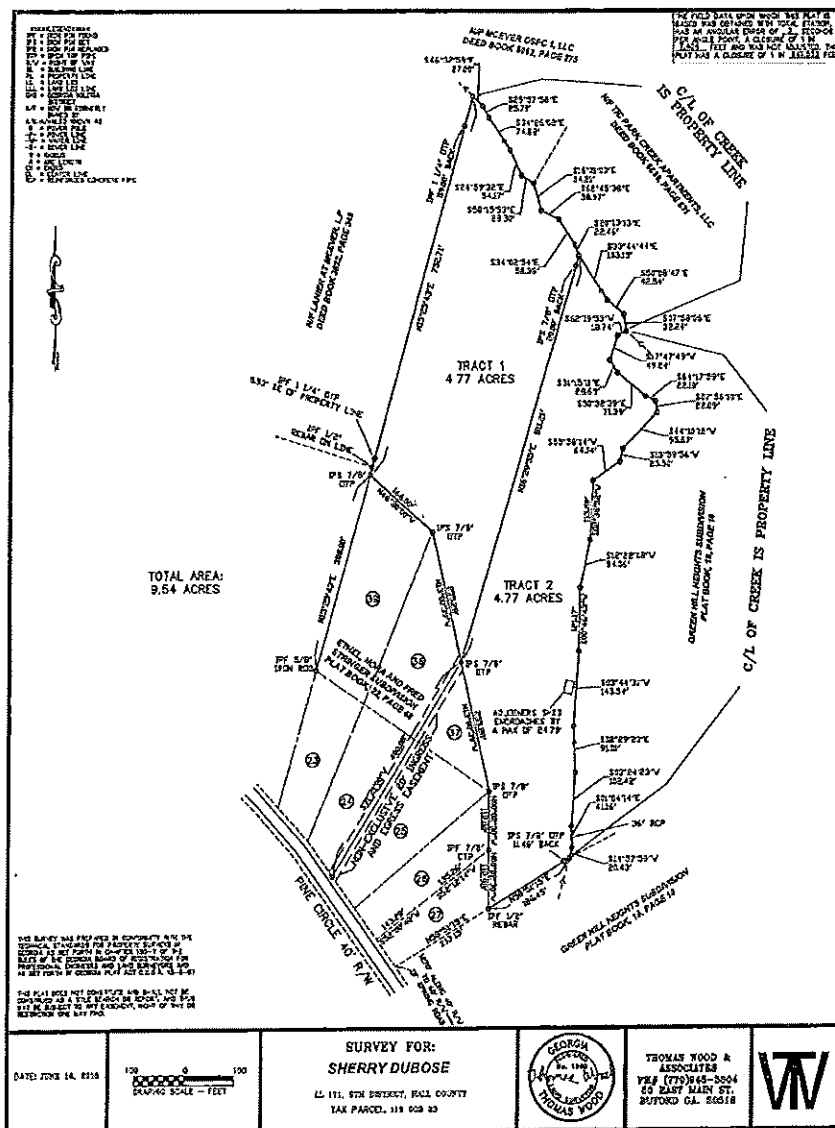


EXHIBIT “B”

TOPOGRAPHY MAP OF PROPERTY



1-A CERTIFICATION

Date: December 23, 2025

RE: Site Name: Gainesville
Site Number: GA2012
Ground Elevation: 1185' AMSL

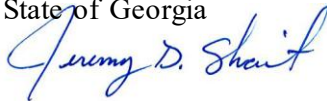
City Name: Gainesville County: Hall State: Georgia

I certify that the Latitude of 34 Degrees 17 Min. 33.263 Sec. North and the longitude of 83 Degrees 51 Min. 39.914 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

34.292573 Latitude
-83.861087 Longitude

State of Georgia



Jeremy D. Sharit
Georgia Registered No. 37206
SMW Job No. 25-1499
Prepared By: BB

Date: 12/23/25



EXHIBIT “C”

Telecommunication Tower Affidavit

Affidavit of Inventory: existing towers/alternative tower structures.

The attached exhibit identifies 46 towers or alternative structures within Hall County, within all municipalities in Hall County, and within a one-mile border of Hall County.

Information provided includes:

- Location (latitude and longitude coordinates),
- Height
- Design
- Tower type
- Suitability for co-location
- Additional information:
 - Provider/lessee
 - Any Co-location providers/lessee

An application for a tall structure permit shall not be considered complete without this affidavit of inventory

Exhibit consists of 4 pages.

Signature of Owner(s)



Date:

5/1/2026

Personally appeared before me

Kary Jo Kelly

Notary Public (Print Name) who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jared Moore

Notary Public Signature Date

[Signature] 05/01/2026



Site ID	Site Latitude	Site Longitude	Structure	Site Name	Address	City	State	Zip	County	Rad Center (AGL ft)	Structure Landlord Name	Structure Landlord ID
9AT0269A	34.130004	-83.932113	Guyed Tower	E. Buford	4262 Friendship Road	Buford	GA	30519	Hall	200	American Tower	26002
9AT0271A	34.227763	-83.860936	Monopole	Oakwood	3030 Atkins Dr (911)	Gainesville	GA	30507	Hall	160	American Tower	303333
9AT0272A	34.269719	-83.921603	Monopole	Oscarville	4550 Browns Bridge Road	Gainesville	GA	30504	Hall	195	Crown Castle	809101
9AT0276B	34.301877	-83.839637	Self Support Tower	Lee Gilmer	470 Woods Mill	Gainesville	GA	30501	Hall	167	American Tower	303382
9AT0277A	34.312912	-83.786565	Guyed Tower	Rabittown	2135 Old Cornelia Hwy	Gainesville	GA	30507	Hall	250	American Tower	26154
9AT0283A	34.333769	-83.908082	Self Support Tower	Lyncliff Sardis	2728 Barker Rd. (911)	Gainesville	GA	30506	Hall	246	American Tower	26068
9AT0284A	34.28002931	-83.7818587	Monopole	Morning	2153 Athens Hwy (911)	Gainesville	GA	30507	Hall	171	American Tower	303405
9AT0286A	34.391005	-83.807337	Monopole	Westin	3681 Cleveland Hwy	Gainesville	GA	30506	Hall	172	American Tower	303147
9AT0288A	34.40864	-83.936952	Monopole	Chestatee (SCI)	5038 Price Rd.	Gainesville	GA	30506	Hall	175	American Tower	303408
9AT0968A	34.191055	-83.899498	Self Support Tower	9AT0968A	4377 ATLANTA HWY	Flowery Branch	GA	30542	Hall	237	Crown Castle	806767-21904
9AT1249D	34.334885	-83.811929	Monopole	N. Gainesville	1750 Cleveland Hwy (911 Address)	Gainesville	GA	30501	Hall	200	American Tower	26155
9AT1250A	34.418056	-83.646393	Guyed Tower	Lula	5340 Highway 365	Alto	GA	30554	Hall	300	Crown Castle	812944-76789
9AT1263A	34.473643	-83.766557	Self Support Tower	Clermont	325 Cleveland Hwy.	Clermont	GA	30527	Hall	240	Crown Castle	874831-138703
9AT2325A	34.24742	-83.815873	Self Support Tower	Calvary	1645 Calvary Church Rd.	Gainesville	GA	30507	Hall	238	Crown Castle	801614
9AT2029A	34.16916666	-83.9605555	Self Support Tower	Whitworth B&B	6526 McEver Rd.	Flowery Branch	GA	30542	Hall	257	Crown Castle	812194

9AT2037A	34.20422431	-83.9314404	Monopole	McEVER	5753 Conner Rd. (911 Address)	Flowery Branch	GA	30542	Hall	150	Crown Castle T3	825747
9AT2101A	34.203463	-83.859034	Monopole	Sloan Mill	3920 Perry Ln.	Flowery Branch	GA	30542	Hall	170	American Tower	28660
9AT2111A	34.30996828	-83.8629637	Self Support Tower	Ahaluna	301 NW Skyview Dr.	Gainesville	GA	30501	Hall	251	Crown Castle	806762
9AT2112A	34.273747	-83.875338	Self Support Tower	Gould	2938 Florence Drive	Gainesville	GA	30504	Hall	220	Crown Castle	813807
9AT2113A	34.253567	-83.879659	Monopole	Meeks	3664 Meeks Dr.	Oakwood	GA	30566	Hall	170	SBA	GA02473-S-03
9AT2114A	34.166318	-83.82884	Self Support Tower	Chestnut Mountain	4955 Winder Hwy.	Braselton	GA	30517	Hall	220	American Tower	22049
9AT2117A	34.187622	-83.770167	Self Support Tower	Candler	3306 Candler Rd.	Gainesville	GA	30507	Hall	220	SBA	GA01854-S-05
9AT2118B	34.22250269	-83.8030608	Guyed Tower	Athens Highway	2361 Webb Girth Road	Gainesville	GA	30507	Hall	250	Georgia Power Company	00998-51135
9AT2123A	34.29290366	-83.8129912	Self Support Tower	Myrtle Street	915 Dundee St. SE.	Gainesville	GA	30501	Hall	184	GLOBAL TOWER ASSETS III	370934
9AT2298A	34.10302983	-83.8695125	Monopole	Friendship	7581 Spout Springs Road	Buford	GA	30548	Hall	180	Crown Castle	874826-138698
9AT3446A	34.282794	-83.846217	Monopole	Alta Vista	1959 Delta Dr	Gainesville	GA	30501	Hall	150	Eco-Site	US-GA-5305
9AT3694A	34.305869	-83.649236	Self Support Tower	Mary Segars	6084 Highway 52	Gillsville	GA	30543	Hall	250	Vertical Bridge	US-GA-5321
9AT3773A	34.229698	-83.897598	Monopole	McEver Rd	5131 McEver Road	Oakwood	GA	30566	Hall	175	American Tower	282111
9AT3774A	34.33570099	-83.70649719	Monopole	Miller Lake Rd	5009 Miller Lake Rd	Gainesville	GA	30507	Hall	172	Crown Castle ATT	844183
9AT3778B	34.125597	-83.8588	Guyed Tower	Flowery Branch 2	5510 Union Church Rd	Flowery Branch	GA	30548	Hall	350	American Tower	209091
9AT3934A	34.26221466	-83.8172226	Self Support Tower	9AT3934A	1334 CALVARY CHURCH RD SW	Gainesville	GA	30507	Hall	177	American Tower	26152-SE005746

9AT3935A	34.22589111	-83.76347351	Self Support Tower	9AT3935A	3284 Roy Parks Road	Gainesville	GA	30507	Hall	246	SBA	GA02435-S-01
9AT4285A	34.37385556	-83.72706945	Self Support Tower	9AT4285A	3621 Cornelia Hwy	Lula	GA	30554	Hall	269	Crown Castle T3	820767
9AT4317A	34.27221944	-83.8597222	Self Support Tower	Gainesville - Memorial P/ATLe0101035 /ATLe0106035	2041 Memorial Park Dr	Gainesville	GA	30504	Hall	160	American Tower	26153
9AT4326A	34.29138889	-83.8255556	Self Support Tower	Gainesville - Summit (MPCS-GAI016)/ATLe0101033	504 Summit St SE	Gainesville	GA	30501	Hall	180	SBA	GA02629-A-03
9AT4412A	34.15174	-83.926491	Self Support Tower	MP GAI025	5492 Hog Mountain Rd	Flowery Branch	GA	30542	Hall	200	American Tower	303338
9AT4413A	34.29826389	-83.8225	Roof Top Mount	MP GAI061	340 Jesse Jewell PKWY SE.	Gainesville	GA	30501	Hall	117	Vertical Bridge	18105
9AT4559A	34.336125	-83.775011	Self Support Tower	9AT4559A	2954 Ramsey Rd	Gainesville	GA	30507	Hall	244	American Tower	303219-SSI12293
9AT4567A	34.27342	-83.73489	Monopole	9AT4567A	3515 Suggs Rd	Gainesville	GA	30507	Hall	195	American Tower	318216-344076
9AT4640A	34.1487167	-83.8046889	Monopole	9AT4640A	5470 Technology Pkwy	Braselton	GA	30517	Hall	195	SBA	GA46381-A-01
9AT5299A	34.47149	-83.84301	Self Support Tower	9AT5299A	6161 ELMER TRUELOVE RD	CLERMONT	GA	30527	Hall	235	SBA	GA13106-A-01
9AT5322A	34.36933012	-83.8720769	Monopole	Corinth	3565 Thompson Bridge Rd.	Gainesville	GA	30506	Hall	190	Crown Castle	801549-54328
9AT5781A	34.407738	-83.908539	Guyed Tower	Bark Camp	5701 Bark Camp Road	Murrayville	GA	30564	Hall	311	Crown Castle	812654
9AT7351A	34.22221919	-83.91478542	Monopole	9AT7351A	5496 Allen Cir	Oakwood	GA	30566	Hall	179	American Tower	420873
9AT7357A	34.430208	-83.831142	Monopole	9AT7357	5162 Odum Smallwood Road	Gainesville	GA	30506	Hall	173	The Towers LLC	US-GA-5454

9AT7383A	34.25158333	-83.7156944	Monopole	Patrick	3897 Coker Road	Gainesville	GA	30507	Hall	128	Crown Castle ATT	844192
----------	-------------	-------------	----------	---------	--------------------	-------------	----	-------	------	-----	---------------------	--------

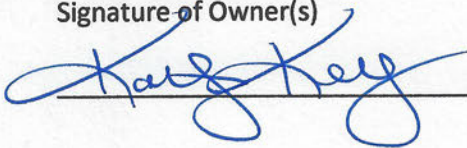
Telecommunication Tower Affidavit

Affidavit of Evaluation of Existing Towers for Co-Location

The attached exhibit identifies towers or alternatives structures that were considered for co-location and were rejected. For each location a detailed explanation of why the existing tower was not usable for the proposed project has been provided in the attached exhibit.

Exhibit consists of 1 pages.

Signature of Owner(s)



Date:

5/1/2020

Personally appeared before me

Kathy Jo Kelly

Notary Public (Print Name) who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jared Moore

Notary Public Signature Date

05/1/2020 



<u>Towers within 1 mile</u>	<u>Site Number</u>	<u>Latitude</u>	<u>Longitude</u>	<u>Structure</u>	<u>Address</u>	<u>City</u>	<u>County</u>	<u>Comments</u>
Jackson EMC		34.30075	-83.857333	235' SST	1000 Dawsonville Highway	Gainesville	Hall	Jackson EMC denied T-Mobile's request to collocate.
Crown Castle	806762	34.30996828	-83.8629637	250' SST	301 Sky View Drive	Gainesville	Hall	TMO already a tenant

EXHIBIT “D”

SMW JOB #25-1499

SCALE: 1" = 300'



E.N.F.S.S. = ETHEL, NORA AND FRED STRINGER
SUBDIVISION (P.B. 22, PF. 48)

25
53

POC (AS-SURVEYED)
1/2" REBAR
N:1560900.27
E:2388940.53

SCALE: 1" = 100'



TOWER TYPE: MONOPOLE
LATITUDE: 34°17'33.263" NORTH
LONGITUDE: 83°51'39.914" WEST
(NAD 83)
GROUND ELEVATION: 1185'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
PINE CIRCLE DRIVE
GAINESVILLE, GA 30503

NOT TO SCALE

GRID NORTH
GRID TO TRUE NORTH
CONVERGENCE
0°10'
TRUE NORTH TO MAGNETIC
DECLINATION
5°59' W
COMBINED SCALE FACTOR
0.999909750

○ = 5/8" REBAR SET
 ● = FOUND PROPERTY MARKER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POE = POINT OF ENDING
 ▲ = CALCULATED POINT
 (R) = REFERENCED INFORMATION
 (M) = MEASURED
 ☒ = POWER POLE
 ↓ = GUY ANCHOR
 ⦿ = FIRE HYDRANT
 ® = WATER VALVE
 [M] = MAILBOXES
 [G] = GAS MARKER
 x99.9 = SPOT ELEVATION

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13139C0186G, which bears an effective date of 04/04/2018 and IS NOT in a special flood hazard area.

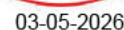
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

GAINESVILLE
GA2012
D LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

PROJECT NO 25-1499	DRAWN BY: BC		NO.	REVISION	DATE	BY
	CHECKED BY: PKW					
	FIELD CREW: BS					
	APPROVED BY: TLF		1	CLIENT COMMENTS	2/10/26	KM
	DATE: 01/16/26		2	TITLE	03/04/26	DG
	SCALE: AS NOTED					

FOR: **RAWLAND TOWER SURVEY**
KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com



Situated in the 9th Land District of Hall County, State of Georgia:
All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.
TAX I.D.: 00116 002023
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, GRANTEE, FROM MITCHELL PAUL COCHRAN AND SHERRY LYNN DEBOSE, AS CO-EXECUTORS OF THE ESTATE OF PAUL COCHRAN, DECEASED, GRANTOR, BY DEED RECORDED 09/14/2015, IN BOOK 7584, PAGE 300 OF THE HALLCOUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 39 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records. TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 000025
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 38 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/20/2013, IN BOOK 7288, PAGE 556 OF THE HALL COUNTY RECORDS.

Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34"E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38"W a distance of 612.95 feet to the Point of Beginning; thence N 41°58'22"W a distance of 60.00 feet to a point; thence N 48°01'38"E a distance of 60.00 feet to a point; thence S 41°58'22"E a distance of 60.00 feet to a point; thence 48°01'38"W a distance of 60.00 feet to the Point of Beginning." Said above-described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 and Lots 23, 24, 38, and 39 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34"E a distance of 112.98 feet to a 1" open top pipe found at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38"W a distance of 612.95 feet to a point; thence N 41°58'22"W a distance of 39.81 feet to the Point of Beginning; thence S 40°09'27"W a distance of 140.54 feet to a point; thence S 18°30'04"W a distance of 48.36 feet to a point; thence S 01°29'02"E a distance of 34.92 feet to a point; thence S 16°33'47"E a distance of 74.90 feet to a point; thence S 08°48'41"E a distance of 175.15 feet to a point; thence S 31°54'04"W a distance of 94.99 feet to a point; thence S 60°41'57"W a distance of 75.75 feet to a point; thence S 39°41'53"W a distance of 118.76 feet, more or less, to the northeast right-of-way line of Pine Circle Drive; thence N 35°31'25"W, along said right-of-way, a distance of 20.68 feet to a point; thence N 39°41'53"E, leaving said right-of-way line, a distance of 117.19 feet to a point; thence N 60°41'57"E a distance of 76.30 feet to a point; thence N 42°47'22"E a distance of 39.50 feet to a point; thence N 27°57'08"E a distance of 35.02 feet to a point; thence N 08°48'41"W a distance of 175.58 feet to a point; thence N 16°33'47"W a distance of 76.19 feet to a point; thence N 01°29'02"W a distance of 41.09 feet to a point; thence N 18°30'04"E a distance of 55.71 feet to a point; thence N 40°09'23"E a distance of 147.13 feet to a point; thence S 41°58'22"E a distance of 20.19 feet to the Point of Beginning. Said above-described Easement contains 14,782.7 square feet or 0.34 acres, more or less.

Being a portion of Lot 25 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

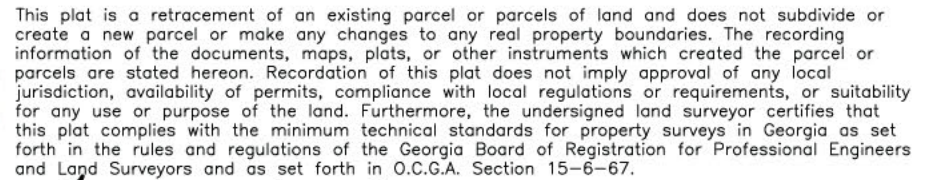
Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of said Ethel, Nora and Fred Stringer Subdivision having Georgia West State Plane Coordinates N:156090.27 E:2388940.53; thence N 00°30'34"E a distance of 112.98 feet to a 1" open top pipe found at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38"W a distance of 612.95 feet to a point; thence N 41°58'22"W a distance of 39.81 feet to a point; thence S 40°09'27"W a distance of 140.54 feet to a point; thence S 18°30'04"W a distance of 48.36 feet to a point; thence S 01°29'02"E a distance of 34.92 feet to a point; thence S 16°33'47"E a distance of 74.90 feet to a point; thence S 08°48'41"E a distance of 175.15 feet to the Point of Beginning; thence S 08°48'41"E a distance of 8.43 feet to a point; thence S 27°57'08"W a distance of 44.27 feet to a point; thence S 42°47'22"W a distance of 45.25 feet to a point; thence N 31°54'04"E a distance of 94.99 feet to the Point of Beginning. Said above-described Easement contains 517.7 square feet or 0.01 acres, more or less.

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is December 29, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED2699. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

Old Republic National Title Insurance Company
Alta Commitment for Title Insurance Commitment No. 01-26005972-01T
Commitment Date: February 04, 2026 @ 7:00 am
Schedule B, Section II

<u>Exception No.</u>	<u>Instrument</u>	<u>Comment</u>
1-11		Standard exceptions. Contain no survey matters.
(12)	Bk. 22, Pg. 48	Does affect and is blanket in nature.
(13)	Bk. 89, Pg. 70	Plat contains no easements or encumbrances that affect the lease area or easement.
(14)	Bk. 7289, Pg. 226	Does affect the easement as shown hereon.
(15)	Bk. 7288, Pg. 566	Does affect the easement as shown hereon.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.



Timothy L Fish
TIMOTHY L FISH GAPLS # 003403

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

 SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph. 205-252-6886 www.smweng.com	FOR:	RAWLAND TOWER SURVEY KELLY TOWERS III, LLC 8051 Congress Avenue Boca Raton, FL 33487	DRAWN BY: BC CHECKED BY: PMK FIELD CREW: BS APPROVED BY: TLF DATE: 01/16/26 SCALE: NO SCALE SHEET 2 OF 2	PROJECT NO. 25-1499		NO. 1 2	REVISION CLIENT COMMENTS TITLE	DATE 2/10/26 03/04/26	BY KM DG
---	------	--	---	--	--	------------------------------	---	--	-------------------------------

SITE CLEARANCE NOTE:
CONTRACTOR SHALL CLEAR LEASE AREA OF ALL TREES, SHRUBS, ROCKS, SURFACE SOIL AND DEBRIS. EXCAVATE INTO SLOPES AND/OR ADD FILL DIRT WITH REQUIRED COMPACTION TO LEVEL THE COMPOUND. SITE SHALL BE GRADED TO ALLOW NATURAL DRAINAGE FROM THE COMPOUND.

CONTRACTOR WILL GRADE THE AREA AROUND COMPOUND TO PREVENT SOIL EROSION AND ADHERE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. RETAINING WALLS AND RIP-RAP ARE OUT OF SCOPE AND WILL REQUIRE A CHANGE ORDER UNLESS INCLUDED IN THE CONSTRUCTION PLANS OR ADDED TO SCOPE DURING BID WALKS.

SUBJECT PROPERTY IS LOCATED IN PANEL #13139C0186G, DATED 04/04/2018 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SUBJECT ADJACENT PROPERTY IN THE NW CORNER IS ZONED S-S.

LANIER AT MCEVER LP
PARCEL: 00116002021
ZONING: R-B

PARENT PARCEL
PINE CIRCLE TITSHAW LLC
PARCEL: 00116002023
BOOK 7584, PG. 300
zoned:

ZONING INFORMATION		
JURISDICTION: HALL COUNTY		
ZONING: N/A		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±623'
SOUTH	N/A	±58'
EAST	N/A	±100'
WEST	N/A	±178'

FYS HOMES LLC
PARCEL: 00116002084
ZONING: R2

PINE CIRCLE TITSHAW LLC
PARCEL: 00116002004
ZONING: R1

FYS HOMES LLC
PARCEL: 00116002032
ZONING: R1

PINE CIRCLE TITSHAW LLC
PARCEL: 00116002005
ZONING: R1

SD PROPERTIES OF GAINESVILLE
GA LLC
PARCEL: 00116002023
ZONING: R1

PROPOSED 175' MONOPOLE
W/ 4' LIGHTNING ROD

PROPOSED 60'X60'
LEASE AREA

PROPOSED 40'X40'
FENCED COMPOUND

PROPOSED
12' GATE

PROPOSED 20'
INGRESS/EGRESS AND
UTILITY/FIBER EASEMENT

PROPOSED 12' WIDE CONCRETE DRIVE
(TRANSITIONS FROM GRAVEL TO
CONCRETE) (SEE SHEET C-4.3)

PROPOSED T-MOBILE 10'X15'
LEASE AREA WITH 10'X13'
EQUIPMENT PAD AND UTILITY
FRAME (SEE SHEET C-1.1)

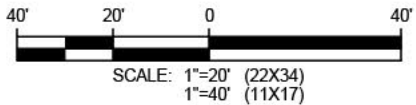
PROPOSED 10'X46'
TURNAROUND

EXISTING
ASPHALT
DRIVE

EXISTING
PROPERTY LINE

EXISTING
TRAILER

1 OVERALL SITE PLAN

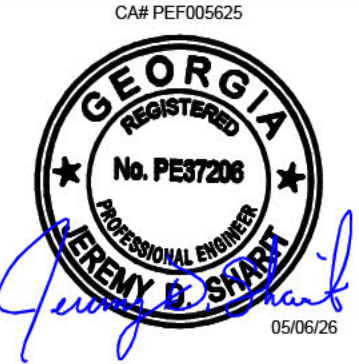


T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL SITE PLAN

SHEET NUMBER:

C-1

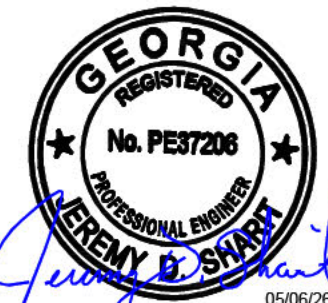
T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

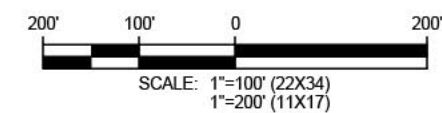
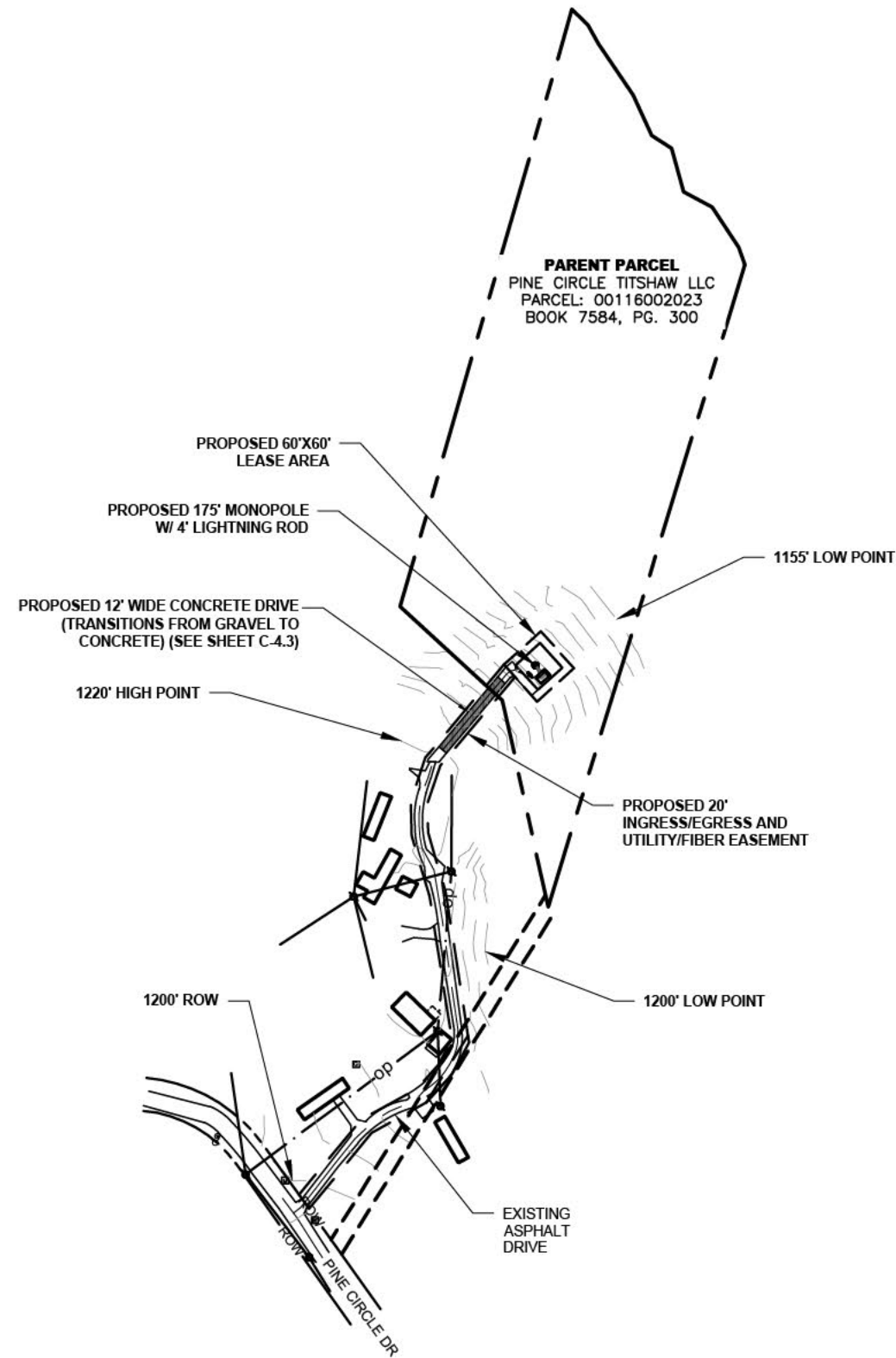


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL PARCEL TOPO

SHEET NUMBER:

C-1.0.1



1 OVERALL SITE PLAN

SUBJECT PROPERTY IS LOCATED IN PANEL
#13139C0186G, DATED 04/04/2018
AND IS IN THE BASE FLOOD ZONE "X"
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXISTING TREES TO BE REMOVED
WITHIN COMPOUND AND EASEMENT.
CONTRACTOR TO FIELD VERIFY BEFORE
CONSTRUCTION

- SITE NOTES:**
1. DIGGING AND/OR TRENCHING INSIDE COMPOUND,
MUST BE DONE BY HAND.
 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY
TO FIELD VERIFY THE EXACT LOCATIONS OF
EXISTING UTILITIES WHICH MAY CONFLICT WITH
PROPOSED IMPROVEMENTS.
 3. LOCATION OF UNDERGROUND UTILITIES WAS NOT
PERFORMED.
 4. THE ADEQUACY OF EXISTING SITE UTILITIES TO
ACCOMMODATE NEW CO-LOCATION LOAD(S) WAS
NOT VERIFIED.
 5. ALL EXISTING VEGETATION AND IMPROVEMENTS
ARE TO REMAIN UNLESS OTHERWISE SHOWN IN
THESE DRAWINGS.

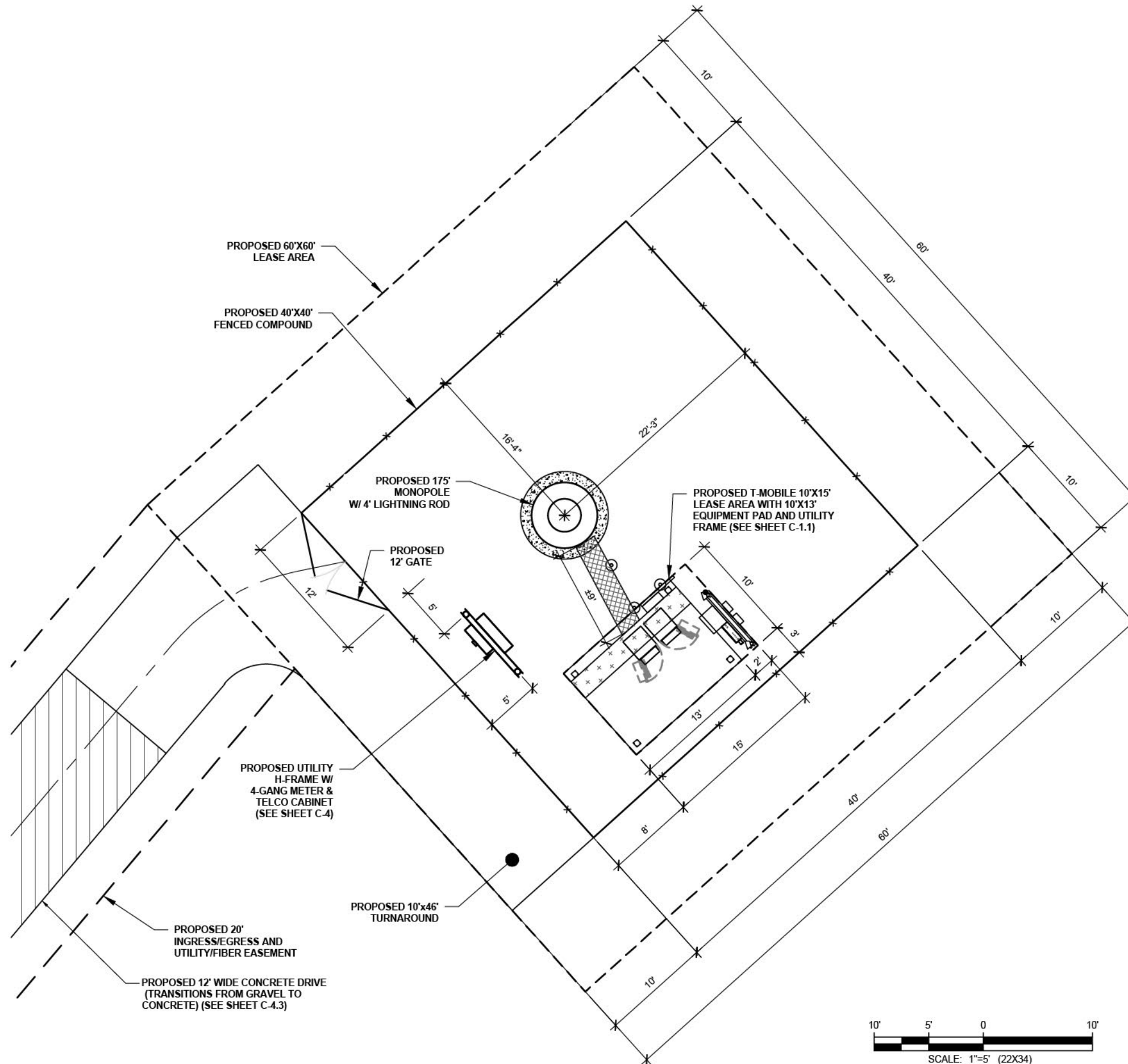
SITE CLEARANCE NOTE:
CONTRACTOR SHALL CLEAR LEASE AREA OF
ALL TREES, SHRUBS, ROCKS, SURFACE SOIL
AND DEBRIS. EXCAVATE INTO SLOPES AND/OR
ADD FILL DIRT WITH REQUIRED COMPACTION
TO LEVEL THE COMPOUND. SITE SHALL BE
GRADED TO ALLOW NATURAL DRAINAGE
FROM THE COMPOUND.

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED
COMPOUND SHALL BE SURFACED AS FOLLOWS:

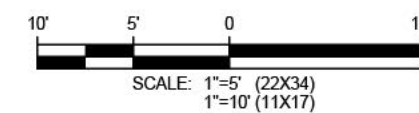
- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE
SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD
PROCTOR DENSITY

UTILITY NOTE:
THERE ARE NOT ANY EXISTING STORM OR
SANITARY SEWER LINES OR BURIED UTILITIES ON
THE PARENT TRACK WITHIN THE VICINITY OF THE
PROPOSED CONSTRUCTION.

TRENCHING NOTE:
DIGGING AND/OR TRENCHING INSIDE
COMPOUND, MUST BE DONE BY HAND.



1 ENLARGED SITE PLAN

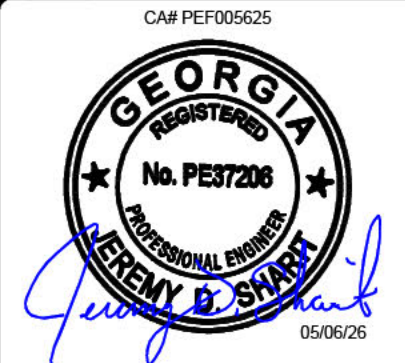


T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

ENLARGED SITE PLAN

SHEET NUMBER:

C-1.1

SMM JOB #25-1499

- STRUCTURAL NOTES
1. STRUCTURAL CALCULATIONS ARE PREPARED BY OTHERS. THE CONTRACTOR SHALL COORDINATE WITH THE TOWER OWNER'S REPRESENTATIVE TO OBTAIN A COPY.
 2. THE CONTRACTOR SHALL REFER TO THE TOWER'S STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF THE TOWER SHALL BE PERFORMED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

TOWER DEPICTION NOTE
THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED

PROPOSED STEALTH PANELS
(TO BE DESIGNED BY OTHERS)

PROPOSED (3) SABRE V-BOOM
SECTOR FRAMES MODEL# C10857007C
AND (12) MOUNT PIPE KIT MODEL#
C10900802 (REF. SHEET C-2.1)

TOTAL TOWER HEIGHT
INCLUDING APPURTENANCES
ELEV.: 179'-0" AGL

TOP OF PROPOSED TOWER
ELEV.: 175'-0" ± AGL

PROPOSED T-MOBILE RAD CENTER
ELEV.: 175'-0" ± AGL

FUTURE ANTENNA
ELEV.: 163'-0" AGL

FUTURE ANTENNA
ELEV.: 151'-0" AGL

FUTURE ANTENNA
ELEV.: 139'-0" AGL

PROPOSED 175'
MONOPOLE

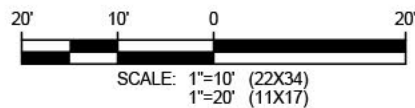
PROPOSED (2) ±215' HYBRID
TRUNK 6/24 4AWG 100M

PROPOSED GROUND
EQUIPMENT
(REF. SHEET C-1.2)

PROPOSED
COMMUNITY H-FRAME

PROPOSED
COMPOUND FENCE

GRADE
ELEV.: 1185' AMSL



T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE

KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TOWER ELEVATION

SHEET NUMBER:

C-2

SMW JOB #25-1499

T Mobile

SITE NAME: _____
SITE NUMBER: _____
FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: _____ IN CASE OF EMERGENCY: _____

NO TRESPASSING

POSTING OF THIS SIGN REQUIRED BY LAW

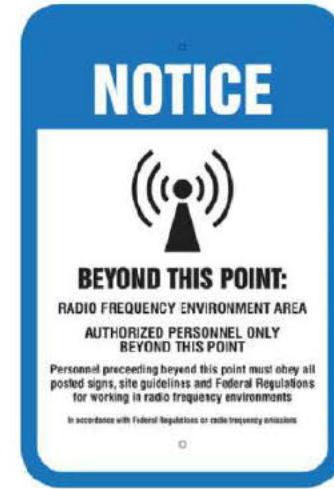
OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK/RED LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 2

WHITE TEXT INFORMATION
GREEN BACKGROUND
8" 1234567
BLACK TEXT
Federal Communications Commission
Tower Registration Number
1234567
Posted in accordance with Federal Communications Commission
rules on antenna tower registration
47 CFR 17.4 (g).
12"

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



1 NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING
AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)

WHITE TEXT NOTICE
BLUE BACKGROUND
10" 14"
BLACK TEXT
AUTHORIZED
PERSONNEL
ONLY
WHITE BACKGROUND

AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

WHITE TEXT DANGER
RED BACKGROUND
10" 14"
BLACK TEXT
NO
TRESPASSING
BLACK BACKGROUND
WHITE BACKGROUND

DANGER NO TRESPASSING SIGN

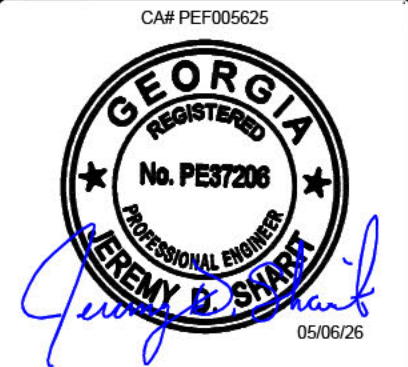
WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26



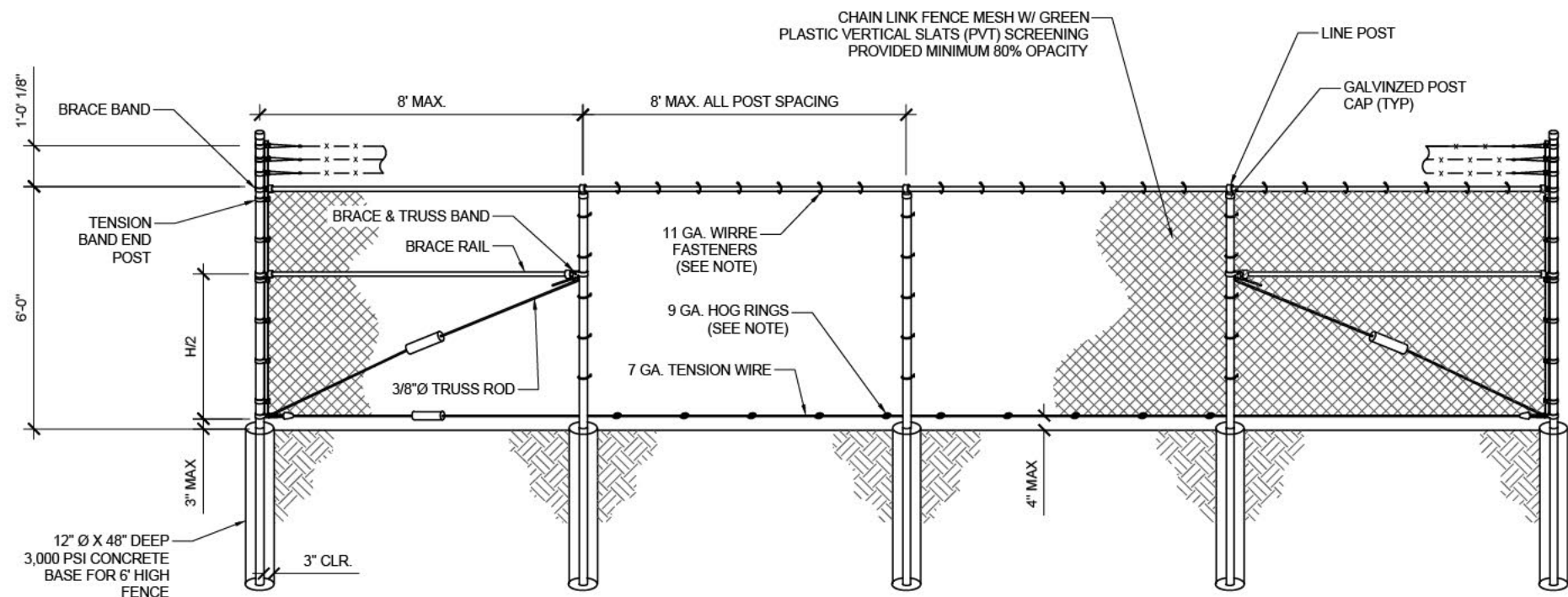
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

SITE SIGNAGE

SHEET NUMBER:

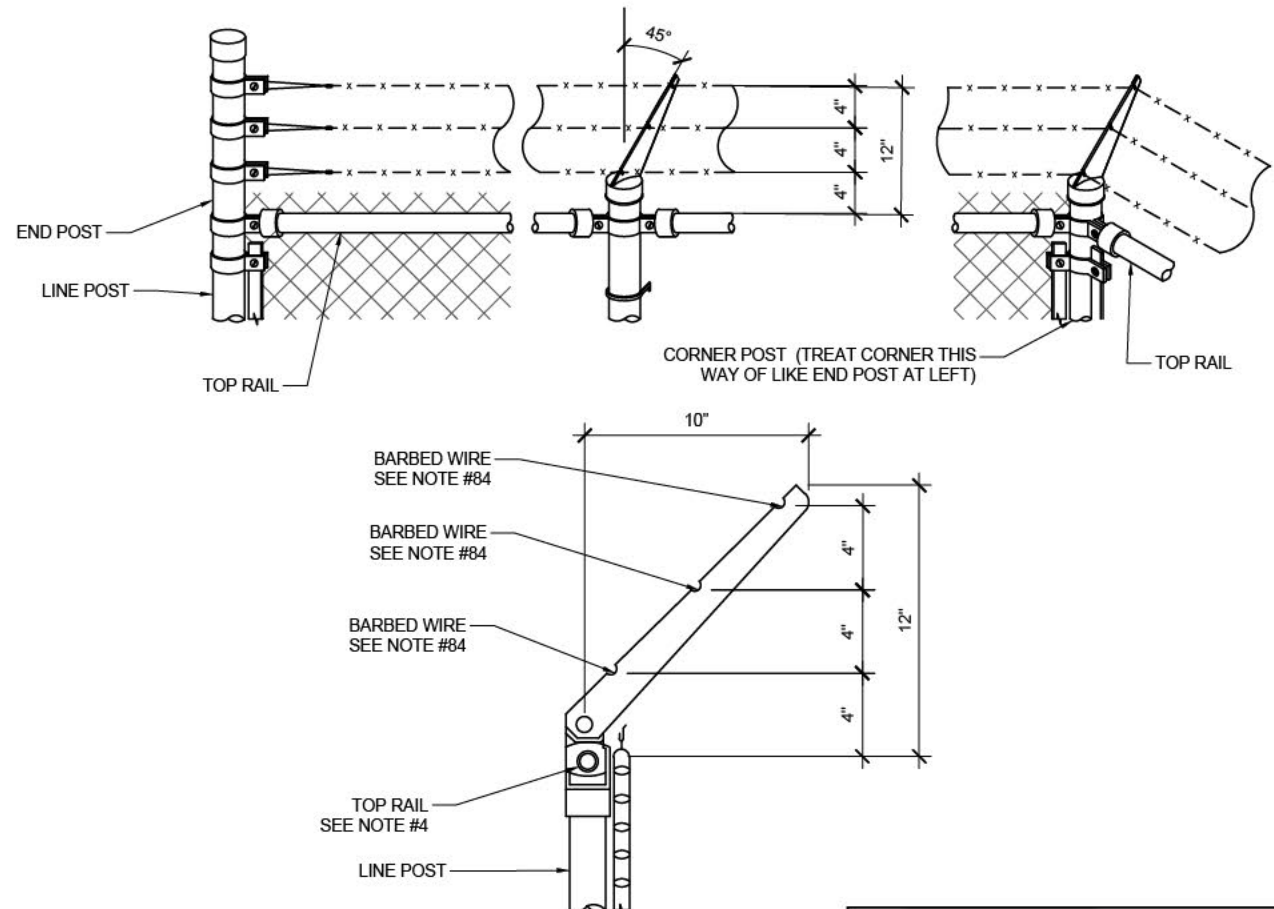
C-3

SMW JOB #25-1499



- FENCE NOTES:
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8"Ø SCHEDULE 40 PIPE FOR GATE WIDTHS UP TO 8 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
 2. LINE POST: 2 3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
 3. GATE FRAME: 1 1/2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. & ASTM F900.
 4. TOP RAIL & BRACE RAIL: 1 3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
 5. FABRIC: 2" MESH No. 9 GAGE GALVANIZED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POST, BARS CONFORMING TO ASTM-A392, & AASHTO M 181.
 6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 12" INTERVALS VERT & 20" HORIZ. INSTALL HOG RINGS ON TENSION WIRE AT 20" INTERVALS.
 7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
 8. BARBED WIRE: 3 STRANDS OF DOUBLE STRANDED 12 1/2 GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS CONFORMING TO AASHTO M 280.
 9. LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
 10. INSTALL FENCING PER CURRENT BUILDING CODE

1 FENCE DETAILS & NOTES
SCALE: N.T.S.



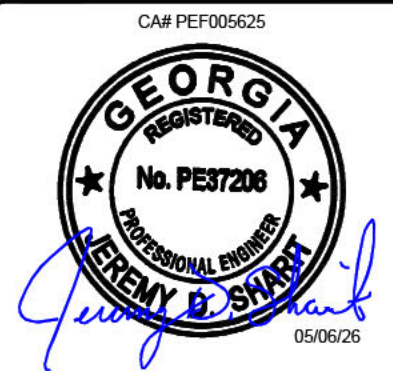
- NOTES:
1. SLOPE TOP OUT OF COMPOUND AT 45°.
 2. BARBED WIRE OVER GATES SHALL NOT BE SLOPED.

2 BARBED WIRE TOP DETAIL
SCALE: N.T.S.



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

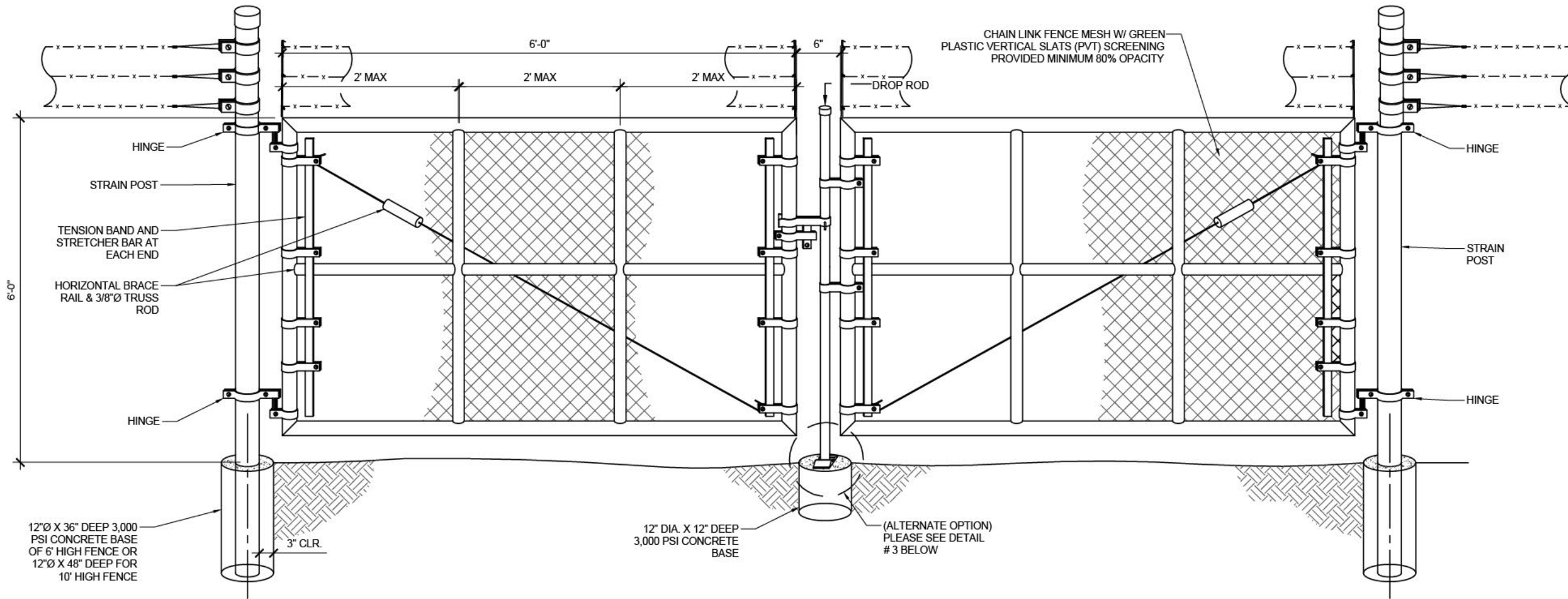


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

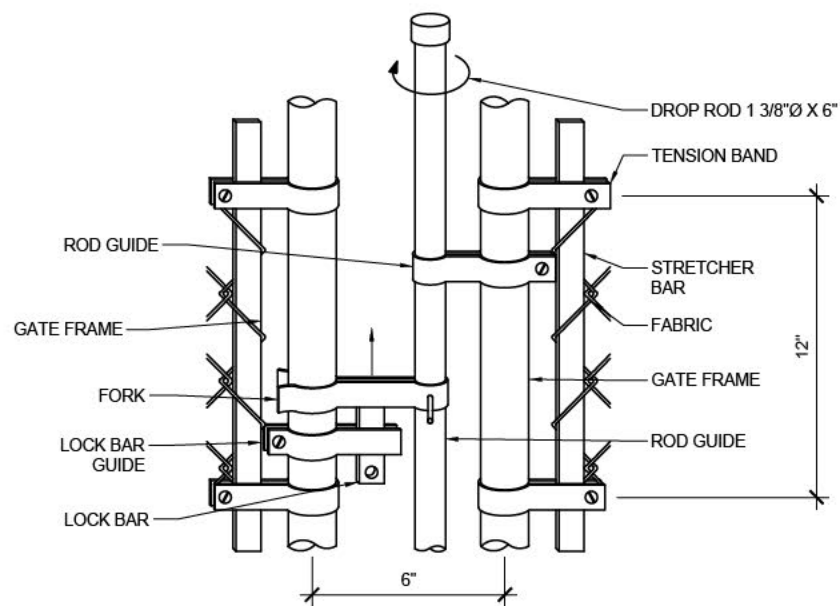
FENCE DETAILS

SHEET NUMBER:
C-3.1

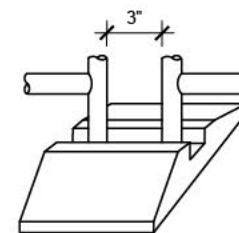
SMW JOB #25-1499



1 DOUBLE GATE DETAIL
SCALE: N.T.S.



2 TYPICAL DROP ROD ASSEMBLY
SCALE: N.T.S.



NOTE:
DROP ROD IS OPTIONAL IF GATE
FRAMES EXTEND DOWN TO
CENTER REST. USE LATCH SHOWN
FOR WALK OR SINGLE GATE

3 DETAIL
SCALE: N.T.S.

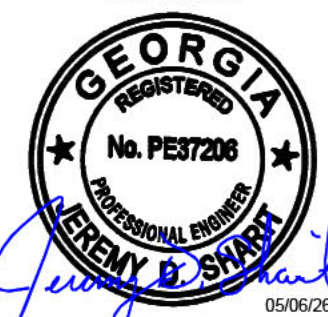
T Mobile

SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8985 www.smweng.com

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

FENCE DETAILS

SHEET NUMBER:

C-3.2

SMW JOB #25-1499



ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

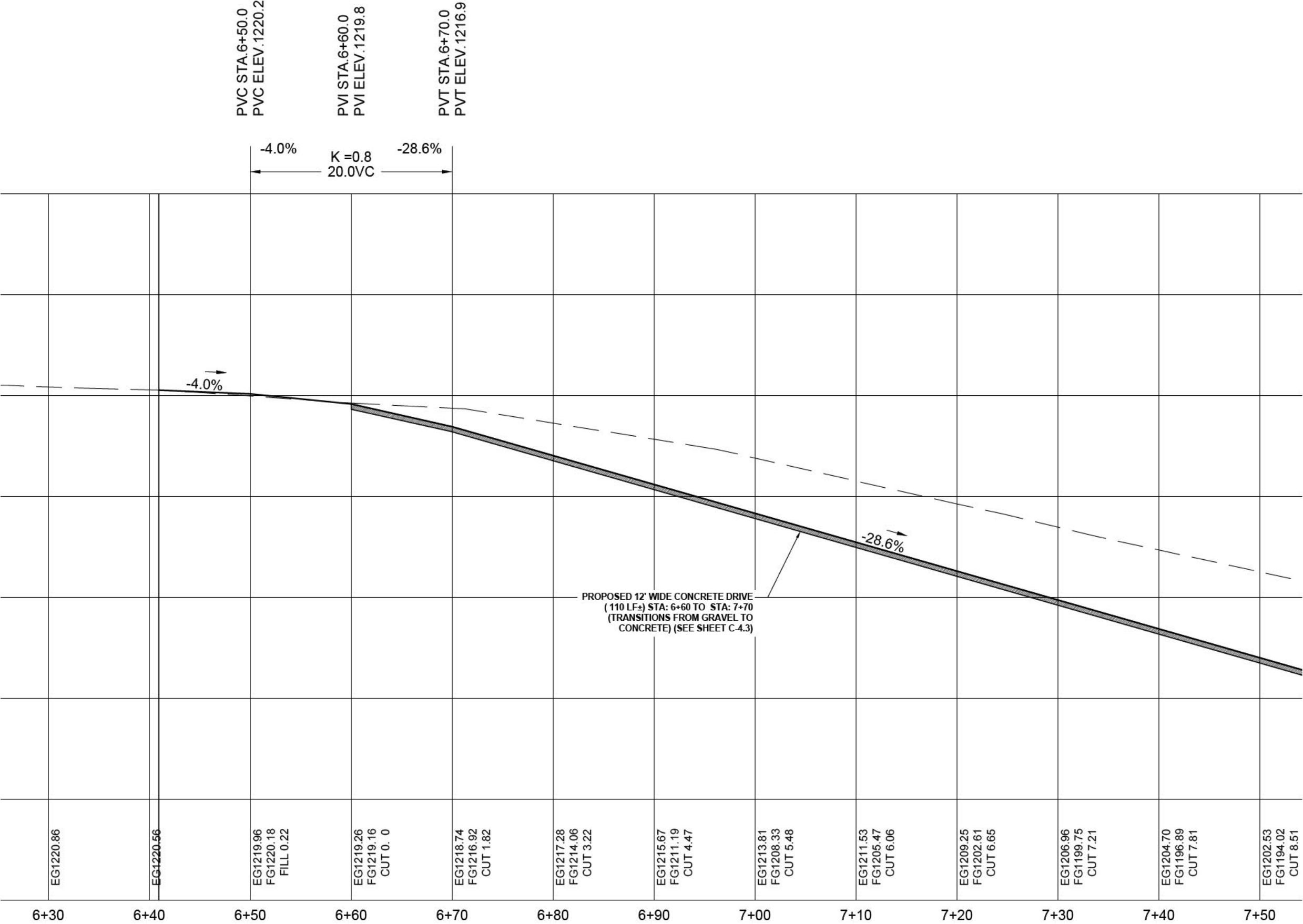
GEORGIA
REGISTERED
No. PE37206
PROFESSIONAL ENGINEER


JEREMY D. SHARP
05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

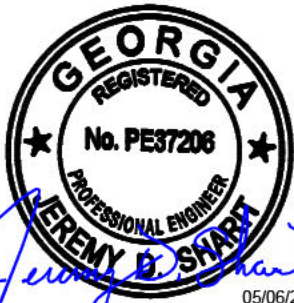
ROAD PROFILE

SHEET NUMBER:
C-4.1



ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

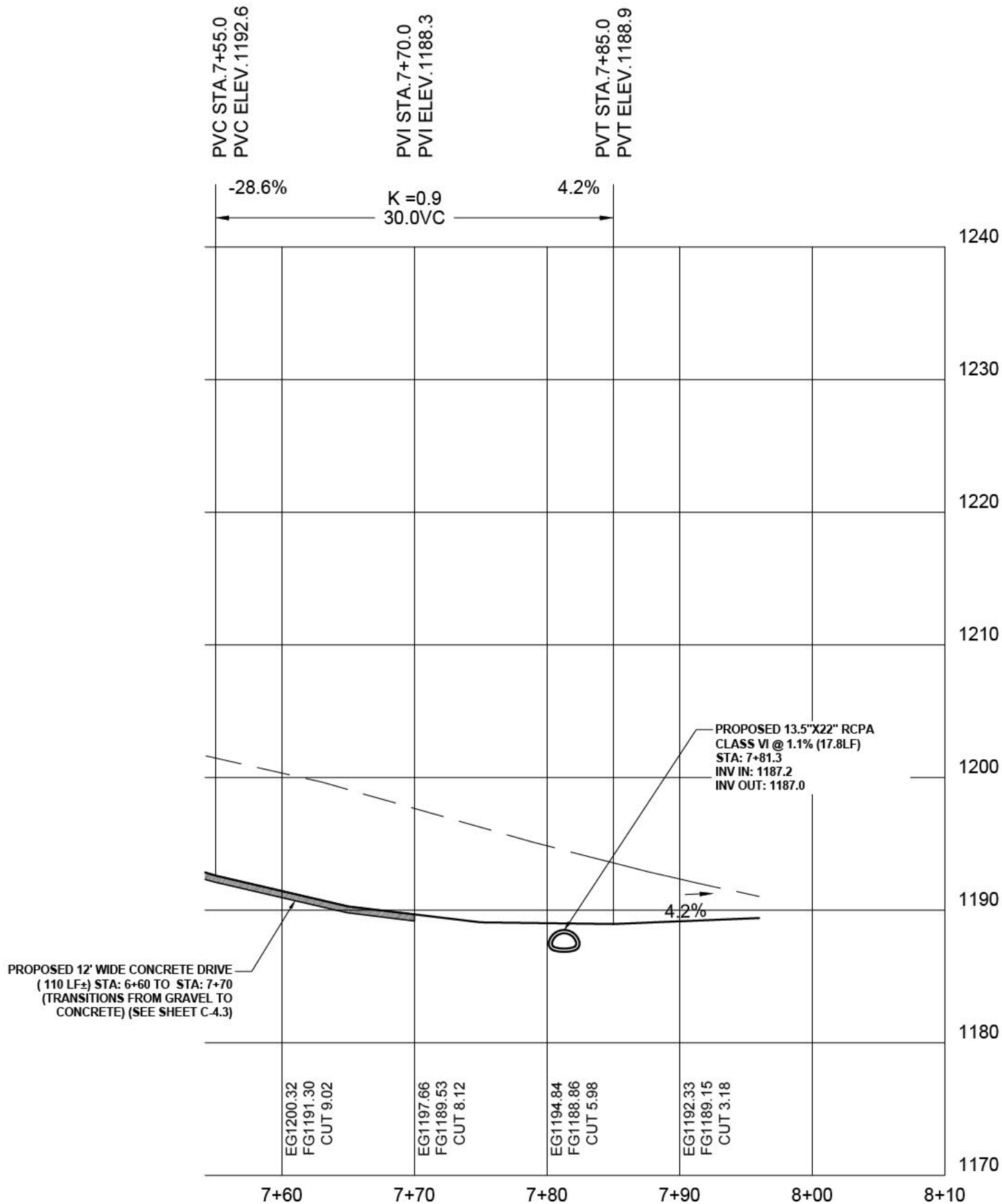


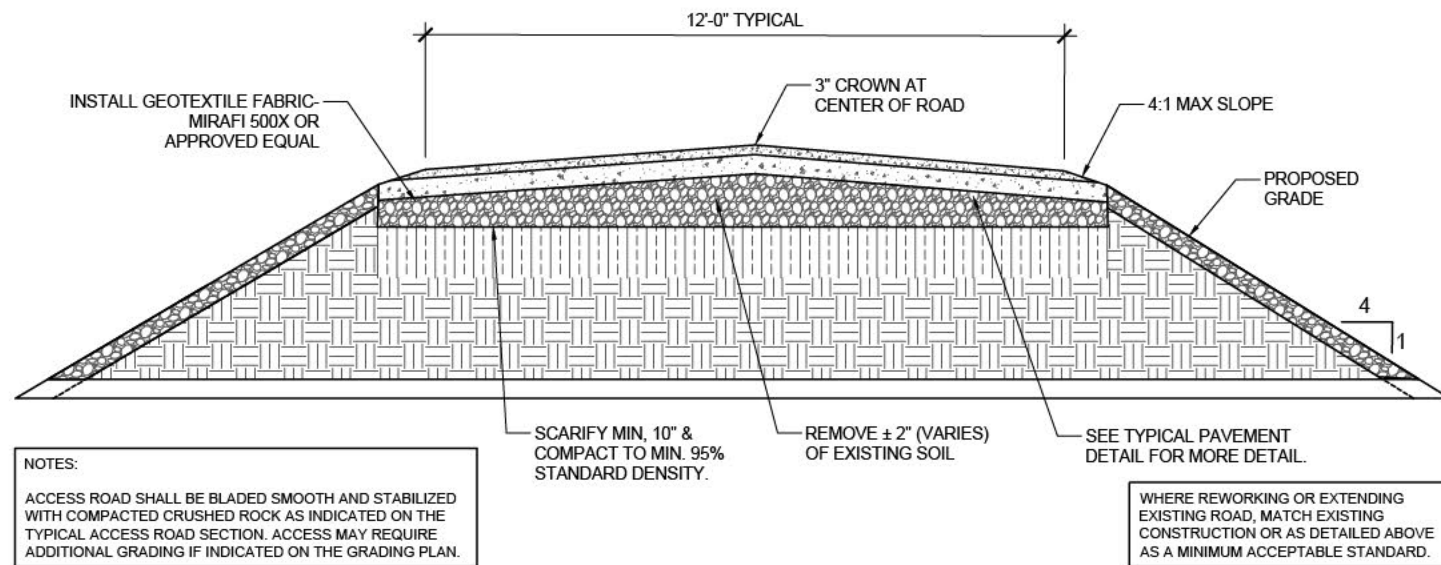
05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

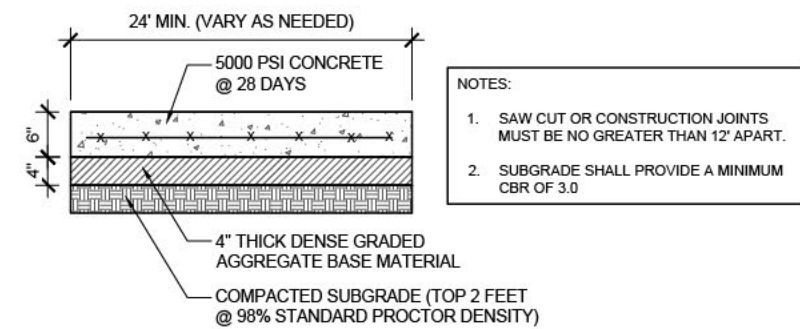
ROAD PROFILE

SHEET NUMBER:
C-4.2

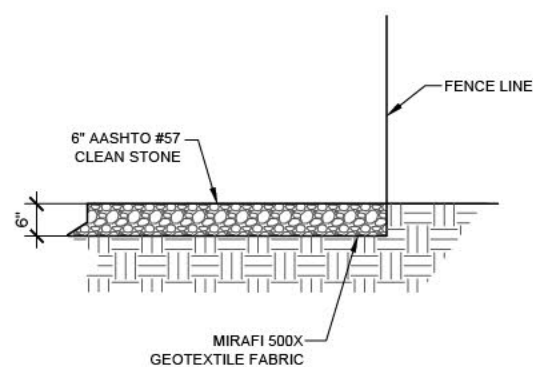




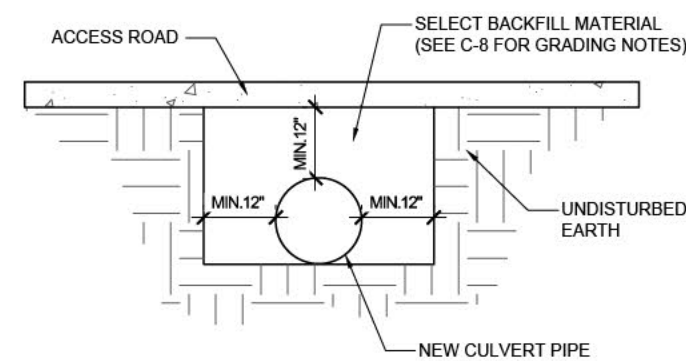
1 STANDARD ACCESS ROAD DETAIL
SCALE: N.T.S.



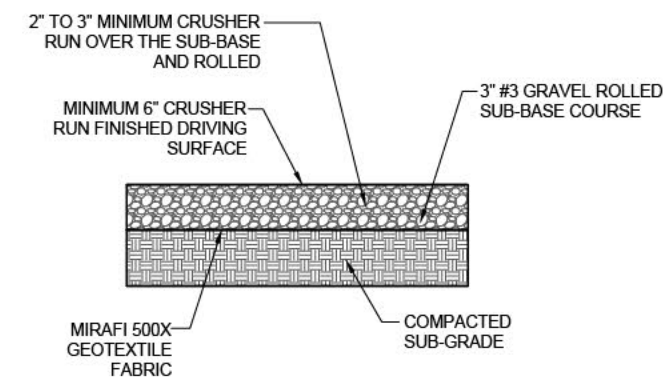
2 STANDARD ACCESS ROAD DETAIL (CONCRETE)
SCALE: N.T.S.



3 GRAVEL COMPOUND DETAIL
SCALE: N.T.S.



4 TYPICAL CULVERT DETAIL
SCALE: N.T.S.



5 STANDARD ACCESS ROAD DETAIL
SCALE: N.T.S.

T Mobile

SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8985 www.smweng.com

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

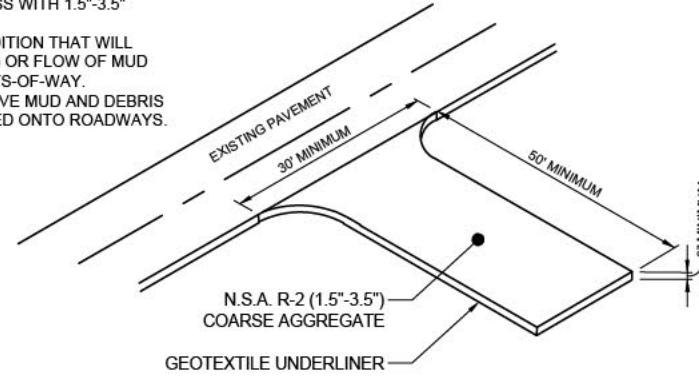
CA# PEF005625
GEORGIA
REGISTERED
No. PE37206
PROFESSIONAL ENGINEER
JEREMY D. SHARP
05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

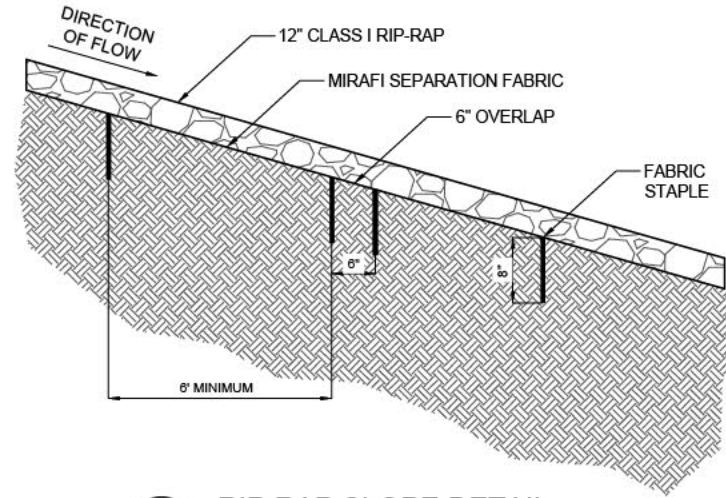
SEDIMENT & EROSION
CONTROL DETAILS

SHEET NUMBER:
C-4.3

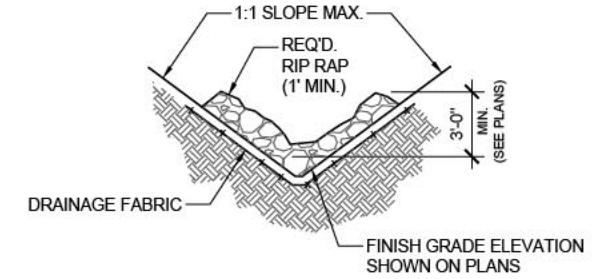
- MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
 2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
 3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.



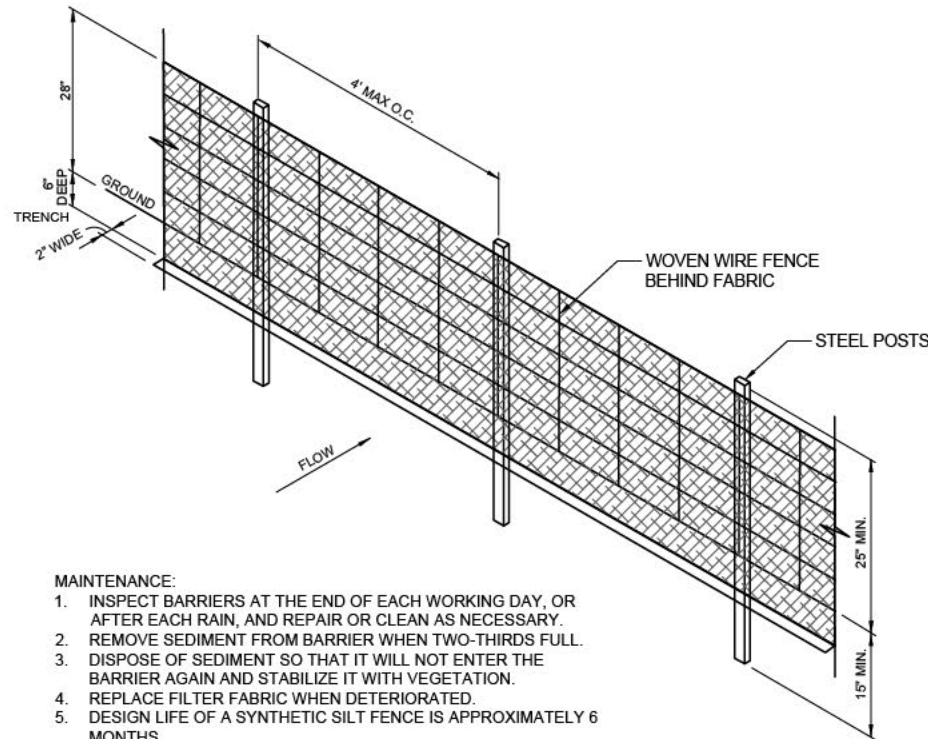
Co 1 CONSTRUCTION EXIT DETAIL
SCALE: N.T.S.



2 RIP RAP SLOPE DETAIL
SCALE: N.T.S.

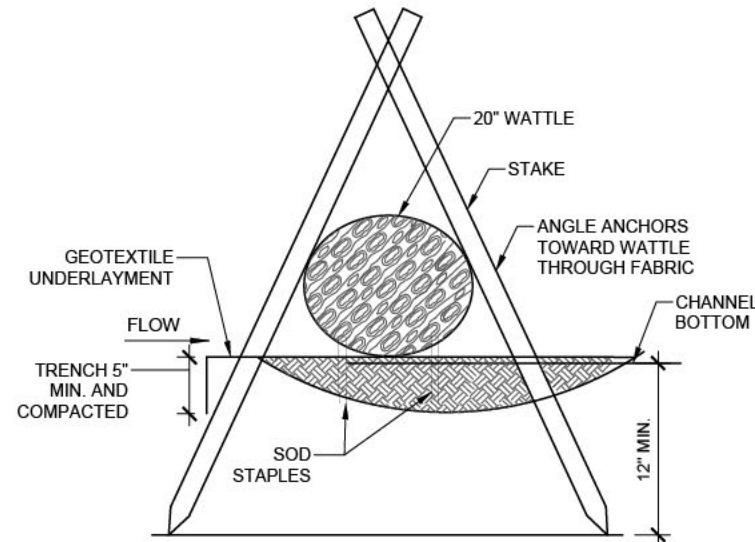


3 TYPICAL RIP RAP DITCH DETAIL
SCALE: N.T.S.

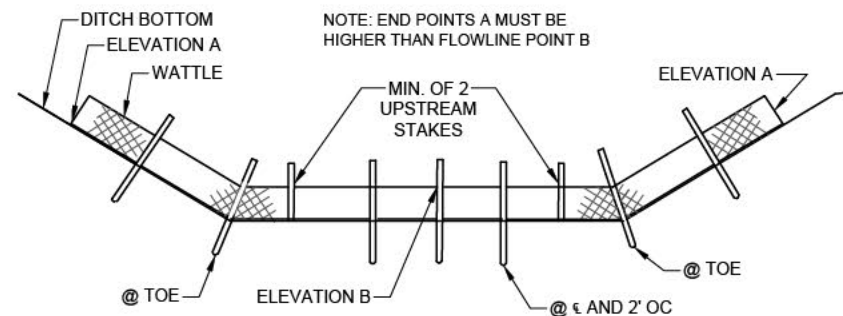


- MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
 2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
 3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
 4. REPLACE FILTER FABRIC WHEN DETERIORATED.
 5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
 6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
 7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

Sdl 4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: N.T.S.



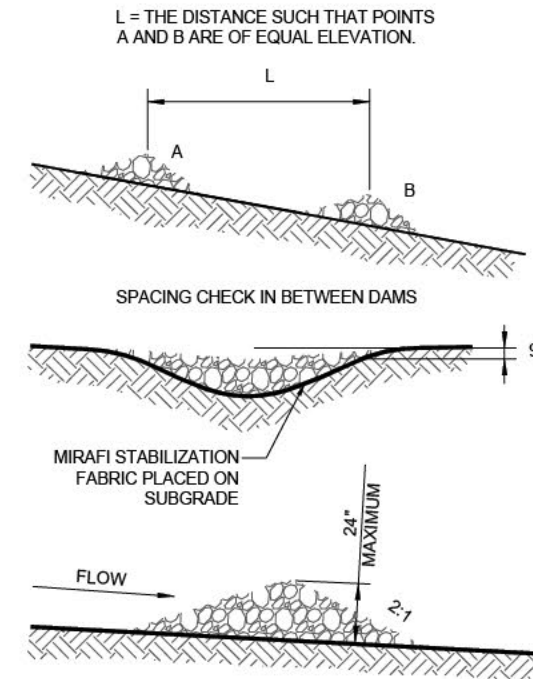
SECTION



ELEVATION DETAIL

- NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
 2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
 3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
 4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

5 WATTLE
SCALE: N.T.S.



NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF

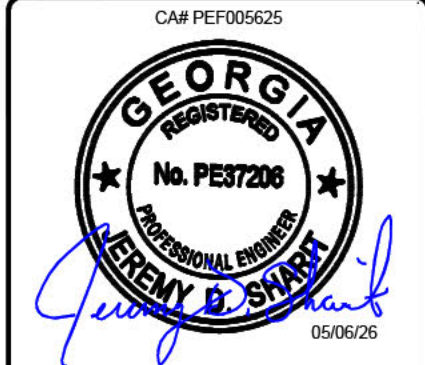
Cd 6 CHECK DAM
SCALE: N.T.S.

T Mobile

SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-8985 www.smweng.com

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINESVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SEDIMENT & EROSION
CONTROL DETAILS

SHEET NUMBER:

C-4.4

SMW JOB #25-1499

PIEDMONT VEGETATIVE COVERS				
CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20-40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE UN SCARIFIED, CLEAN HULLED SEED
- 2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS.

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE

FERTILIZER, 05-10-15 500 LBS/ ACRE

MULCH (STRAW OR HAY OR 5000LBS/ACRE

WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

- B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
- FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE
- C. SECOND YEAR TREATMENT:
- FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

- A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 FERTILIZE, 5-10-15 MULCH (STRAY OR HAY)	4000 LBS/ACRE 1500 LBS/ACRE 5000 LBS/ACRE
--	---

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

- B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
- FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE
- C. SECOND YEAR TREATMENT:
- FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

T Mobile



KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012
SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA
REGISTERED
No. PE37206
PROFESSIONAL ENGINEER
JEREMY D. SHART

05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SEDIMENT & EROSION
CONTROL NOTES

SHEET NUMBER:

C-.4.5

SMW JOB #25-1499