



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: August 20, 2013

Re: CUP #326
American Tower Corp., applicant
Parcel ID# 25789

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on ~~September~~ 9 October 7, 2013.

REQUEST

The applicant is requesting a conditional use permit to erect a 225-foot telecommunications tower in the R-T (Transitional Residential) district. Under the Unified Development Ordinance, a telecommunications tower in excess of 60 feet and no greater than 325 feet is a conditional use in the R-T district, subject to certain standards.

SITE AREA AND DESCRIPTION

The 11-acre parcel is located at 1875 Buffalo Shoals Road, on the west side of Buffalo Shoals Road at Sandy Park Road, in Ironton Township. It is adjoined by property zoned R-T and R-SF (Residential Single-Family). Land uses in this area are mainly residential. The Lincoln County Land Use Plan designates this area as Suburban Residential.

ORDINANCE STANDARDS

Wireless telecommunications facilities are classified under civic uses. The Unified Development Ordinance sets the following standards for such facilities:

§4.3.7 Wireless Telecommunication Facility

- A.** The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area. Accessory structures and equipment must meet all applicable standards of this UDO.
- B.** Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other suitable structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate and in a timely manner.
- C.** Minimum tower setbacks shall be as follows:
 - 1. From all lot lines and public right-of-ways, a distance equal to the tower's fall zone, as certified by a licensed professional engineer in the State of North Carolina, plus 20 feet; and
 - 2. From any residential use, a distance of its height plus 50 feet, unless the owner of the use waives this requirement by a notarized affidavit.
- D.** The proposed tower must be designed to accommodate additional antennae equal in number to applicant's present and future requirements.
- E.** Unless otherwise restricted, the height of a tower is limited per §2.2.1, Use Table. Antennae or equipment mounted on a building must meet the height requirements of §2.4.
- F.** A tower must not be illuminated or contain any lighting unless otherwise required by State or Federal regulations.
- G.** The color of a tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings.
- H.** No commercial signs or advertising shall be allowed on any tower, antennae, accessory structure or equipment.
- I.** Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified tower meets all of the above requirements except for the setback provisions.
- J.** Any tower, antennae, accessory structure or equipment that is not used for communication purposes for more than 120 days shall be considered as abandoned and shall be removed by the owner within 60 days. The County shall require financial guarantees in accordance with §5.10 to guarantee removal of abandoned equipment in compliance with the requirements of this subsection.
- K.** Telecommunication/transmission towers shall not be constructed unless the tower owner has general liability coverage of at least \$1,000,000. The owner of the tower shall provide the County with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the County 30 days prior to the cancellation, modification or failure to renew the insurance coverage required. Lapse of this insurance shall be deemed by the County to be sufficient grounds to revoke the applicable County permits.



County Of Lincoln, North Carolina

Planning Board

Applicant **American Tower Corp.**

Application No. **CUP #326**

Property Location **1875 Buffalo Shoals Road**

Zoning District **R-T**

Proposed Conditional Use **225-foot telecommunications tower**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name American Tower Corporation

Applicant Address 4141 Parklake Ave., Ste. 200, Raleigh, NC 27612

Applicant Phone Number 919-786-2764

Property Owner Name Nannette Schrum

Property Owner Address 1875 Buffalo Shoals Road, Lincolnton, NC 28092

Property Owner Phone Number 980-241-9367

PART II

Property Location 1875 Buffalo Shoals Road, Lincolnton, NC 28092

Property ID (10 digits) 3645-84-7031 Property size 11.363 acres

Parcel # (5 digits) 25789 Deed Book(s) 11E Page(s) 104

PART III

Existing Zoning District R-T

Briefly describe how the property is being used and any existing structures.

Residential/Agricultural with a residence and related outbuildings

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Proposed 225' self-support wireless tower

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature

6/28/13

Date

Thomas H. Johnson, Jr.
Member
Admitted in NC

August 5, 2013

VIA ELECTRONIC MAIL AND UPS

Ms. Andrew Bryant
Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy Street, Suite A
Lincolnton, NC 28092

Re: Proposed Telecommunication Tower located at 1875 Buffalo Shoals Road, Lincolnton, NC 28092; PIN # 3645-64-7031; AT&T Site Number 074-4004 and ATC Site Number 280405 ("Tower")

Dear Mr. Bryant:

Charleston

Charlotte

Columbia

Greensboro

Greenville

Hilton Head

Myrtle Beach

Raleigh

As you know, I represent American Towers LLC ("American Tower") in connection with the enclosed Application for a Conditional Use Permit for the telecommunications tower proposed to be located at 1875 Buffalo Shoals Road, Lincolnton, NC 28092 ("Proposed Tower Site"). The owners of the property are Gerald H. Schrum and wife, Nannette Schrum.

I am enclosing the signed Application along with a check in the amount of \$750.00 for the necessary fees, a copy of the recorded deed, a copy of the site plan/construction drawings and all supporting materials. We request that this matter be placed on the agenda for the September 9, 2013 meeting of the Planning Board and Board of Commissions.

The Proposed Tower Site will include a 225' self-support tower in height ("Tower") on +/- 11.36 acre site. As indicated in the enclosed letter from AT&T, including the AT&T search area and before and after coverage maps, AT&T did a search of the area and found no existing towers or supporting structures that would meet its needs. AT&T is already located on all towers within 10,500 feet of this proposed tower. The proposed lease area will be 100 feet by 100 feet in size. The Present Occupancy Type is residential/agricultural, and the Proposed Tower Site will be cleared only as

4141 Parklake Avenue **T** 919.786.2764
Suite 200 **F** 919.890.4553
Raleigh, NC 27612 **E** TJohnson@nexsenpruet.com
www.nexsenpruet.com **N**exsen Pruet, PLLC
Attorneys and Counselors at Law

Ms. Andrew Bryant
August 5, 2013
Page 2

necessary to construct the Tower. The Proposed Tower Site is zoned R-T. The Lincoln County Unified Development Ordinance (the "Ordinance") allows towers as a conditional use in the R-T District. Access to the Proposed Tower Site will be over an existing access road that will be upgraded as needed.

The site plan as required by the Ordinance is included in the enclosed construction drawings. The construction drawings include all that is required under the Ordinance.

The final construction drawings will be sealed by a North Carolina professional engineer and provide that the Tower will be designed to have the structural integrity and/or capacity to support or accommodate more than one user and will be structurally sound. The drawings show one proposed user, AT&T, and space for up to three (3) additional users (Sheet C-3). The drawings will be sealed once you have had an opportunity to review and make any suggested revisions. In any event, they will be sealed for the hearing.

A statement by American Tower, the Tower owner, is enclosed indicating its intent and willingness to permit shared use of the Tower, and, as stated earlier, the construction drawings show space for up to three (3) users in addition to the initial user. The Tower as proposed will be set back the documented fall zone of the Tower plus twenty feet (20') from all property lines and no residential structures are located within the height of the Tower plus fifty feet (50'). We have ordered and will provide you with a fall zone letter documenting the fall zone for the Tower sufficient to meet the required setback. The Tower base is enclosed in a chain link fence eight (8) feet in height and the fence is a minimum of thirty (30) feet from the base of the Tower.

The Tower will be illuminated only as required by the Federal Communications Commission (FCC), or other State or Federal Agency of competent jurisdiction. The Tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable Federal or State agency. Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the Proposed Tower Site. No advertising shall be attached to the Tower. Landscaping will be provided as required by the Ordinance.

Enclosed is proof of general liability insurance in the minimum amount of One Million (\$1,000,000) Dollars.

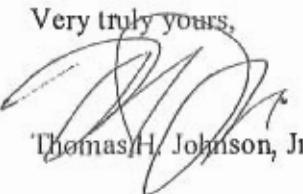
The Tower will not emit a continuous or frequent noise. American Tower will comply with federal standards for radio frequency emissions and the antennas on the Tower will not cause localized interference with the reception of area television or radio broadcasts as indicated in the attached letter from AT&T.

Ms. Andrew Bryant
August 5, 2013
Page 3

In compliance with the Ordinance provisions and FCC rules and regulations, the Proposed Tower Site will not materially endanger the public health or safety. The power density levels are much lower than federal and ANSI standards. The Tower is designed and set back from existing structures such that if it were to fail, the public will not be harmed. The Tower will benefit public safety by providing better wireless coverage in the area. Many depend on their wireless devices to call public safety officials in the event of an emergency. In fact, wireless phones are often used in the home instead of traditional landline phones. This use as proposed meets all of the conditions and specifications of the Ordinance. Wireless service is many times considered a public necessity, because it is often the sole access that citizens have to emergency services.

The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located. The proposed tower will meet the infrastructure needs of this area of the County and will provide much needed access to emergency services.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

Thomas H. Johnson, Jr.

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. CUP #326

Applicant: American Tower Corporation

Property Location: 1875 Buffalo Shoals Road

Zoning District: R-T

Proposed Conditional Use: Telecommunications Tower

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

In compliance with the Ordinance provisions and FCC rules and regulations, the proposed use will not materially endanger the public health or safety, if located and developed according to the plan submitted. The proposed use will have virtually no impact on traffic conditions in the vicinity. The proposed use will have virtually no impact on the provision of services and utilities; it will not require water, sewer, or garbage collection services. The proposed facility will have virtually no impact on soil erosion or sedimentation. The proposed use meets or exceeds all setback requirements. The proposed tower will fully comply with all FCC rules and standards regarding maximum permissible exposure to radio frequency emissions and public safety. The power density levels are much lower than federal and ANSI standards and will be constructed to meet or exceed all ANSI and FAA requirements. The proposed use will have virtually no adverse impact on the protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater. Finally, the improved wireless service provided from this site will provide better and more reliable voice access to emergency services from wireless phones in this area of Lincoln County, improving public health and safety. Thus, the proposed development will not materially endanger the public safety and in fact will improve the public health and safety of the community.

2. The use meets all required conditions and specifications.

The proposed Tower will include a 225' self-support tower in height on +/- 11.36 acre site. The proposed lease area will be 100 feet by 100 feet in size. The proposed tower site is zoned R-T and the Lincoln County Unified Development Ordinance allows towers as a conditional use in the R-T District. Access to the proposed tower site will be over an existing access road that will be upgraded as needed. The Tower as proposed will be set back the documented fall zone of the Tower plus twenty feet (20') from all property lines and no residential structures are located within the height of the Tower plus fifty feet (50'). A fall zone letter documenting the fall zone for the Tower sufficient to meet the required setback has been submitted in support of the application. The Tower base is enclosed in a chain link fence eight (8) feet in height and the fence is a minimum

of thirty (30) feet from the base of the Tower. The Applicant will comply with and operate in accordance with all Federal Communications Commission rules and regulations, including those with respect to environmental effects of electromagnetic emissions. The Tower will be illuminated only as required by the Federal Communications Commission (FCC), or other State or Federal Agency of competent jurisdiction. The Tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable Federal or State agency. Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the Proposed Tower Site. No advertising shall be attached to the Tower. Landscaping will be provided as required by the Ordinance.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

American Towers LLC is sensitive to the placement of towers and selected this Site in an effort to minimize the visual impact on the surrounding area. The proposed tower will be situated on a larger parcel of land and will be well screened with existing vegetation to minimize its visibility from neighboring parcels. The development of a wireless telecommunications facility on the Site will enhance wireless telecommunications service in this area, for the benefit of the residents and business owners. Numerous studies, including an Impact Study prepared and submitted specifically in connection with this Application, have demonstrated that similar towers do not substantially injure the value of neighboring or nearby land. For all these reasons, American Towers LLC submits that the proposed tower will maintain or enhance the value of adjoining property.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The location and character of the proposed use will be in harmony with the scale, bulk, coverage, density and character of the area in which it is located. The proposed facility will not emit a continuous or frequent noise or glare. Furthermore, the proposed facility will be visually buffered as required by the Ordinance. Moreover, the proposed telecommunications facility will be in compliance with the general plan for the development of Lincoln County as evidenced by its inclusion as a conditional use in the R-T zoning district and is consistent with other similar existing sites within the County's jurisdiction. The tower will enhance the wireless infrastructure of the County resulting in better public safety and improved opportunities for economic development. Therefore, the proposed development will be in harmony with the area in which it is located.



June 25, 2013

Lincoln County Board of Adjustments

Re: Communications Facility Application
Lincoln County

074-4004

This report and letter is given in support of American Tower Company's application for a zoning and construction permit for the above communications facility. This report will describe the need and justification for the site and FCC compliance in its operation.

Site Justification. The Federal Telecommunications Act and FCC rules require that AT&T Mobility achieve service throughout the Lincoln County Service Area. While AT&T Mobility has achieved a degree of coverage in this licensed area; it is very spotty and scattered in areas such as the areas along Car Farm Rd, and Buffalo Shoals Rd in Maiden, NC. AT&T Mobility's goal is to maintain an industry standard level of coverage throughout its license area in North Carolina. The industry standard level of coverage is -85dBm. There is a great demand for service in the area of this proposed site and our level of service does not reach the industry standard level of coverage. The engineering profile of the existing coverage in this area is attached as Exhibit 1 and clearly shows the scattered coverage along Car Farm Rd, and Buffalo Shoals Rd.

We have conducted an extensive engineering study of this area to determine the best location for a communications facility in order to provide coverage while using a minimum number of towers. Attached as Exhibit 2 is an engineering profile of the area depicting coverage of the same area as in Exhibit 1 after the installation of this proposed communications facility. AT&T Mobility has a bona fide need to construct and operate this communications facility in order to provide the necessary level of service in this area and no other combination of locations or engineering technologies will satisfy this need.

FCC Compliance. This facility will comply with and operate in accordance with all Federal Communications Commission rules and regulations, including those with respect to environmental effects of electromagnetic emissions.

Maximum Permissible Output Power

The FCC states in 47 CFR 24.232(a) that the maximum radiated power for an antenna with a height above average terrain of less than 300 meters (984 feet) is 1640 watts Effective Isotropic Radiated Power (EIRP).

The proposed PCS antennas will be transmitting with less than 820 Watts EIRP or approximately 50% of the maximum allowable power and will therefore pose no danger to the health or safety of persons near the tower.

RF Exposure to Persons Near the Tower

The FCC states in 47 CFR 1.1310 that the maximum permissible exposure level from radiation for the general population at PCS frequencies is 1 milliwatt per centimeter squared (mw/cm²). This is a measure of the RF power density at or below which there are no harmful effects from the exposure.

The antenna that AT&T is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground) at a height of approximately 225 feet above ground. This is necessary to provide a useable signal level throughout the 1 to 3 mile radius around the tower. Within the first 600 feet from the tower the signal does not need to be as strong consequently the antenna is designed to limit the signal towards the ground to approximately ½ Watt. When this ½ Watt of power reaches the ground its energy has been greatly reduced to the point where the RF exposure is 0.00000017 mw/cm² or less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

The calculations are based on typical antenna patterns for the type of antenna that AT&T is using on the proposed tower. The actual limits may vary slightly but in no case will they even come close to reaching the FCC limits. The maximum power will not exceed the FCC minimum standard at any range from the site at ground level, therefore posing no danger to the health, safety and well being of persons near the facility.

The FCC's OET Bulletin 65 (Edition 97-01), "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio frequency Electromagnetic Fields," provides guidelines for predicting radio frequency (RF) field levels, which can be used in evaluating FCC RF safety compliance. Using the predictive methods described in OET Bulletin 65 and the FCC-adopted standards for general public Maximum Permissible Exposure (MPE) defined in Appendix A to OET Bulletin 65, the following evaluation for the proposed site was performed:

Distance from Tower Base (feet)	Power Density (mW/cm ²)*	Percent of FCC MPE**	Fraction of FCC MPE
10	0.000013	0.002178	1/ 459
20	0.000015	0.002590	1/ 386
50	0.000009	0.001626	1/ 615
100	0.000029	0.005039	1/ 198
150	0.000054	0.009240	1/ 108
200	0.000011	0.001879	1/ 532
250	0.000005	0.000929	1/ 1076
300	0.000021	0.003561	1/ 280
350	0.000014	0.002371	1/ 421
400	0.000003	0.000476	1/ 2100
450	0.000005	0.000811	1/ 1233
500	0.000021	0.003690	1/ 271
550	0.000056	0.009586	1/ 104
600	0.000077	0.013236	1/ 75

* milliWatts/square centimeter

** FCC's Maximum Permissible Exposure at 1900 MHz is 0.58 mW/cm²

The data presented in the table above confirms that the integration of the proposed site will pose no RF safety hazard to the general public.

Existing Sites. As shown in Exhibit 1 ("Area Existing Coverage"), AT&T is already installed on and operating from existing telecommunication towers which are located exceeding one mile distant from the proposed tower site. These existing antenna facilities are noted as sites 189-025,074-284, and 074-150 with available tower information in Exhibit 3. Moreover, Attached as Exhibit 4 is a report from the FCC Antenna Structure Registration database. This report was generated with a search area radius of 1 mile (.6 kilometers) using the proposed site location as the center.

Antenna Description. The site is designed to use 65-degree beamwidth CellMax antennas, Model CMA_BDHH_6521_E0-6_A1_1910MHz_04DTT.

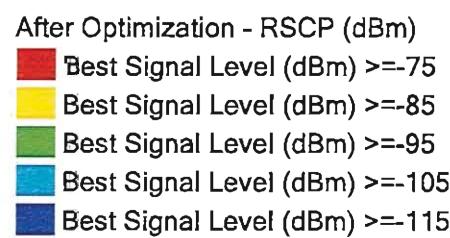
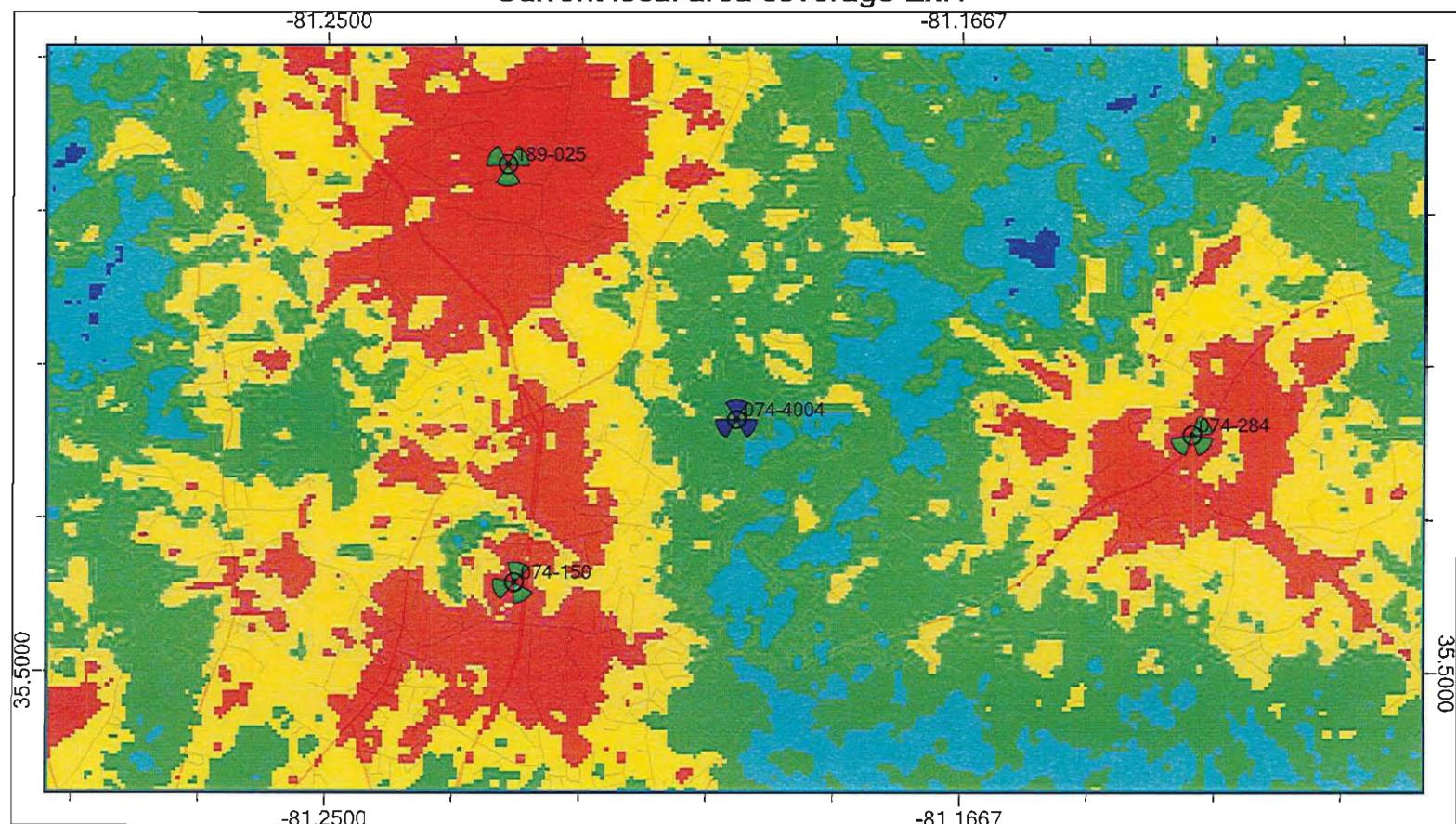
AT&T Mobility engineers are available to you to answer any further questions you may have regarding the matters covered in this report.

Sincerely,

Charles McDonnell

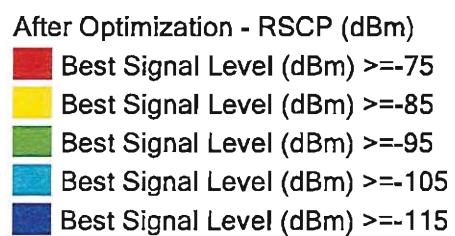
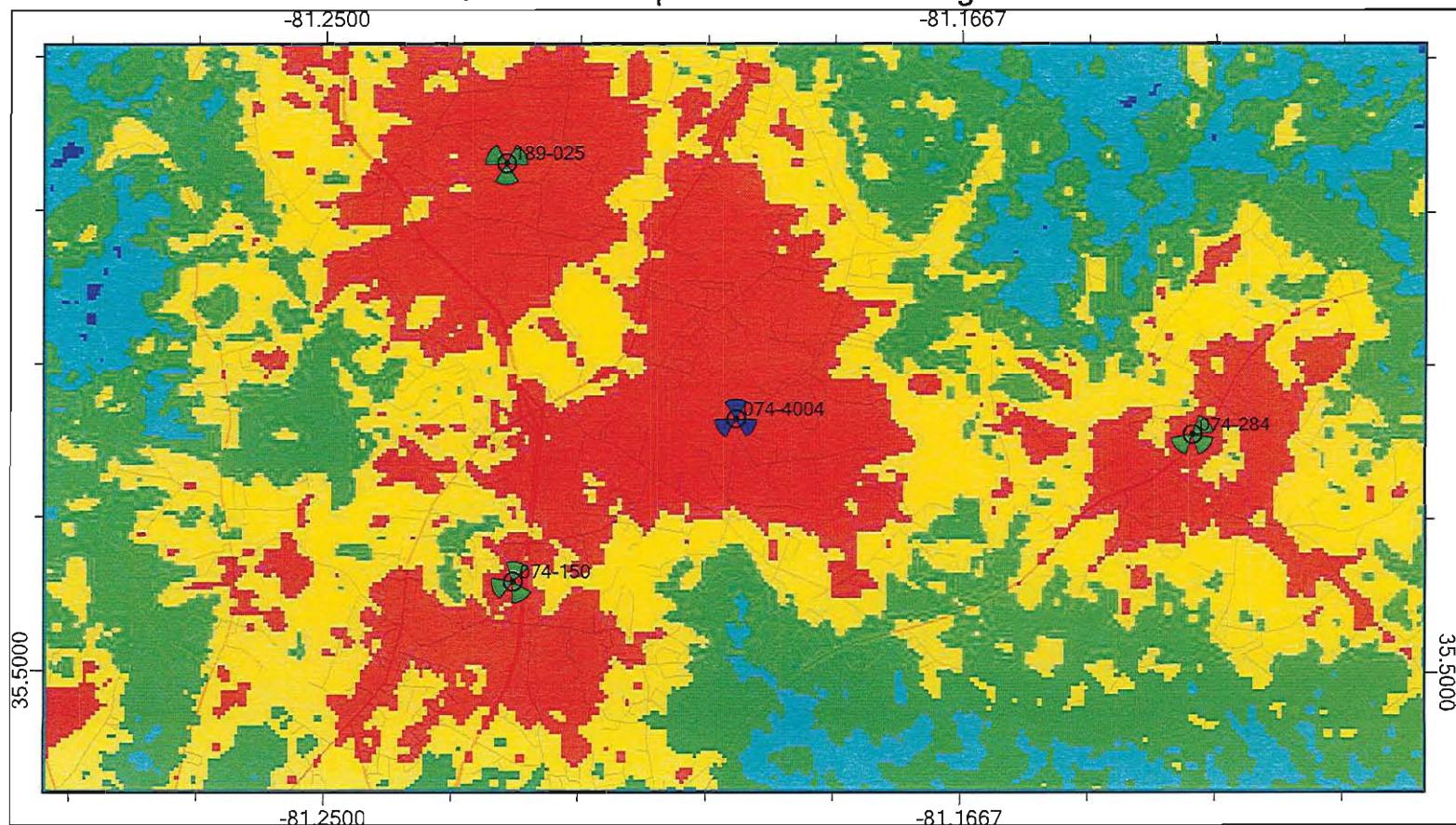
Charles McDonnell
AT&T Mobility
(704) 254-4031

Current local area coverage Ex.1



Scale: 1:78,725
0 1 2 miles

074-4004 Proposed added Coverage



Scale: 1:78,725
0 1 2 miles

SITE ID	TOWER OWNER	ADDRESS	LAT	LON	TOWER HEIGHT	ATT ANTENNA HEIGHT
189-025	AMERICAN	1180 NULL ROAD	35.555119	-81.226328	300	300
074-284	OptaSite_SBA	3712 BRENT TRAIL	35.525697	-81.136346	235	224.94
074-150	CROWN	601 BETHEL CHURCH ROAD	35.509695	-81.22529	302	299.92

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 Not for use or disclosure outside the AT&T companies
 except under written agreement

FCC Federal Communications Commission

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Antenna Structure Registration

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Displayed Results

No matches found

To try again, you can perform a [new search](#) or [refine your existing search](#).

Specified Search

Latitude="35-31-38.5 N", Longitude="81-11-46.0 W", Radius=.6 Kilometers

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Federal Communications Commission
445 12th Street SW
Washington, DC 20554



1 Fairholm Avenue
P.O. Box 5999
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079
Toll Free 800-727-ROHN

July 15, 2013

American Tower Corporation
1898 Leland Drive
Marietta, GA 30067

Attention: Mr. Jeff Watts

Reference: 225 FT Self Supporting Tower
Site # 280405 Buffalo Shoals, Lincoln County, NC
Rohn File #: 207120

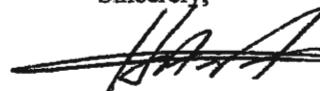
Dear Mr. Watts:

The referenced tower is designed to meet the specified loading requirements in accordance with ANSI/TIA-222-G for a 90 MPH 3-second gust wind speed with no ice and a 30 MPH 3-second gust wind speed with 0.75 inches radial ice, Structure Class II, Exposure Category C and Topographic Category 1.

It is our understanding that the design of the referenced tower requires consideration of a contained fall radius in the event that a catastrophic wind speed would result in collapse. Although the tower is not designed to fail, stronger sections than required by analysis are provided in the lower sections of the tower. This results in an increased safety factor in the lower sections. This design enables the tower to fail through buckling in the upper portion of the tower under a catastrophic wind loading. Failure in this manner would result in the upper portion of the tower folding over the lower portion resulting in a fall radius no greater than 200 feet.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

Sincerely,



Habib Azouri, P.E.
Engineering Manager
Rohn Products LLC



The seal is circular with "GEORGIA" at the top and "REGISTERED" at the bottom. In the center, it says "No. PE 24631" and "PROFESSIONAL". At the bottom, it says "ENGINEER" and "HABIB JIRJI AZOURI". There are stars on the left and right sides of the center text.

Products for a Growing World of Technology®

City of Lincolnton Planning Department/Lincoln County
302 North Academy Street
Lincolnton, NC 28092

*Application of American Tower LLC to construct a new Wireless
Telecommunications Tower for the following site:*

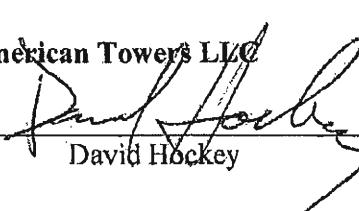
Site Name: Buffalo Shoals Site No. 280405
Site Address: 1875 Buffalo Shoals Road, Lincolnton, North Carolina 28092

AMERICAN TOWER LLC

American Towers LLC ("AT") is one of the leading independent owner and operator of shared wireless infrastructure. The core business of American Towers LLC involves the engineering, deployment, marketing, ownership, operation and leasing of shared wireless communications sites. The sharing of infrastructure among multiple services lies at the heart of American Tower's business philosophy. Our portfolio of wireless communication sites, including existing towers and rooftops, enables our customers to serve their markets more efficiently and with sensitivity to local planning and zoning jurisdictions. American Towers LLC designs all of our facilities for multiple collocation opportunities for our customers. We endeavor to assist communities in reducing the number of towers in a given jurisdiction by supplying our customers with locations that are ready for them "Just in Time" for their coverage design and wireless performance needs. As one of the largest tower companies in the world, American Towers LLC has master lease agreements, negotiated at arms-length, with all major wireless carriers licensed to operate in North Carolina. In negotiating the rental rates of these master lease agreements, American Towers LLC considers the competitive environment of its business and the presence of other major tower companies such as Crown Castle and SBA. This ensures that AT charges only reasonable rates to service providers.

Collocation Certification

American Towers LLC agrees to comply with Article 4 Section 3.7 of the Zoning Ordinance of the City of Lincolnton, North Carolina and is willing to permit other user(s) to attach communication equipment which do not interfere with the primary purpose of the tower, provided that such other users agree to negotiate a reasonable compensation to the owner from such liability as may result from such attachment.

American Towers LLC
By: 
David Hockey

ITS: Zoning Manager

Thomas H. Johnson, Jr.
Member
Admitted in NC

July 2, 2013

VIA ELECTRONIC MAIL AND US MAIL

Mr. Randy Hawkins
Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy Street, Suite A
Lincolnton, NC 28092

Re: Proposed Telecommunication Tower located at 1875 Buffalo Shoals Road, Lincolnton, NC 28092; PIN # 3645-64-7031; AT&T Site Number 074-4004 and ATC Site Number 280405 ("Tower")

Dear Mr. Bryant:

Charleston

Charlotte

Columbia

Greensboro

Greenville

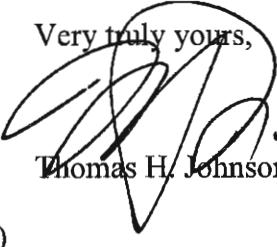
Hilton Head

Myrtle Beach

Raleigh

As you know, I represent American Towers LLC ("American Tower") in connection with the Conditional Use Permit for the telecommunications tower proposed to be located at 1875 Buffalo Shoals Road, Lincolnton, NC 28092 ("Proposed Tower Site"). This letter is to confirm that American Tower, prior to the issuance of the building permit, will provide a bond in the amount of 125% of the documented cost to remove the tower. In addition to the bond, American Tower will provide an estimate of the removal cost from an engineer. As provided by the Lincoln County Ordinance, this bond is to cover the cost to remove the tower should it ever be abandoned.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

Thomas H. Johnson, Jr.

cc: Jill House (Via E-Mail)

MEMORANDUM OF INSURANCE

Date: December 28, 2012

This Memorandum of Insurance is issued as a matter of information only to authorized viewers for their internal use only and confers no rights upon any viewer or holder of this Memorandum. This Memorandum does not amend, extend or alter the insurance coverage described below. This Memorandum may only be viewed, copied, printed and distributed by an Authorized Viewer for such Authorized Viewer's internal use. Any other use, duplication or distribution of this Memorandum without the consent of Wells Fargo Insurance Services is prohibited. "Authorized Viewer" shall mean an entity or person authorized by the insured named herein to access this Memorandum via <http://wfis.wellsfargo.com/amtower/moifaq.htm>. The information contained herein is current as of the date of this Memorandum. Wells Fargo Insurance Services shall be under no obligation to update such information.

PRODUCER	INSURER(S) AFFORDING COVERAGE	NAIC #
Wells Fargo Insurance Services USA, Inc. 699 Boylston St. Boston, Massachusetts 02116	INSURER A: Greenwich Insurance Company	22322
	INSURER B: Great American Assurance Company	26344
INSURED	INSURER C: XL Specialty Insurance Company	37885
American Tower Corporation 116 Huntington Avenue Boston, Massachusetts 02116-5749 United States	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGE

The policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this Memorandum may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

Insr Ltr	Type Of Insurance	Policy Number	Policy Effective Date	Policy Expiration Date	Limits		
					Limits in USD unless otherwise indicated		
A	General Liability Commercial General Liability Occurrence	RGD9437614	Dec. 31, 2012	Dec. 01, 2013	General Aggregate	\$ 2,000,000	
					Products-Comp/OP AGG	\$ 2,000,000	
					Personal And ADV Injury	\$ 1,000,000	
					Each Occurrence	\$ 1,000,000	
					Fire Damage (Any One Fire)	\$ 100,000	
					Med Exp (Any One Person)	\$ 10,000	
A	Automobile liability Any auto Self-insured Physical damage	RAD9437615 (AOS) RAD9437616 (MA)	Dec. 31, 2012 Dec. 31, 2012	Dec. 01, 2013 Dec. 01, 2013	Combined Single Limit (Each Accident)	\$ 1,000,000	
					Bodily Injury (Per Person)	\$	
					Bodily Injury (Per Accident)	\$	
					Property Damage	\$	
						\$	
						\$	
B	Excess Liability Umbrella Form Occurrence	UMB4646910	Dec. 31, 2012	Dec. 01, 2013	Each Occurrence	\$ 5,000,000	
					Aggregate	\$ 5,000,000	
						\$	
						\$	
C	Workers Compensation / Employers Liability The Proprietor / Partners / Executive Officers Are: Included	RWD9435386 (AOS) RWD9435391 (IN)	Dec. 31, 2012 Dec. 31, 2012	Dec. 01, 2013 Dec. 31, 2013	X WC Statutory Limits	Other	
					E.L. Each Accident	\$ 1,000,000	
					E.L. Disease – Ea Employee	\$ 1,000,000	
					E.L. Disease – Policy Limit	\$ 1,000,000	

This Memorandum of Insurance serves solely to list insurance policies, limits and dates of coverage. Any modifications hereto are not authorized.

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PRODUCER Wells Fargo Insurance Services USA, Inc. 699 Boylston St. Boston, Massachusetts 02116	INSURED American Tower Corporation 116 Huntington Avenue Boston, Massachusetts 02116-5749 United States
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ADDITIONAL INFORMATION**Named Insureds:**

American Tower Corporation
American Towers, LLC
American Towers, Inc.
ATC Towers, Inc.
Semann Engineering Solutions, LLC
SpectraSite Communications, LLC
ATC Payroll LLC

American Tower Corporation has Additional Insured Endorsements that apply to the Commercial General Liability and Automobile Liability policies issued by Greenwich Insurance Company. Because of the nature of these endorsements, it is not necessary to specifically schedule parties with a contractual and insurable interest, as Additional Insured status is extended to those parties by the nature of the written business relationship as follows:

BLANKET ADDITIONAL INSURED INCLUDES:

Any person or organization with an insurable interest is additional insured, as required by written contract with the named insured, but only in accordance with the policy terms.

ADDITIONAL INSURED -- Scheduled Designated Person or Organization**Schedule: ALL PREMISES WHERE REQUIRED BY CONTRACT**

The insurance provided will not exceed the lesser of:

1. The coverage and/or limits of this policy, or
2. The coverage and/or limits required by said contract or agreement.

The insurance provided does not apply to:

1. Any "occurrence" which takes place after the insured ceases to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.
3. Professional Services.

ADDITIONAL INSURED LESSOR – Additional Insured and Loss payee – Automobile Liability**Schedule: Where required by written contract**

Description: Any auto leased or rented to you.

A. Coverage

1. Any "leased auto" designated or described in the schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow. For a covered "auto" that is a "leased auto," Who Is An Insured is changed to include as an "insured" the lessor named in the Schedule.
2. The coverages provided under this endorsement apply to any "leased auto" described in the Schedule until the expiration date shown in the Schedule, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

B. Loss Payable Clause:

1. We will pay, as interest may appear, you and the lessor named in this endorsement for "loss" to a "leased auto."
2. The insurance covers the interest of the lessor unless the "loss" results from fraudulent acts or omissions on your part.
3. If we make any payment to the lessor, we will obtain his or her rights against any other party.

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C. Cancellation

1. If we cancel the policy, we will mail notice to the lessor in accordance with the cancellation Common Policy Condition
2. If you cancel the policy, we will mail notice to the lessor.
3. Cancellation ends this agreement.

D. The lessor is not liable for payment of your premium.

E. Additional Definition - "Leased auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary insurance for the lessor.

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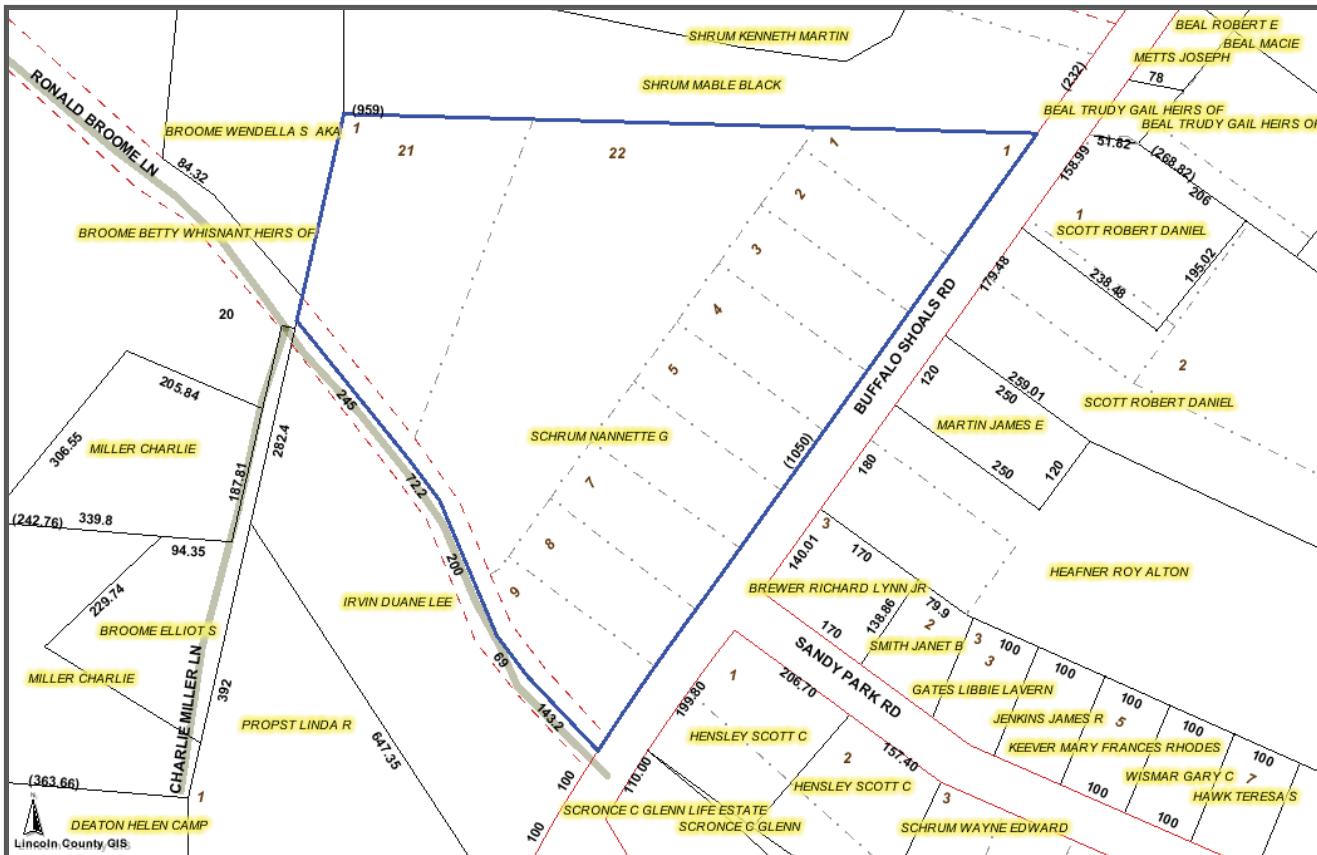


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 7/31/2013 Scale: 1 Inch = 250 Feet



PHOTOS



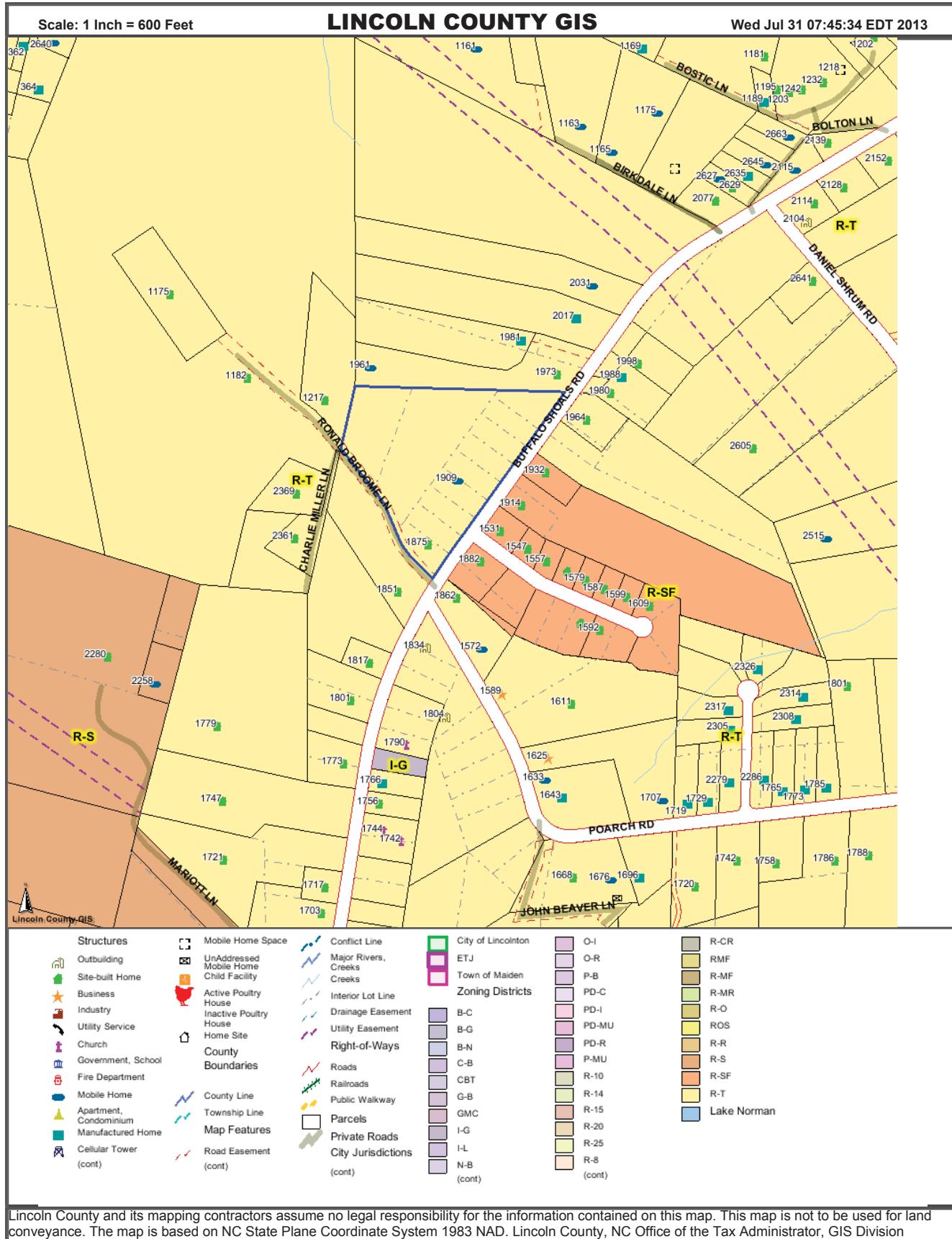
25789



M8336

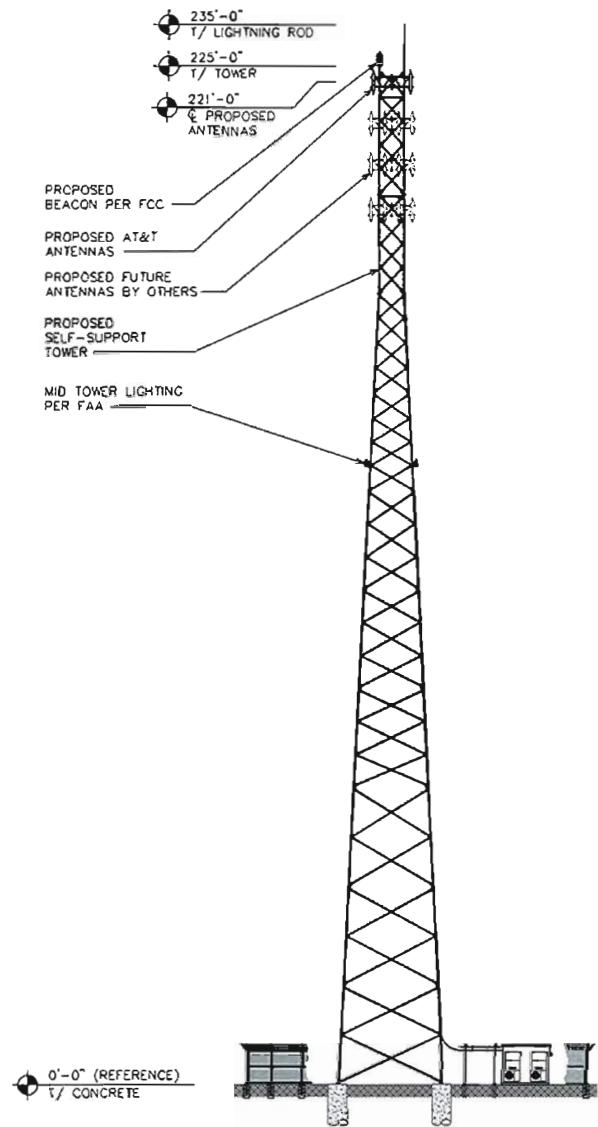
PARCEL INFORMATION FOR 3645-64-7031

Parcel ID	25789	Owner	SCHRUM NANNETTE G	
Map	3645-04	Mailing	1875 BUFFALO SHOALS RD	
Account	0231613	Address	LINCOLNTON NC 28092	
Deed	11E-104	Recorded	12/26/2010	Sale Price 0
Land Value	\$129,130	Total Value	\$200,725	Previous Parcel
----- All values are for tax year 2013. -----				
Description	1-9,21&22A ADDIE GOODSON		Deed Acres	11
Address	1875 BUFFALO SHOALS RD		Tax Acres	11.36
Township	IRONTON	Tax/Fire District		NORTH 321
Main Improvement		RANCH		Value
Main Sq Feet	1664	Stories	1 Year Built	1958
Parcel ID	M8336	Owner	SCHRUM NANNETTE G	
Map	3645-04	Mailing	1875 BUFFALO SHOALS RD	
Account	0231613	Address	LINCOLNTON NC 28092	
Deed	11E-104	Recorded	12/26/2010	Sale Price 0
Land Value	\$0	Total Value	\$14,751	Previous Parcel
----- All values are for tax year 2013. -----				
Description	1993 14 X 66		Deed Acres	0
Address	1909 BUFFALO SHOALS RD		Tax Acres	0
Township	IRONTON	Tax/Fire District		NORTH 321
Main Improvement		MANUFACTURED HOME	Value	\$14,751
Main Sq Feet	924	Stories	1 Year Built	1993
			Total Value	\$14,751
Zoning		Calculated	Voting Precinct	Calculated Acres
District		Acres	BUFFALO SHOALS (BS26)	11.36
R-T		11.36		
Watershed Class			Sewer District	
Not in a watershed	11.36		Not in the sewer district	11.36
2000 Census County			Tract	Block
37109			070800	1010
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710364400	11.36



NOTES:

1. PROPOSED COAX TO BE MOUNTED TO WAVEGUIDE LADDER (PROVIDED BY TOWER MANUFACTURER) USING SNAP STAK HANGERS.
2. LIGHTNING ROD, TOWER LIGHTS, AND CLIMBING LADDER TO BE PROVIDED BY TOWER MANUFACTURER.
3. TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), THE FEDERAL AVIATION ADMINISTRATION (FAA), OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION.
4. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
5. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.



TOWER ELEVATION

SCALE: 1" = 30'

SHEET NUMBER:		DRAWN BY: IMM		CHECKED BY: GMA		PLANS PREPARED FOR:	
C-3						AMERICAN TOWER CORPORATION	
REVISION: 0		REV. DATE: 05/21/13		ISSUED FOR: PRELIMINARY		PROJECT INFORMATION:	
SHEET TITLE: TOWER ELEVATION		PRELIMINARY DO NOT USE FOR CONSTRUCTION		TOWER ENGINEERING PROFESSIONALS 3703 JUNCTION BOULEVARD RALEIGH, NC 27603-5263 OFFICE: (919) 661-6351 www.lepgroup.net		AT&T SITE #: 074-4004	
TEP #: 131504				N.C. LICENSE # C-1794		AT&T SITE #: 280405	
						BUFFALO SHOALS NC 1875 BUFFALO SHOALS RD. LINCOLNTON, NC 28092 (LINCOLN COUNTY)	
						PLANS PREPARED BY:	