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February 15, 2021

Ms. Paola Tocci
Village of Tuxedo Park
Communications Committee
P. O. Box 31
Tuxedo Park, NY 10987

Re: Revised Telecommunications Tower Ground Lease Proposal

Dear Ms. Tocci,

As discussed, the property adjacent to the Village of Tuxedo Park water tanks located off Ridge Road has been identified as a potential candidate in which to place a telecommunications tower that would enhance cellular service to the Village of Tuxedo Park. On behalf of our client and wholly owned subsidiary, SQF, LLC, this letter is submitted as a revised proposal of the general terms and conditions that our client would enter into a ground lease agreement:

Testing Period: For the sum of \$1000, Lessor to grant Lessee one (1) year as a testing period for Lessee and its agents to conduct their due diligence. Lessor to grant two additional six (6) month options to extend the testing period at the rate of \$500 per extension period.

Premises: Approximately 4,000 square feet of ground space adjacent to the west side of the water tanks, on Village-owned parcel #106-1-67.22, as depicted below:



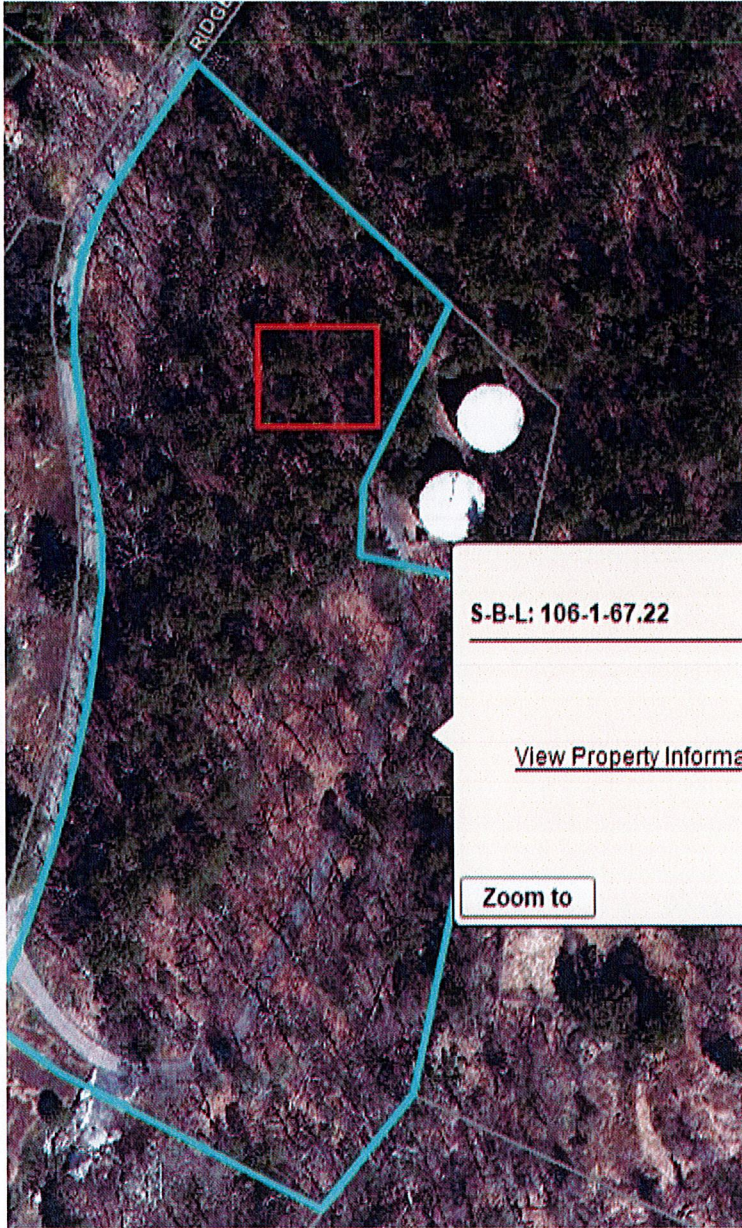
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Use: Telecommunications tower and equipment, monopole/stealth design, approximate height of 120', similar in appearance to the example shown below:



Term: Initial five (5) year term

Rent: Scenario 1 – Stealth/monopine/monofir design - \$12,000 paid annually, two percent (2%) annual rent increase.

Scenario 2 – Non-stealth/traditional monopole design - \$13,200 paid annually, two percent (2%) annual rent increase (sample photo below).



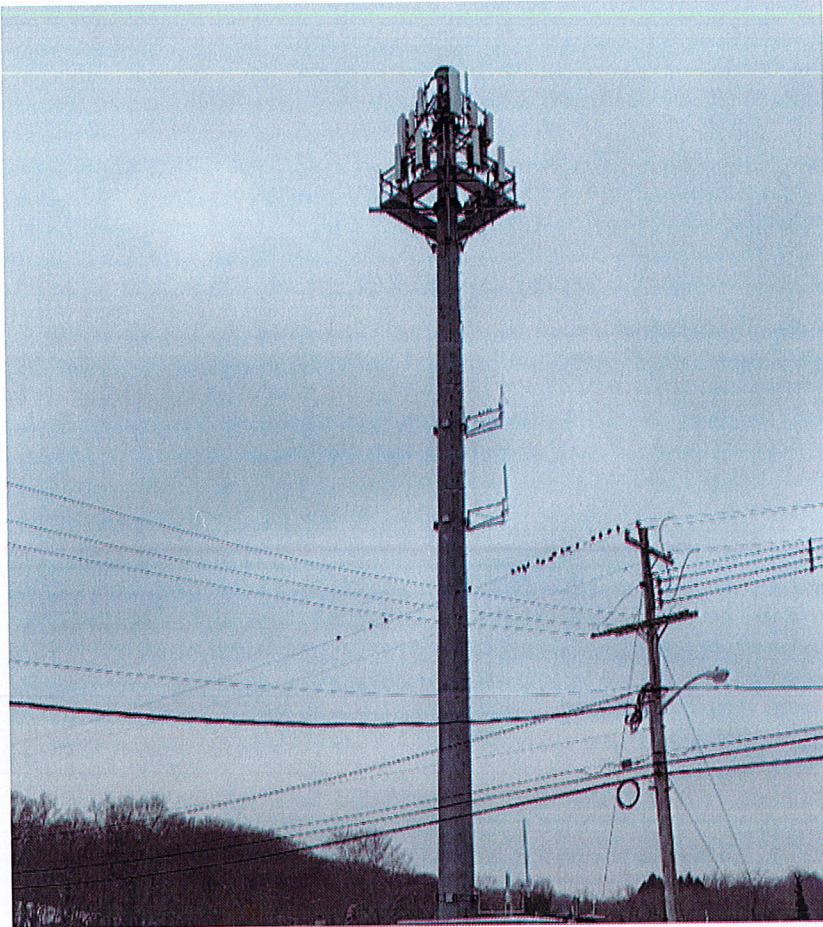
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- Taxes:** Lessee to be responsible for direct payment of all taxes related to the telecommunications facility and related equipment.
- Colocation Rent:** Lessee to pay \$200/month for each additional tenant that is added to the tower after the initial tenant. Colocation rent to increase at the rate or 2% annually.
- Renewal Options:** Seven (7) five (5) year renewal periods, rent to increase 2% annually.
- Right of First Refusal:** Lessee shall have the right of first refusal on the sale of the lease.



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Option to Terminate: Lessee shall have the option to terminate the lease upon ninety (90) days' notice and payment of one (1) years' rent or the rent owed for the remaining term, whichever is less.

Estimated Project Timeline:

- Committee approval/negotiate lease 2 - 3 months
- Zoning approval 3 - 6 months
- Due diligence and order materials (title/regulatory/environmental/design/engineering/geotech) 3 - 4 months
- Permits 1 – 2 months
- Clearing/construction/utility coordination 2 – 2 ½ months

The following testing and regulatory due diligence would commence upon execution of the lease:

- Site Survey
- Nepa (environmental)/SHPO (historic)/Tribal notifications
- Phase 1 Environmental study
- NY State Environmental Assessment
- NIER Radio Frequency study

Other terms and conditions per the attached lease agreement. Please note that the project would comply with all FCC guidelines.

Please feel free to contact me should you have any questions. I can be reached directly at 732-740-9900 or by email at wflanagan@tilsontech.com.

Thank you for your consideration.

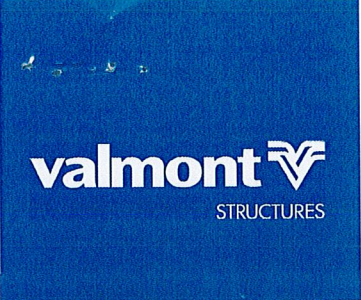
Sincerely,

William Flanagan

Bill Flanagan
Site Acquisition



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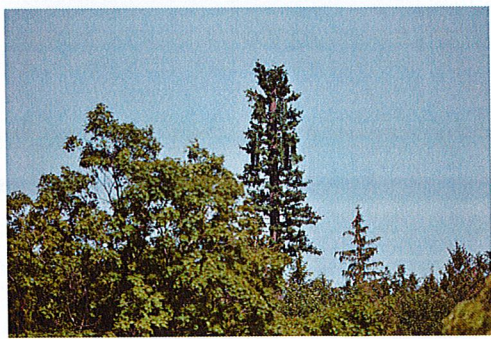
Pine Tree Concealed Solutions

Valmont Larson offers a wide variety of Pine Trees as part of our natural camouflaged product line. As with most of our concealment structures, the ability to adapt is part of what we do best. Jurisdictional design challenges can be met with a simple, reliable, monopole-based product. Our RF-friendly materials are tested in a laboratory and in the field.

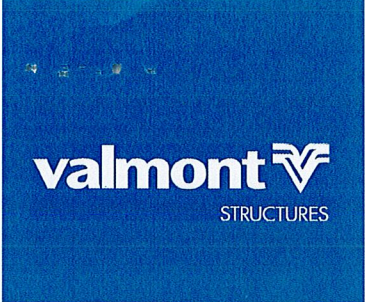
- Valmont Larson offers multiple branch canopy options to aesthetically simulate natural pine trees in different geographical locations.
- Valmont Larson pine foliage is UV-resistant, designed to stand up to the rigors of prolonged outdoor exposure.
- Pine foliage is available in different colors and diameters to emulate different trees.
- Valmont Larson produces Ultraflex® bark, a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers.
- Trees can be finished with realistic bark, brown paint, or camouflage paint.

Types of Concealment

- PINE TREE



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LARSON CONCEALMENT SOLUTIONS FOR ANY ENVIRONMENT

Pine Tree

- Larson Ultraflex bark is a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers. Our bark is:
 - Unparalleled in strength, flexibility, and durability by means of extensive laboratory testing, including EMMAQUA-NTW method, environmental freeze/thaw cycle testing, flexural elongation, and tensile strength testing.
 - Tested in temperatures ranging from -50°F to 180°F.
 - Painted with multiple colors and washes to create a natural appearance.
 - A proprietary blend that is applied wet, directly to the pole and then hand textured and will not peel or delaminate like sheet bark.
 - Ensured to have a strong bond to between bark and galvanized pole because poles are etched prior to application.
- RF-friendly Larson Antenna Socks are vital to camouflage antennas within the canopy of the tree & the addition of Larson Antenna Branches can create complete concealment.
- Microwave & RRU Socks & Branches are also available to help all equipment blend into the canopy.
- We offer engineering and design expertise as well as a broad understanding of telecom requirements. Design assistance in photo simulations and 3-D renderings.
- RF-friendly materials yield extremely low insertion and return loss properties.



Comparison of foliage colors and diameters.

TR1003243_07/20

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