

CLIFTON PARK WATER AUTHORITY BOARD MEETING

**Wednesday, June 11, 2025
7:00 PM**

AGENDA

Pledge of Allegiance

- Approve Minutes of May 14, 2025 Meeting

Privilege of the Floor

Note: Each speaker shall state their name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes for items on the agenda.

Old Business

- Peacock Glen Property

New Business

- Ruhle Rd Settlers Ridge water line Replacement
- Transfers and Capital Plan Update
- Vertical Bridge Plans to sublease

Other Business

Executive Session

- Potential discussion regarding Vertical Bridge

Privilege of the Floor

Note: Each speaker shall state their name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes for any items related to the Clifton Park Water Authority.

Clifton Park Water Authority
Budget Transfer

Date: 6/11/2025

Acct No	Description	Budget Amount	Increase/Decrease	Revised Budget	Explanation
Operation and Maintenance					
6000	Miscellaneous	\$ 17,300.00	\$ (5,000.00)	\$ 12,300.00	
5000	Wages	\$ 833,578.00	\$ 2,100.00	\$ 835,678.00	increase budget for salary adjustments
5330-1	Education	\$ 3,000.00	\$ 2,500.00	\$ 5,500.00	Distribution course for 2 employees
5610-1	Supplies	\$ 9,000.00	\$ 2,000.00	\$ 11,000.00	Increase to cover increase cost of supplies
5700-1	Repairs and Main	\$ 320,000.00	\$ (14,100.00)		
				\$ -	
			\$ (12,500.00)		
General and Administrative					
7990	Miscellaneous	\$ 7,400.00	\$ (2,000.00)	\$ 5,400.00	
7000	Wages	\$ 386,183.00	\$ 12,000.00	\$ 398,183.00	increase budget for salary adjustments
7824-1	Bank Service Chg	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	Charges due to money being invested
				\$ -	
				\$ -	
			\$ 12,500.00		
Overall Budget Change				0.00	

	Capital Budget	Budget amount	Amount Spent	Remaining budget	Project update
Closed Y/N					
Y	Brass Goods	\$ 40,000	\$ 41,135.08	\$ (1,135.08)	Materials are received
N	Water Meters	\$ 160,000	\$ 114,572.55	\$ 45,427.45	Costs to date
Y	Fire Hydrants	\$ 20,000	\$ 19,681.00	\$ 319.00	Materials are received
Y	Actuators	\$ 7,500	\$ 9,303.60	\$ (1,803.60)	Materials are ordered, waiting for delivery and invoicing
Y	Valves (Boyack)	\$ 20,800	\$ 25,359.29	\$ (4,559.29)	Project 90% complete, waiting on more parts
Y	Scada	\$ 23,000	\$ 22,436.42	\$ 563.58	Completed
Y	Scissor Lift	\$ 6,500	\$ 6,500.00	\$ -	Order received
N	Security Gate	\$ 7,000	\$ 9,364.48	\$ (2,364.48)	PO Issued
Y	Transfer Switch	\$ 12,500	\$ 12,500.00	\$ -	Complete
N	Ruhle Rd	\$ 40,000		\$ 40,000.00	Project underway
N	Billing Software	\$ 85,000	\$ 32,675.00	\$ 52,325.00	Project underway, \$32,675 CTD, owe \$4,125 upon completion
Y	GPS	\$ 3,300	\$ 4,085.00	\$ (785.00)	Order received
Y	Brake Trailer	\$ 20,000	\$ 19,500.00	\$ 500.00	Order received
Y	Dump Trailer	\$ 17,000	\$ 13,715.00	\$ 3,285.00	Order received
Y	Skid Steer	\$ 25,000	\$ 25,000.00	\$ -	Order received
		\$ 487,600	355827.42		



VB Acquisitions, LLC
c/o Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Phone: (561) 348-5229
Email: woodie.williams@verticalbridge.com

April 23, 2025

Sent Via FedEx: 8807 7779 6130

Clifton Park Water Authority
661 Clifton Park Center Road
Clifton Park, New York, 12065
Attn: Legal Department

Re: Consent to Sublease and Modifications

VB Site ID: US-NY-7034
VB Site Name: Clifton Park South
Site Address: 36 Boyack Road, Clifton Park NY, 12065

Dear Clifton Park Water Authority:

Cellco Partnership (d/b/a "Verizon Wireless") is the current tenant under that certain Land Lease Agreement, dated March 30, 2022 (the "Lease"), with Clifton Park Water Authority, ("Landlord"). At this time, Verizon Wireless requests Landlord's consent for Verizon Wireless to sublease space within the Communications Facility and/or Tower to T-Mobile Northeast LLC, or one of its affiliates ("T-Mobile"), and Verizon Wireless intends to modify the existing improvements on the premises ("Modifications") under the Agreement as part of the subleasing to T-Mobile on or around June 27, 2025. The scope of work for such Modifications is set forth on Schedule 1 attached to this letter ("Scope of Work"). To the extent such consent is required, , under the terms outlined in the Lease, please countersign this letter and return in the self-addressed envelope enclosed, or send a scanned copy via email to, woodie.williams@verticalbridge.com.

VB Acquisitions, LLC
c/o Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attention: General Counsel
Ref: US-NY-7034

If you have any questions, please contact me at woodie.williams@verticalbridge.com or (561) 348-5229.

Very Truly Yours,

Signed by:
Woodie Williams
B8E27AF2FF6148A...
Woodie Williams
Asset Manager

Agreed and acknowledged

by Landlord:

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE 1
SCOPE OF WORK OF MODIFICATIONS

PER THE INTERNATIONAL BUILDING CODE THIS STRUCTURE IS CLASSIFIED AS:
1. CONSTRUCTION TYPE I-B (TABLE 601)
2. GROUP U OCCUPANCY (SECTION 312.1 UNOCCUPIED TOWER SITE)

MODIFICATION AND DESIGN
DRAWINGS FOR AN EXISTING
108' SABRE MONOPOLE TOWER

PROPOSED CARRIER: T-MOBILE

SITE: 5000369718-VZW / CLIFTON PARK SOUTH
COORDINATES (LATITUDE: 42.807600°, LONGITUDE: -73.787120°)

PLEASE NOTE THIS SET OF DRAWINGS IS FOR INSTALLATION AND
ASSEMBLY ONLY. FABRICATION DETAIL DRAWINGS ARE NOT PROVIDED AND
MUST BE COMPLETED BY THE STEEL FABRICATOR SELECTED. TES CAN
PROVIDE THE FABRICATION DETAIL DRAWINGS FOR AN ADDITIONAL FEE.

NOTE:
1. THE MODIFICATION DRAWINGS ARE BASED ON THE
TES PROJECT NO. 10253476, DATED 10/03/2024.

XTES

A CONCRETE COMPANY

1320 GREENWAY DRIVE, SUITE 500

CLIFTON PARK, NY 10512

PHONE: (914) 482-5807

KGI

TES JOB NO:

10256294

CUSTOMER SITE NO:

5000369718-VZW

CUSTOMER SITE NAME:

CLIFTON PARK SOUTH

36 BIVACK ROAD

CLIFTON PARK, NY 12065

STATE OF NEW YORK

SEAL

100160

CLARENCE R. ROUS

100160

PROFESSIONAL ENGINEER

DATE: 04/08/25

BY: CHL

DESCRIPTION: FIRST ISSUE

DRAWN BY: CHL

CHECKED BY: NM/JRL

SHEET TITLE:

TITLE SHEET

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SHEET NUMBER:

T-1

REV #:

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GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE ANSI/TIA-222-H, ANSI/ASSP A10.48, 2020 BUILDING CODE OF NEW YORK STATE, AND ANY OTHER GOVERNING BUILDING CODES AND OSHA SAFETY REGULATIONS.
2. ALL WORK INDICATED ON THE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN TELECOMMUNICATIONS TOWER, POLE AND FOUNDATION CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL MISCELLANEOUS PARTS (SUCH AS SHIMS), TEMPORARY SUPPORTS, AND GUYWires, ETC., PER ANSI/ASSP A10.48, TO COMPLETE THE ASSEMBLY AS SHOWN IN THE DRAWINGS. CONTRACTOR SHALL PROCEED WITH THE INSTALLATION WORK CAREFULLY SO THE WORK WILL NOT DAMAGE ANY EXISTING CABLE, EQUIPMENT OR THE STRUCTURE.
5. THE USE OF GAS TORCH OR WELDER, ARE NOT ALLOWED ON ANY TOWER STRUCTURE WITHOUT THE CONSENT OF THE TOWER OWNER.
6. GENERALLY THE CONTRACTOR IS RESPONSIBLE TO CONDUCT AN ONSITE VISIT SURVEY OF THE JOB SITE AFTER AWARD, AND REPORT ANY ISSUES WITH THE SITE TO TES BEFORE PROCEEDING CONSTRUCTION.

FABRICATION

1. ALL STEEL SHALL MEET OR EXCEED THE MINIMUM STRENGTH AS SPECIFIED IN THE DRAWINGS. IF YIELD STRENGTH WAS NOT NOTED IN THE DRAWINGS, CONTRACTORS SHALL CONTACT TES FOR DIRECTION.
2. ALL FIELD CUT EDGES SHALL BE GROUND SMOOTH. ALL FIELD CUT AND DRILLED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINCOTE GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

WELDING

1. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNO. (ETDXX UNLESS NOTED OTHERWISE).
2. PRIOR TO FIELD WELDING GALVANIZED MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING APPROX. 0.3" BEYOND THE PROPOSED FIELD WELD SURFACES.
3. ALL WELDS SHALL BE INSPECTED VISUALLY. A MINIMUM OF 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. 100% OF WELDS SHALL BE INSPECTED IF DEFECTS ARE FOUND.
4. WELD INSPECTIONS SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
5. AFTER INSPECTION, ALL FIELD WELDED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINCOTE GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

BOLTED ASSEMBLIES AND TIGHTENING OF CONNECTIONS

1. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS AS APPROVED BY THE RCSC.
2. FLANGE BOLTS SHALL BE TIGHTENED BY THE MSC "TURN-OF-THE-NUT" METHOD. THE FOLLOWING TABLE SHOULD BE USED FOR THE "TURN-OF-THE-NUT" TIGHTENING.
3. SPICE BOLTS AND ALL OTHER BOLTS IN BEARING TYPE CONNECTIONS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION.
4. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY EITHER A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER WITH AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PILES INTO FIRM CONTACT.
5. H8 HOLLO-BOLT SHALL BE INSTALLED PER ICC ESR-3330 INSTRUCTIONS.

VERIFICATION AND INSPECTION

1. IF APPLICABLE, VERIFICATION INSPECTION TO BE PERFORMED SHALL BE IN ACCORDANCE TO IBC-2018 SECTION 1705.2 FOR STEEL CONSTRUCTION & TABLE 1705.3 FOR CONCRETE CONSTRUCTION.

POST-INSTALLED EPOXY-INJECTED ANCHOR BOLTS:

1. CONCRETE MUST BE A MINIMUM OF 28 DAYS OLD.
2. FOLLOW MANUFACTURER'S REQUIREMENTS FOR CURE TIME VS. AMBIENT TEMPERATURE.
3. DRILL HOLE TO REQUIRED DIAMETER AND DEPTH. ALL WATER, DIRT, OIL, DEBRIS, GREASE OR DUST MUST BE REMOVED FROM EACH CORE HOLE. FOLLOW MANUFACTURER'S RECOMMENDATION FOR CORRECT TYPE OF CORE BIT. AVOID DAMAGING EXISTING REINFORCING STEEL OR OTHER EMBEDDED ITEMS. NOTIFY TES ENGINEERING IF Voids IN THE CONCRETE, REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED. STOP CORING IMMEDIATELY IF THIS OCCURS.
4. A HOLE ROUGHENING DEVICE FROM EITHER HILTI OR ALFASTEINERS SHALL BE USED WITH ALL HOLES. FOLLOW ALL MANUFACTURER'S RECOMMENDED CORING AND INSTALLATION INSTRUCTIONS.
5. AFTER CORING AND ROUGHENING, FLUSH EACH HOLE WITH RUNNING WATER TO REMOVE ANY SLURRY OR DEBRIS. REMOVE ALL WATER FROM THE HOLE BY MECHANICAL PUMPING.
6. BRUSH EACH HOLE WITH AN APPROPRIATE SIZED NYLON BRUSH AND FLUSH WITH RUNNING WATER A SECOND TIME. REMOVE ALL WATER FROM THE HOLE.
7. AFTER THE SECOND WATER FLUSH BRUSH THE HOLE AGAIN WITH THE APPROPRIATE SIZED NYLON BRUSH.
8. BLOW EACH HOLE WITH COMPRESSED AIR TWO TIMES MINIMUM.
9. CONFIRM THAT EACH HOLE IS PROPERLY ROUGHENED AND DRY.
10. NO EPOXY INJECTION SHALL TAKE PLACE IN RAINY CONDITIONS.
11. EPOXY SHOULD BE VISIBLE AT THE TOP OF THE CORE HOLE AFTER INSTALLATION.
12. CONTRACTOR TO SUPPLY ONE PHOTO OF EACH ROUGHED AND CLEANED HOLE IN CLOSEOUT PHOTO PACKAGE.

TABLE 8.2 NUT ROTATION FROM SNUG-TIGHT CONDITION FOR TURN-OF-NUT PRETENSIONING^{a,b}

BOLT LENGTH ^c	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS, OTHER SLOPED	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO BOLT AXIS ^d
NOT MORE THAN 4d _b	1/3 TURN	1/2 TURN	2/3 TURN
MORE THAN 4d _b BUT NOT MORE THAN 8d _b	1/2 TURN	2/3 TURN	5/6 TURN
MORE THAN 8d _b BUT NOT MORE THAN 12d _b	2/3 TURN	5/6 TURN	1 TURN

^a NUT ROTATION IS RELATIVE TO BOLT REGARDLESS OF THE ELEMENT (NUT OR BOLT) BEING TURNED. FOR REQUIRED NUT ROTATIONS OF 1/2 TURN AND LESS, THE TOLERANCE IS PLUS OR MINUS 30 DEGREES; FOR REQUIRED NUT ROTATIONS OF 2/3 TURN AND MORE, THE TOLERANCE IS PLUS OR MINUS 45 DEGREES.

^b APPLICABLE ONLY TO JOINTS IN WHICH ALL MATERIAL WITHIN THE GRP IS STEEL.

^c WHEN THE BOLT LENGTH EXCEEDS 12d_b, THE REQUIRED NUT ROTATION SHALL BE DETERMINED BY ACTUAL TESTING IN A SUITABLE TENSION CALIBRATOR THAT SIMULATES THE CONDITIONS OF SOLIDLY FITTING STEEL.

^d BOGLED WASHER NOT USED.

SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS

INSTALLATION TORQUE: REQUIRED FOR HOLLO-BOLTS AND AXAX BOLTS:

1. H812 HOLLO-BOLT: 59 FT-LBS
2. H816 HOLLO-BOLT: 140 FT-LBS
3. H820 HOLLO-BOLT: 221 FT-LBS
4. M20 AXAX-BOLT: 280 FT-LBS

FIELD HOT WORK PLAN NOTES:

FOLLOWING GUIDELINES SHALL BE COMPLIED WITH:

1. CONTRACTOR'S RESPONSIBILITY TO COMPLETE A HOT WORK PLAN IF AWARDED PER CUSTOMER SPECIFICATIONS GUIDELINES FOR WELDING, CUTTING & SPARK PRODUCING WORK.
2. HAVE A FIRE PLAN APPROVED BY THE CUSTOMER AND THEIR SAFETY MANAGEMENT DEPT.
3. CONTRACTOR MUST OBTAIN THE CONTACT INFO OF THE LOCAL FIRE DEPARTMENT AND THE 911 ADDRESS OF THE TOWER SITE BEFORE CONSTRUCTION.
4. CONTRACTOR SHALL MAKE SURE THAT CELL PHONE COVERAGE IS AVAILABLE IN THE TOWER SITE. IF CELL COVERAGE IS NOT AVAILABLE, AN IMMEDIATE AVAILABLE MEANS OF DIRECT COMMUNICATION WITH THE FIRE DEPARTMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION START.
5. ALL CONSTRUCTION SHALL BE PERFORMED UNDER WIND SPEED LESS THAN 10 MPH ON THE GROUND LEVEL. IF WIND SPEED INCREASE, CONTRACTOR MUST DETERMINE IF CONSTRUCTION SHALL BE DISCONTINUED.
6. FIRE SUPPRESSION EQUIPMENT MUST BE MADE AVAILABLE ON SITE AND READY TO USE.
7. CONTRACTOR SHALL ASSIGN A FIRE WATCHER TO PERFORM FIRE-FIGHTING DUTIES.
8. ALL WELDERS SHALL BE AWS OR STATE CERTIFIED. THEY MUST ALSO BE EXPERIENCED IN WELDING ON GALVANIZED MATERIALS.
9. IF IT IS POSSIBLE, ALL EXISTING COAX NEAR WELDING AREA SHALL BE TEMPORARILY MOVED AWAY FROM THE WELDING AREA BEFORE WELDING THE PLATES.
10. PLEASE REPORT ANY FIELD ISSUE TO TES @ 972-483-0607.

SHEET TITLE:

GENERAL NOTES

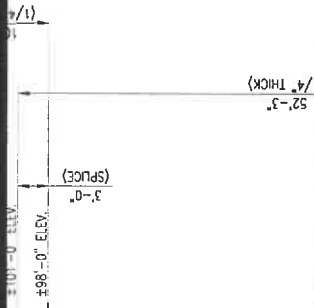
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SHEET NUMBER:

GN-1

REV #

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EXISTING 18-SIDE
REFER
JOB# 5

TOP OF REINFORC
±41'-0" ELEV.

4

±21'-0" ELEV.

3

SEE SHEET A-2
BOTTOM OF REIN

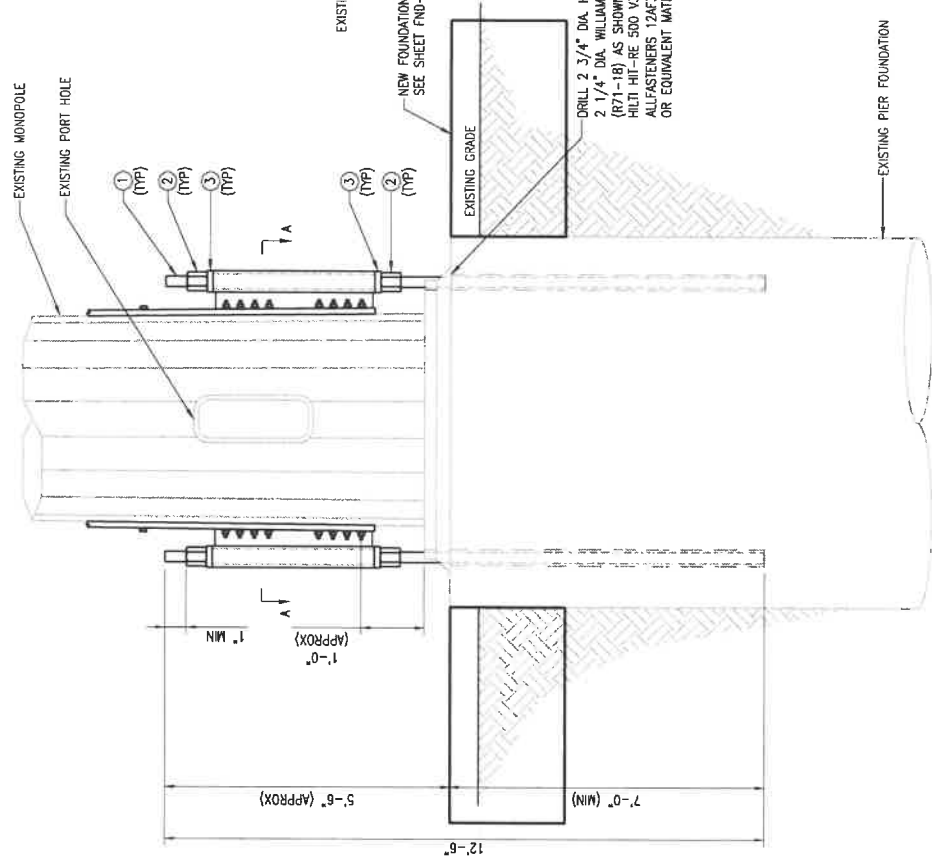
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BILL OF MATERIALS					
TYPES OF REBAR CONFIGURATIONS	QTY.	REQ'D	REBAR SIZE	LENGTH REQ'D (FT.)	TOTAL WEIGHT (LBS)
L-SHAPE 60° BEND	32		4	5'-11 3/8"	127.3
STRAIGHT	16		8	9'-6 11/16"	408.8
STRAIGHT	18		8	3'-6"	168.2
STRAIGHT	24		8	11'-0"	704.9
TOTAL STEEL WEIGHT (LBS):					1409.2

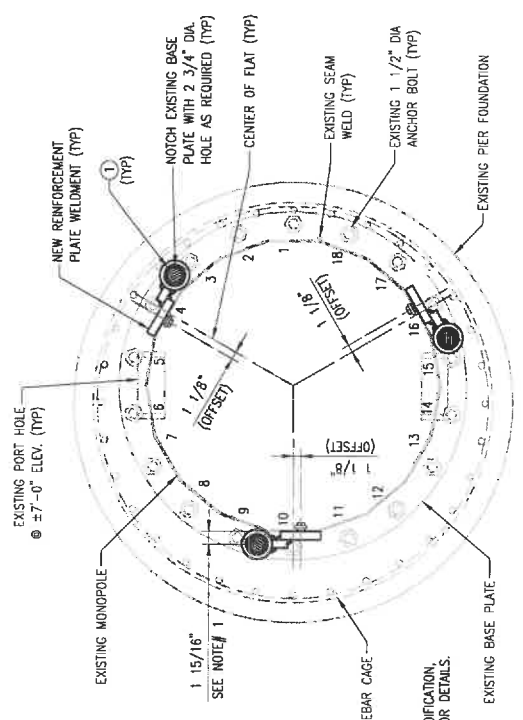
REBAR CHART

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US PATENT 9,714,520 B1



ELEVATION



SECTION "A-A"

DRILL 2 3/4" DIA. HOLE TO ACCOMMODATE 2 1/4" DIA. WILLIAMS ALL-THREAD ROD (R71-18) AS SHOWN. CROUT USING HULTI HIT-RE 500 V3 EPOXY OR ALFASTENERS 1245ELBIVE EPOXY (TYP) OR EQUIVALENT MATERIAL APPROVED BY TES.

INSTALLATION NOTES:

1. USE WELDED REINFORCEMENT BRACKET ASSEMBLY TO SET THE POSITION OF THE ALL-THREAD ROD.
2. DRILL NEW 2 3/4" DIA. HOLES INTO EXISTING FOUNDATION FOR ALL-THREAD ROD.
3. INSTALL REINFORCEMENT BRACKET AND CONFIRM FIT WITH MONOPOLE REINFORCEMENT PLATES.
4. TIGHTEN NUTS ON THE ALL-THREAD ROD LOCKING IT INTO POSITION.
5. APPLY (2) COATS OF ZINC RICH GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS TO ALL FIELD CUT AND EXPOSED AREAS.
6. DRILLING CONTRACTOR TO EXERCISE EXTREME CARE TO AVOID DAMAGING THE EXISTING REINFORCING TIES IN THE CONCRETE PIER. IF REBAR IS ENCOUNTERED IN THE CONCRETE WHILE DRILLING, CONTRACTOR TO STOP DRILLING AND INFORM TES FOR SOLUTION.
7. CONTRACTOR PLEASE NOTE- WHILE DRILLING PREPARE TO DRILL THROUGH ANCHOR BOLT TEMPLATE.
8. SEE SHEETS SPEC-1 & 2 FOR MEXGEN2 BLIND BOLT INSTALLATION. IT IS REQUIRED THAT THE CONTRACTOR TAKE PHOTOS OF THE INSTALLED BOLT FOR VERIFICATION OF PROPER INSTALLATION.

NOTE: SEE NOTES ON SHEET GN-1 FOR POST-INSTALLED EPOXY INJECTED ANCHOR BOLTS

ITEM NO.	QTY.	PART NO.	DESCRIPTION
1	3	R71-18	12'-6" WILLIAMS 2 1/4" DIA. ALL-THREAD ROD (150 KSI)
2	6	R73-18	2 1/4" NUT (WILLIAMS R73-18) (TYP)
3	6	FLW-1	FL 1 1/4" X 4 1/2" FLAT WASHER, A572-65

XTES
A CONGRUEX COMPANY
1320 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-0807

KGI

TES JOB NO:
10258234

CUSTOMER SITE NO:
5000369718-VZW

CUSTOMER SITE NAME:
CLIFTON PARK SOUTH

38 BONDICK ROAD
CLIFTON PARK, NY 12065

DESIGN BY: CHL
CHECKED BY: NM/ARL
REV. DESCRIPTION BY DATE
1. FIRST ISSUE CHL 04/08/23
2.
3.
4.

SHEET TITLE:
INSTALLATION OF NEW ANCHOR ROD DETAILS

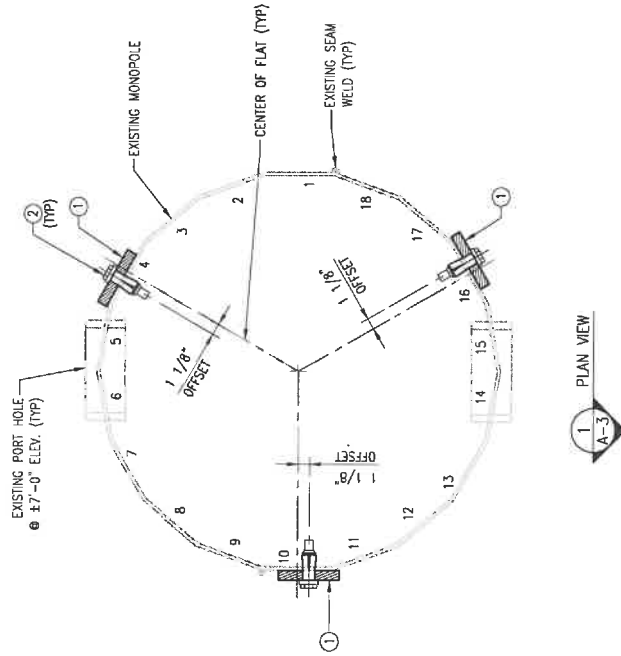
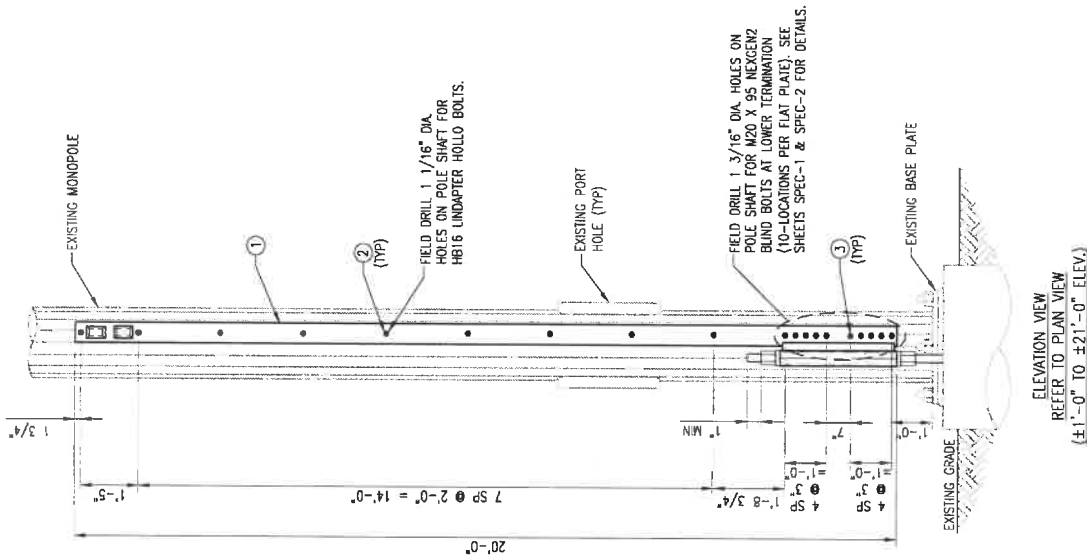
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SHEET NUMBER:
A-2

REV #:
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US PATENT 9,546,497 B2



- NOTES:
1. REFER TO SHEET A-2 FOR FLAT BAR ORIENTATION.
 2. INSTALLATION TORQUE FOR HOLLO BOLTS: SEE SHEET GN-1
 3. APPLY (2) COATS OF ZINCOTE GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS TO ALL FIELD DRILLED AND EXPOSED AREAS.

ITEM NO.	QTY.	PART NO.	DESCRIPTION
1	3	LP6X125-BL19375-203	PL 1 1/4" X 6" X 20'-0" A572-65 WELDMENT
2	21	HB16-2	LINDAPTER 5/8" TYPE HB HOLLO-BOLT (HCF)
3	30	2N62D48	M20 X 95 NEXGEN2 BLIND BOLT ASSEMBLY

XTES
A CONGRUEX COMPANY
1320 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-5607

KGI

TES JOB NO:
10256294

CUSTOMER SITE NO:
5000369718-VZW

CUSTOMER SITE NAME:
CLIFTON PARK SOUTH

35 BOWACK ROAD
CLIFTON PARK, NY 12085

DESIGN BY: CHL
CHECKED BY: NM/JRL

REV
A FIRST ISSUE
DATE 04/08/23

REV
A
B
C
D
E

SHEET TITLE:
REINFORCEMENT
ASSEMBLY

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SHEET NUMBER:
A-3

REV #:
0

XTES

A CONORUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600

IRVING, TX 75038

PHONE (972) 483-0607

KGI

TES JOB NO:

10258294

CUSTOMER SITE NO:

5000369718-VZW

CUSTOMER SITE NAME:

CLIFTON PARK SOUTH

36 BOVACK ROAD

CLIFTON PARK, NY 12065

DRAWN BY: CHL

CHECKED BY: NW/JHL

REV

DESCRIPTION

BY

DATE

1

EXIST ISSUE

CHL

04/09/23

2

3

4

SHEET TITLE:

NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE

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SHEET NUMBER:

REV #:

SPEC-2

0

Pre-Tension

Post-Tension

TYPICAL NG2™ BOLT DETAIL: PRE-TENSION

TYPICAL NG2™ BOLT DETAIL: POST-TENSION

THIS INSTALLATION GUIDE WAS CREATED BY ALLFASTENERS.
IT WAS ATTACHED FOR REFERENCE ONLY.

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Andrew Ray
Senior Director, Network Real Estate
180 Washington Valley Road
Bedminster, New Jersey 07921

March 13, 2025

RE: "Letter of Authorization" for Vertical Bridge to act on behalf of Verizon Wireless for matters and activities related to Verizon's site agreements ("Letter of Authorization")

To Whom It May Concern:

This Letter of Authorization shall serve as confirmation that Vertical Bridge and its authorized representatives are authorized to act on behalf of Verizon Wireless related to the lease, operation, and management of the Verizon Wireless tower site located on your property.

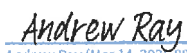
On December 23, 2024, Verizon entered into an agreement with Vertical Bridge that gives Vertical Bridge exclusive rights to lease, operate, and manage certain Verizon wireless communications tower sites including the one located on your property. As part of the transaction, your underlying ground lease and/or easement was not assigned to Vertical Bridge; however, Vertical Bridge will be leasing or managing Verizon's interest in the site in order to operate and manage the site on behalf of Verizon.

Vertical Bridge has express authority to engage in the following activities on behalf of Verizon:

- Enter into, negotiate, amend, renew, and extend the ground lease, easement, and other property interest agreements
- Purchase land and easement underlying the ground lease for the tower site and exercise rights-of-first refusal pursuant to the ground lease
- Enter into, negotiate, amend, renew, and extend collocation agreements, site supplements, and site subleases with third parties
- Obtain landlord's consent where required by the existing ground lease
- Make payments and receive payments related to ground lease and site subleases
- Resolve disputes under a ground lease or site sublease
- Manage all site maintenance, repairs, and other general site issues
- Ensure compliance with the terms and conditions of the ground leases
- Serve as the primary point of contact for communications and notices

Vertical Bridge is the largest private owner and operator of communications infrastructure in the U.S. with more than 500,000 sites nationwide. For more information about Vertical Bridge, please visit its website at www.Verticalbridge.com.

Sincerely,


Andrew Ray (Mar 14, 2025 09:58 CDT)
Andrew Ray