

APPLICATION FOR CONDITIONAL USE

Request Conditional Use Approval to construct a Monopole wireless communications tower 195' in height on PUD Zoned property

Name and Address of Applicant: David McGehee, Agent for The Towers, LLC d/b/a Vertical Bridge 121 Village Blvd., Madison, MS 39110 O: 601-605-9214 ext. 4	Street Address of Property (if different address): Subject property address: TBD near 264 Deerfield Club Dr. Canton, MS 39046 Site is proposed off service rd off N end of Beaver Bend in wooded area behind Pro Shop maint. building
---	--

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
January 2, 2026	PUD	See (Exhibit A)	083D-19D-088/01.00	Zone "X" outside 0.2% annual chance flood plain	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance. PPIN: 24803

Comments

-Also as per Section 402(b) and 502 A

Respectfully Submitted



 David McGehee, Agent for The Towers, LLC, d/b/a Vertical Bridge

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

LETTER OF INTENT

RE: Request Conditional Use Permit for a new monopole type Wireless Communications Tower at TBD – near 264 Deerfield Club Drive (Parcel #083D-19D-088/01.00) in unincorporated Madison County District 5 behind the Deerfield Golf Club.

The Towers, LLC, d/b/a Vertical Bridge, applicant, is requesting Madison County Planning Commission approval of a Conditional Use Permit to construct a new Wireless Communications Tower Facility 195' in height 0.4 miles off the North side of Yandell Road, in a wooded area on the East side of the Deerfield Golf Club, behind and the just East of the Golf Clubhouse maintenance building. Site access is proposed off the North end of Beaver Bend, via an existing service drive (400' long) that will be improved and extended an additional 210'. Vertical Bridge has obtained a Lease Agreement with the property owner, Can't Fish a Lick, LLC, for this Facility, with a copy of the signed Agreement enclosed with this package. This site is designed as a build-to-suit for Verizon Wireless, and its location carefully chosen by its wireless engineers to improve the wireless network coverage and reliability in this densely populated, and growing area.

Vertical Bridge is requesting a Conditional Use Permit to allow the construction of this facility. The property is currently zoned PUD (Planned Urban Development-Legacy), and is proposed on a sizable (39 Acre) tract that serves as part of the Deerfield Golf Club, and includes the Clubhouse/Pro Shop and a maintenance building. The proposed site is on a 10,000 sq. ft. lease area, with the facility to be constructed within a 50'x50' fenced compound, with a 12'x24' designated turnaround and/or parking area at the compound entrance (Please see detailed site plan sheet C-2). The site meets all PUD District setbacks, and is over 411' away (over 2x the height) from the nearest residential structure (please see Plans Sheet C-1A for call out distances). The only utilities used will be power and fiber, with both to be run inside the 30' wide access and utility easement, with the fiber to be bored underground. A backup diesel generator will be installed inside the fenced compound to provide backup in case of an emergency outage and will incorporate a residential grade enclosure for quiet operation. The site will be enclosed by 6' tall chain link fence for security, and is proposed with the existing wooded area to remain as a natural landscape buffer to the nearby properties.

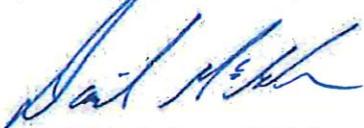
This site location has been carefully designed and selected by Verizon Wireless' engineering team to meet a specific wireless coverage need in this densely populated and trafficked part of Madison County, the growth of which has greatly increased the demand for reliable wireless network coverage. This site is necessary to provide in home and in-car coverage to the many homes and commuters in the nearby neighborhoods and along Yandell Road. The nearest tower is over a mile away, which is too distant to provide reliable in-building coverage to this many users. Please see

attached map showing that there are no other towers in the area that would provide a closer collocation option. In addition, it is structurally designed for additional future wireless tenants (please see Site Plan Sheet C-5), which will provide a collocation option for any future wireless carriers. Due to its height under 200', tower lighting will not be required (see attached FAA study).

This site will be unmanned, and once constructed will not generate any additional traffic to the area, and will not generate any noise, fumes, odors or any harmful emissions.

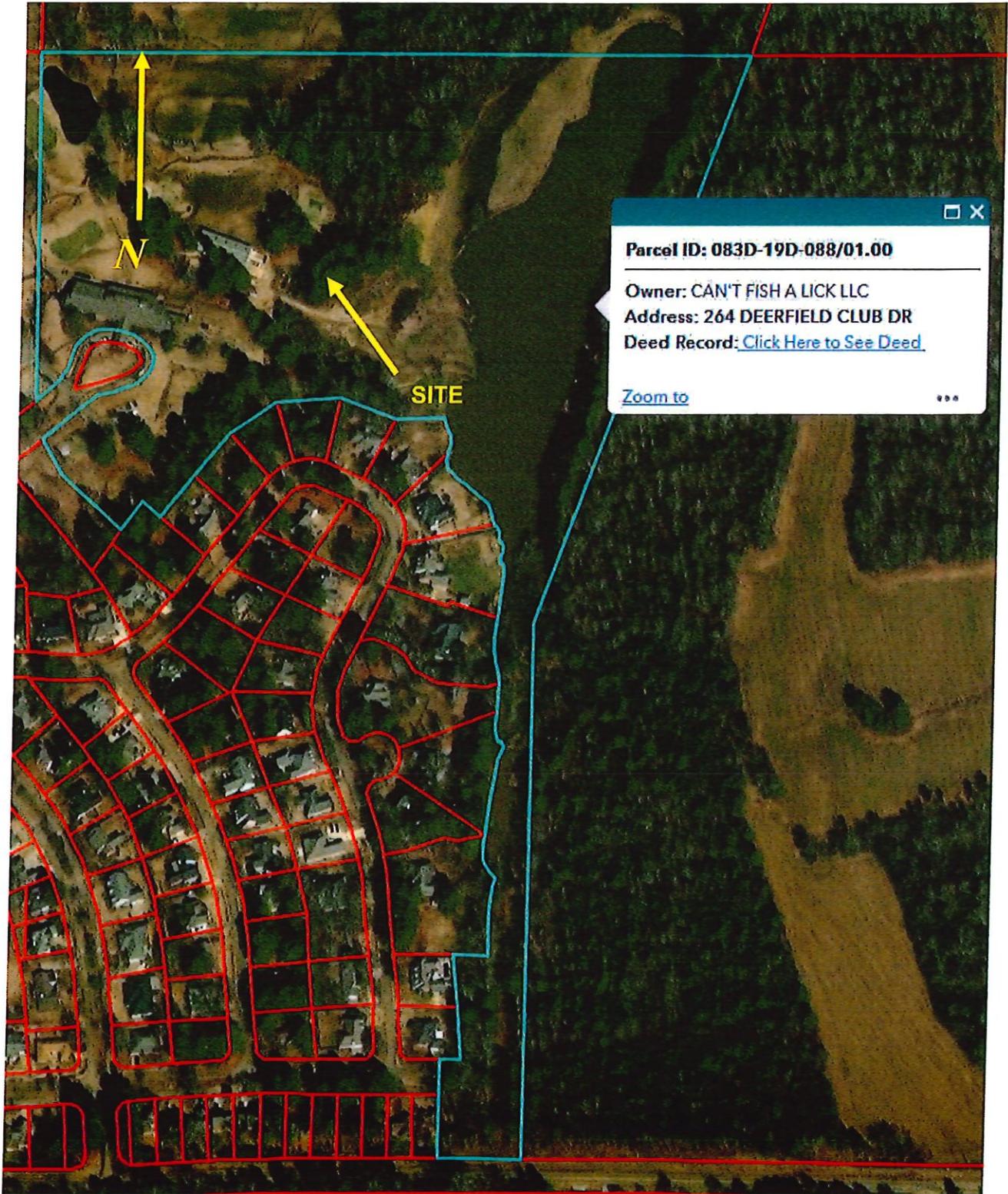
This site will serve the public convenience and welfare because the use will be designed, constructed, and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable government agencies.

Thank you for your acceptance of this request, and please contact me if you have any questions or need any additional documentation.



David McGehee, CMI Acquisitions
Authorized Agent for Applicant

PLAT MAP



TAX CARD

Parcel Details

Parcel number	083D-19D-088/01.00
PPIN	24803
Owner's name	CAN'T FISH A LICK LLC
Physical street number	264
Physical street name	DEERFIELD CLUB DR
Mailing address	264 DEERFIELD CLUB DR
Mailing city	CANTON
Mailing state	MS
Mailing zip	39046
True Values	
Land	1011600
Improvement	959910
Total	1971510
Assessed Values	
Total	295727
Legal description	39.09 ACC OUT OF THE SE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	03E
Section	19
Taxing District:	5 M
Taxing Exempt:	NO
Supervisor District	5
Municipality	
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST
Deeds signed through 12/31/2023 and recorded by 1/7/2024	
Book / Page / Date	
3125 / 122 / 2014-09-09	[View Deed]
1729 / 865 / 2004-01-07	[View Deed]
339 / 764 / 1994-07-18	[View Deed]
299 / 659 / 1992-05-11	[View Deed]
275 / 541 / 1990-11-01	[View Deed]
147 / 605 / 1980-01-01	[View Deed]
	[Search By Legal Description]
Date	2014-09-09
Homestead	NO

TAX CARD

Parcel Details

Parcel number	083D-19D-088/01.00
PPIN	24803
Owner's name	CAN'T FISH A LICK LLC
Physical street number	264
Physical street name	DEERFIELD CLUB DR
Mailing address	264 DEERFIELD CLUB DR
Mailing city	CANTON
Mailing state	MS
Mailing zip	39046
True Values	
Land	1011600
Improvement	959910
Total	1971510
Assessed Values	
Total	295727
Legal description	39.09 ACC OUT OF THE SE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	03E
Section	19
Taxing District:	5 M
Taxing Exempt:	NO
Supervisor District	5
Municipality	
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST
Deeds signed through 12/31/2023 and recorded by 1/7/2024	
Book / Page / Date	
3125 / 122 / 2014-09-09	[View Deed]
1729 / 865 / 2004-01-07	[View Deed]
339 / 764 / 1994-07-18	[View Deed]
299 / 659 / 1992-05-11	[View Deed]
275 / 541 / 1990-11-01	[View Deed]
147 / 605 / 1980-01-01	[View Deed]
	[Search By Legal Description]
Date	2014-09-09
Homestead	NO

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

WITNESS OUR SIGNATURE on this the 8th day of SEPTEMBER, 2014.

COLONIAL COUNTRY CLUB, INC.

BY: Ben J. Piazza, Jr.
Ben J. Piazza, Jr., President/Board of Governors

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of SEPTEMBER, 2014, within my jurisdiction, the within named Ben J. Piazza, Jr. who acknowledged that he is President/Board of Governors of Colonial Country Club, Inc., a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

MY COMMISSION EXPIRES:
1-18-2015
(SEAL)



Don McGraw, Jr.
NOTARY PUBLIC

Tract 1: (Includes Deerfield Phase I & II)

A parcel of land fronting on the North side of Yandell Road and the east side of Old Canton/Jackson Road, lying and being situated in the S1/2 and the S1/2 SW 1/4 NW 1/4 of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE corner of Deerfield Phase I, a subdivision recorded in Cabinet Slide B-36 in the records of the Chancery Clerk of Madison County, Mississippi; thence run N 89°34'W along the south line of said subdivision for 454.18 feet to a point; thence S 87°38'W along the south line of said subdivision for 735.21 feet to a point; thence S 89°45'W along the South line of said subdivision for 1474.05 feet to a point; thence S 85°10'24"W crossing New Yandell Road for 239.6 feet to a point on the north margin of Old Yandell Road; thence S 72°11'40"W along the north margin of Old Yandell Road for 224.25 feet to a point; thence S 80°50'41"W along the north margin of Old Yandell Road for 103.14 feet to a point; thence N 24°07'20"W leaving Yandell Road for 391.00 feet to a point; thence N 27°07'11"W for 449.51 feet to a point on the east R.O.W. line of Old Canton/Jackson Road; (The next 5 calls will be along the east R.O.W. line of the Old Canton/Jackson Road), thence North 00°10'W for 250.79 feet to the north end of a radius at the NE corner of the intersection of New Yandell Road and Old Canton/Jackson Road, said end of radius also being on the west line of Deerfield Phase II, recorded in Cabinet Slide B-75, in the records of the Chancery Clerk of said county, thence N 00°10'W for 904.89 feet to a point of intersection of said R.O.W. line; thence N 00°04'W for 585.88 feet to a point; thence S 89°56'W for 15.00 feet to a point; thence N 00°04'W for 906.08 feet to a point on the north line of the S ½ SW 1/4 NW 1/4 of said Section 19; thence East along said north line for 1285.15 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 19; thence South for 660 feet to a point on the north line of the S1/2 of said Section 19; thence East along the north line of said S1/2 for 2640 feet to the NE corner of the NW 1/4 SE 1/4 of said Section 19; thence South along the east line of the W ½ SE 1/4 for 2631.22 feet to a point 30 feet north of the centerline of Yandell Road; thence N 89°41'W 30 feet north of and parallel to said centerline for 323.48 feet to a point; thence North for 23.37 feet to the point of beginning. Containing 253.53 acres, more or less.

LESS AND EXCEPT a lot or parcel of land fronting 40 feet on the East side of West Deerfield Drive, lying and being situated in the West ½ of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described as follows:

EXHIBIT "A"

Beginning at the NW corner of Lot 64 Deerfield, Phase II, as recorded in the Chancery Clerk's Office of Madison County, Mississippi and run North 62°32' E for 158.47 feet to the NE corner of said Lot 64; thence South 76°36'43"W for 164.89 feet to a point on the East line of said West Deerfield Drive; thence South 29°34' E along the East line of said West Deerfield Drive for 40 feet to the Point of Beginning.

ALSO LESS AND EXCEPT Lots 11, 12, 14, 17, 19, 20, 22, 27, 30, 31, 32, 33, 40, 42, 43, 44, 55, 56, 57, 58, 65 through 91, inclusive, 94, 95, 96, 98, 100, 102, 103, 104, 106 through 159, inclusive, of Deerfield Subdivision, Phase I according to the map or plat on file and of record in Plat Cabinet B at Slot 36 in the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT Lots 1, 2, 12, 13, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 41, 50 through 64, inclusive, Deerfield Subdivision, Phase II according to the map or plat on file and of record in Plat Cabinet B at Slot 75 in the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT Lots 1, 2, 3 and 4 of Deerfield Village, according to the map or plat on file and of record in Plat Cabinet C at Slot 6, the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT all public road Rights-of-Way, including, but not limited to, all dedicated roads and streets lying within the platted subdivisions of Deerfield Phase I, Phase II and Deerfield Village.

ALSO LESS AND EXCEPT a lot being situated in the W ½ of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described as being a part of Lot 65 of Deerfield Phase II, a subdivision, the map or plat of which is recorded in the Office of the Chancery Clerk of Madison County, Canton, Mississippi and being more particularly described by metes and bounds as follows:

Commence at the NW corner of said Lot 65 and run thence South 00°04' E for a distance of 755.04 feet along the west line of Lot 65 to a concrete right of way marker which marks the Point of Beginning of the parcel herein described; thence N 00°04' W for a distance of 252.80 feet along the said west line of Lot 65; thence N 84°30' E for a distance of 302.98 feet to a point on the westerly right of way line of West Deerfield Drive; thence run 309.79 feet along the arc of a 369.26 foot radius curve to the right in the said westerly right of way line of West Deerfield Drive, said arc having a 300.79 foot chord which bears S 05°33'57" W; thence S 29°36' W for a distance of 295.23 feet along the said westerly right of way line of West Deerfield Drive; thence run 192.85 feet along the arc of a 449.26 foot radius curve to the left in the said westerly right of way line of West Deerfield Drive; said arc having a 191.375 foot chord which bears south 17°18'09" W; thence leave the said westerly

right of way line of West Deerfield Drive and run south $89^{\circ}56'$ W for a distance of 53.85 feet to the said West line of Lot 65; thence North $00^{\circ}04'$ W for a distance of 457.02 feet along the said West line of said Lot 65 to a concrete right of way marker; thence South $89^{\circ}56'$ W for a distance of 15.0 feet to the Point of Beginning, containing 3.4136 acres, more or less, said property having been platted and being Planters Point, according to the map or plat thereon on file in the Chancery Clerk's Office of Madison County, Mississippi.

AND ALSO LESS AND EXCEPT that portion of Lot 65, Deerfield Subdivision, Phase II which lies North of Planters Point.

It is the intention of the undersigned Grantors to convey all property owned by them unto Grantee lying in the $S \frac{1}{2}$ and $S \frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 19, Township 8 North, Range 3 East, and all of Section 30, Township 8 North, Range 3 East, Madison County, Mississippi, lying North of the center line of Yandell Road and East of the center line of Old Canton Road as they exist in October, 1990, LESS AND EXCEPT therefrom only the tracts of property described herein above and which have either been conveyed or retained by Grantors, and LESS AND EXCEPT all public roads rights of way, including but not limited to, the dedicated roads and streets lying within the platted subdivisions.

Tract 2: (176.288 acres North of Deerfield, Phase I and II)

A parcel of land fronting 3299.91 feet on the East side of Old Canton/Jackson Road, containing 176.28 acres, more or less, lying and being situated in the N $\frac{1}{2}$ of Section 19 and the SW $\frac{1}{4}$ of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi and more particularly described as follows:

Beginning at the intersection of the north line of S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 19 with the east R.O.W. line of Old Canton/Jackson Road; (the next 4 calls being along said R.O.W. line) thence N $00^{\circ}04'$ W for 393.92 feet to a point; thence N $89^{\circ}56'$ E for 15.00 feet to a point; thence N $00^{\circ}04'$ W for 789.35 feet to a point; thence N $00^{\circ}32'$ E for 2116.64 feet to a point on a fence; thence N $89^{\circ}49'02''$ E for 1257.44 feet to a fence corner; thence S $00^{\circ}30'24''$ E for 1375.04 feet to a fence corner; thence S $01^{\circ}54'23''$ E along the existing fence for 1123.76 feet to the NW corner of a parcel conveyed to J.D. Rankin and wife by deed recorded in Deed Book 169 at page 42 in the records of the Chancery Clerk of said county; thence S $64^{\circ}33'$ E along the north line of said Rankin property for 453.70 feet to the SE corner thereof being on a fence line; thence N $89^{\circ}39'43''$ E along said fence for 874.01 feet to a fence corner; thence N $88^{\circ}15'21''$ E along an existing fence for 1015.54 feet to a point; thence S $89^{\circ}54'43''$ E along the existing fence for 286.11 feet to a point on the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence South for 1306.40 feet to the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19; thence West for 2640 feet to the SE corner of the SW

1/4 NW 1/4 of said Section 19; thence North for 660 feet to the NE corner of S1/2 SW1/4 NW1/4 of said Section 19; thence West for 1285.15 feet to the point of beginning.

Tract 3: (200 Acres East of Deerfield)

A parcel of land fronting 2206.27 feet on the north side of Yandell Road, containing 200 acres, more or less, lying and being situated in the E1/2 of Section 19 and the W1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the SE corner of Deerfield Phase I as recorded in Cabinet Slide B-36 in the records of the Chancery Clerk of Madison County, Mississippi, thence South for 23.37 feet to a point 30 feet north of the center line of Yandell Road; thence S 89°41'E 30 feet from and parallel to said center line for 323.48 feet to the SW corner and point of beginning of the property herein described; thence North 3937.62 feet to a point on a fence line; thence S 89°57'35"E along said fence for 404.82 feet to a point; thence S 89°11'30"E along said fence for 971.87 feet to a fence corner; thence East for 829.38 feet to a point; thence South for 3962.06 feet to a point that is 30 feet north of the center line of said Yandell Road; (The following calls being 30 feet north and parallel to said center line) thence N 88°56'37"W for 685.38 feet to a point; thence N 89°16'25" W for 825.80 feet to a point; thence N 88°44'10"W for 695.09 feet to the point of beginning.

LESS AND EXCEPT:

Tract 4: (Deerfield Sewerage Lagoon as fenced)

A sewerage lagoon containing 6.27 acres, more or less, lying and being situated in the NE 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE fence corner of a sewerage lagoon, said SE corner being 269.19 feet N 42°46'28"W of a set iron pin at the intersection of the center line of Cotton Blossom Road with the east line of said Section 18; thence S 86°47'22"W for 380.06 feet to the SW fence corner of said lagoon; thence N 00°07'37"E for 702.33 feet to the NW fence corner of said lagoon; thence N 89°18'08"E for 408.23 feet to the NE fence corner of said lagoon; thence S 02°31'42"W for 686.68 feet to the point of beginning.

LESS AND EXCEPT PARCELS SOLD IN THE FOLLOWING DEEDS:

Book 277 at page 189, Book 277 at page 264, Book 277 at page 266, Book 277 at page 338, Book 278 at page 595, Book 278 at page 709, Book 278 at page 711, Book 278 at page 713, Book 278 at page 715, Book 278 at page 717, Book 278 at page 719, Book 279 at page 117, Book 279 at page 119, Book 279 at page 121, Book 279 at

page 123, Book 280 at page 542, Book 281 at page 223, Book 283 at page 545, Book 283 at page 259, Book 286 at page 398, Book 288 at page 148, Book 289 at page 284, Book 289 at page 566, Book 290 at page 432, Book 294 at page 486, Book 296 at page 15, Book 297 at page 79, Book 297 at page 320, Book 298 at page 19, Book 298 at page 380, Book 299 at page 659, Book 300 at page 467, Book 300 at page 603, Book 302 at page 126, Book 302 at page 221, Book 302 at page 392, Book 305 at page 165, Book 305 at page 373, Book 306 at page 70, Book 306 at page 207, Book 307 at page 363, Book 303 at page 400, Book 303 at page 402, Book 303 at page 476, Book 303 at page 696, Book 303 at page 749, Book 310 at page 716, Book 311 at page 152, Book 311 at page 162, Book 311 at page 533, Book 314 at page 398, Book 315 at page 13, Book 318 at page 87, Book 319 at page 725, Book 330 at page 502, Book 331 at page 356, Book 333 at page 276, Book 333 at page 462, Book 334 at page 53, Book 335 at page 767, Book 338 at page 1, Book 339 at page 764 and Book 340 at page 252.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

That parcel conveyed in Warranty Deed recorded in Book 311 at Page 166.

ALSO LESS AND EXCEPT THE FOLLOWING PARCEL AS DESCRIBED IN A CORRECTED PARTIAL RELEASE OF DEED OF TRUST RECORDED IN BOOK 3075 AT PAGE 315:

A parcel of land containing 179.89 acres (7,836,081.34 square feet), more or less, being situated in the Eastern ½ of Section 19 and in the Western ½ of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Southeast Corner of Deerfield Subdivision Phase I (plat recorded in Cabinet B Slide 30 in the Office of the Madison County Chancery Clerk), reference to said subdivision being made as a part of this description; run thence South for a distance of 23.37 feet; thence N89°55'49"E for a distance of 189.10 feet to the Point of Beginning for the parcel herein described; from said Point of Beginning, run thence North for a distance of 1241.59 feet; thence N20°00'00"E for a distance of 1535.41 feet; thence N83°00'00"W for a distance of 200.06 feet to the centerline of an existing ditch; thence run along said centerline of ditch N16°19'51"E for a distance of 22.16 feet; thence N37°45'54"E for a distance of 672.70 feet; thence N38°28'51"E for a distance of 636.33 feet; thence N39°58'17"E for a distance of 120.12 feet; thence N04°39'38"W for a distance of 77.85 feet; thence leave said centerline of ditch and run S89°20'32"E for a distance of 288.41 feet to a fence corner; thence S89°47'48"E for a distance of 830.18 feet to a found iron pin marking the Northeast Corner of Tract 3, per that Deed recorded in Book 275 at Page 541; thence South for a distance of 3962.06 feet to the North line of Yandell Road; thence run along said North line N89°02'14"W for a distance of 685.37 feet; thence

ALSO LESS AND EXCEPT THE PARCELS DESCRIBED IN A., B., C., D., E. AND F. HEREAFTER

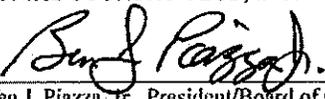
- A. A certain parcel of land being situated in the Northeast $\frac{1}{4}$ of Section 19, 17N-R3E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing $\frac{1}{2}$ " iron pin in an existing fence line marking the Northeast corner of Lot 101, Deerfield IIIg, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 149; from said POINT OF BEGINNING, run thence along said existing fence line the following bearings and distances: North 89 degrees 23 minutes 21 seconds East for a distance of 259.56 feet to a point; North 16 degrees 20 minutes 22 seconds East for a distance of 2.63 feet to a point; North 87 degrees 32 minutes 34 seconds East for a distance of 174.55 feet to a point; North 87 degrees 43 minutes 31 seconds East for a distance of 291.27 feet to a point; North 88 degrees 37 minutes 09 seconds East for a distance of 487.18 feet to a point; North 89 degrees 24 minutes 51 seconds East for a distance of 237.25 feet to a point; South 89 degrees 09 minutes 49 seconds East for a distance of 224.09 feet to a point; North 89 degrees 40 minutes 59 seconds East for a distance of 533.02 feet to a point; South 89 degrees 03 minutes 23 seconds East for a distance of 291.97 feet to a point; South 88 degrees 29 minutes 51 seconds East for a distance of 150.06 feet to a point in the center of an existing ditch; leaving said existing fence line, run thence along said centerline of an existing ditch the following bearings and distances: South 04 degrees 39 minutes 38 seconds East for a distance of 82.08 feet to a point; South 39 degrees 58 minutes 17 seconds West for a distance of 120.12 feet to a point; South 38 degrees 28 minutes 51 seconds West for a distance of 636.33 feet to a point; South 37 degrees 45 minutes 54 seconds West for a distance of 672.70 feet to a set $\frac{1}{2}$ " iron pin; leaving said centerline of an existing ditch, run thence North 52 degrees 32 minutes 37 seconds West for a distance of 1,233.58 feet to a set $\frac{1}{2}$ " iron pin; run thence South 20 degrees 51 minutes 56 seconds West for a distance of 453.53 feet to a set $\frac{1}{2}$ " iron pin; run thence North 76 degrees 25 minutes 32 seconds West for a distance of 283.22 feet to a set $\frac{1}{2}$ " iron pin; run thence North 08 degrees 22 minutes 30 seconds West for a distance of 607.43 feet to a set $\frac{1}{2}$ " iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 245.83 feet to an existing $\frac{1}{2}$ " iron pin marking the northernmost corner of Lot 100 of the aforesaid Deerfield IIIg; run thence South 52 degrees 48 minutes 05 seconds West along the northern line of said Lot 100 for a distance of 12.49 feet to a set $\frac{1}{2}$ " iron pin on the southern right-of-way line of North Deerfield Drive; leaving said northern line of Lot 100 and said southern right-of-way line of North Deerfield Drive, run thence North 36 degrees 51 minutes 21 seconds West for a distance of 50.00 feet to an existing $\frac{1}{2}$ " iron pin on South line of the aforesaid Lot 101, Deerfield IIIg; said point also being on the northern right-of-way line of said North Deerfield Drive; leaving said South line of Lot 101 and said northern right-of-way line of North Deerfield Drive, run thence North 53 degrees 08 minutes 39 seconds East along the East line of said Lot 101 for a distance of 33.50 feet to an existing $\frac{1}{2}$ " iron pin; run thence North 03 degrees 11 minutes 55 seconds West along said East line of Lot 101 for a distance of 126.74 feet to the POINT OF BEGINNING, containing 41.59 acres, more or less.

- B. Lot 65, Deerfield Phase 2 according to a plat or map on file in the Office of the Chancery Clerk at Canton, Madison County, Mississippi in Plat Cabinet "B" at Slide 36, **LESS AND EXCEPT**: Planters Point, a subdivision according to a plat or map on file in the office of the Chancery Clerk at Canton, Madison County, Mississippi in Plat Cabinet "B" at Slide 79 and all property North of said Planters Point.
- C. Lot 125, Deerfield Phase IIIc, in Plat Cabinet C at Slide 156A, Madison County, MS; and,
- D. Lots 7, 8, 11, 13, 15, 17, 23, and 25, Deerfield Phase IIIe, in Plat Cabinet D at Slide 147B, Madison County, MS; and,
- E. Lots 49, 50, 60, 64, and 69, Deerfield Phase IIIf, in Plat Cabinet D at Slide 148A, Madison County, MS; and,
- F. Lots 110 and 112, Deerfield Phase IIIg, in Plat Cabinet D at Slide 149A, Madison County, MS.

SIGNED FOR IDENTIFICATION:

COLONIAL COUNTRY CLUB, INC.

BY: 
Ben J. Piazza, Jr., President/Board of Governors

Recorded Lease Document

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
11/12/2025 8:12:18 AM
INST. 1038450 PAGE 1 OF 12
BOOK W - 4617/369
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:

The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: General Counsel

Site Name: Deer Field Dr MS
Site Number: US-MS-5333
Commitment #: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease (this "Memorandum") evidences an Option and Lease Agreement (the "Agreement") between Can't Fish a Lick, LLC, a Mississippi limited liability company ("Landlord"), whose address is 264 Deerfield Club Drive, Canton, Mississippi 39046, and The Towers, LLC, a Delaware limited liability company ("Tenant"), whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487, dated October 6th, 2025 (the "Effective Date"), for a portion (the "Premises") of the real property (the "Property") described in Exhibit A attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "Option"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date and may be renewed by Tenant for an additional two (2) year period.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with nine (9) renewal option(s) of an additional five (5) years each, and further provides:

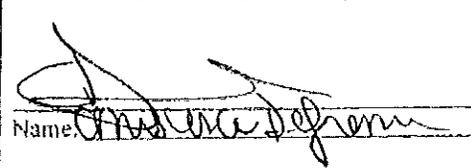
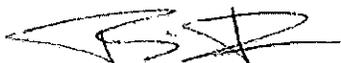
1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent; and

4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE

(Tenant's Signature Page to Memorandum of Option to Lease)

<p>WITNESSES:</p>  <p>Name: <u>Mahanor Nadeem</u></p>  <p>Name: <u>[illegible]</u></p>	<p>TENANT:</p> <p>The Towers, LLC a Delaware limited liability company</p>  <p>By: <u>Tim Tuck</u></p> <p>Name: <u>Vice-President - Lease Administration</u></p> <p>Title: _____</p> <p>Date: <u>10/06/25</u></p>
---	--

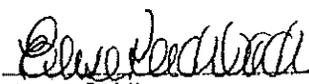
STATE OF FLORIDA

LeasingOps

DS
29

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned authority in and for said county and state, on this 6 day of October, 2025, within my jurisdiction, the within named TIM TUCK (name of signatory), who acknowledged that he/she/they is Vice Pres Adm (title of signatory) of The Towers, LLC, a Delaware limited liability company, and that for and on behalf of the said company, and as its act and deed he/she/they executed the above and foregoing instrument, after first having been duly authorized by said company so to do.


Notary Public

Print Name: Elise Reichbach

My Commission Expires: 7/16/2026

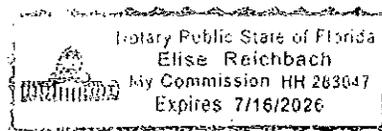


EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property

(may be updated by Tenant upon receipt of final legal description from title)

**Unnumbered lot bounded N/S Lot 82 and S/S Lot 83, Deerfield, Parcel
No: 083D-19C-057/00.00 S-T-R: 19-08N-03E PPIN24695; and,**

**Lot 40, Deerfield, Parcel No: 083D-19C-002/41.00 S-T-R: 19-08N-03E PPIN
24572; and,**

**Unnumbered lot between lots 58 & 59, Deerfield, Parcel No: 083D-19D-
080/00.00 S-T-R:19-08N-03E PPIN 24795.**

Tract I: (Includes Deerfield Phase I & II)

A parcel of land fronting on the North side of Yandell Road and the east side of Old Canton/Jackson Road, lying and being situated in the S1/2 and the S1/2 SW 1/4 NW 1/4 of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE corner of Deerfield Phase I, a subdivision recorded in Cabinet Slide B-36 in the records of the Chancery Clerk of Madison County, Mississippi; thence run N 89°34'W along the south line of said subdivision for 454.18 feet to a point; thence S 87°38'W along the south line of said subdivision for 735.21 feet to a point; thence S 89°45'W along the South line of said subdivision for 1474.05 feet to a point; thence S 85°10'24"W crossing New Yandell Road for 239.6 feet to a point on the north margin of Old Yandell Road; thence S 72°11'40"W along the north margin of Old Yandell Road for 224.25 feet to a point; thence S 80°50'41"W along the north margin of Old Yandell Road for 103.14 feet to a point; thence N 24°07'20"W leaving Yandell Road for 391.00 feet to a point; thence N 27°07'11"W for 449.51 feet to a point on the east R.O.W. line of Old Canton/Jackson Road; (The next 5 calls will be along the east R.O.W. line of the Old Canton/Jackson Road). thence North 00°10'W for 250.79 feet to the north end of a radius at the NE corner of the intersection of New Yandell Road and Old Canton/Jackson Road, said end of radius also being on the west line of Deerfield Phase II, recorded in Cabinet Slide B-75, in the records of the Chancery Clerk of said county, thence N 00°10'W for 904.89 feet to a point of intersection of said R.O.W. line; thence N 00°04'W for 585.88 feet to a point; thence S 89°56'W for 15.00 feet to a point; thence N 00°04'W for 906.08 feet to a point on the north line of the S 1/2 SW 1/4 NW 1/4 of said Section 19; thence East along said north line for 1285.15 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 19; thence South for 660 feet to a point on the north line of the S1/2 of said Section 19; thence East along the north line of said S1/2 for 2640 feet to the NE corner of the NW 1/4 SE 1/4 of said Section 19; thence South along the east line of the W 1/2 SE 1/4 for 2631.22 feet to a point 30 feet north of the centerline of Yandell Road; thence N 89°41'W 30 feet north of and parallel to said centerline for 323.48 feet to a point; thence North for 23.37 feet to the point of beginning. Containing 253.53 acres, more or less.

LESS AND EXCEPT a lot or parcel of land fronting 40 feet on the East side of West Deerfield Drive, lying and being situated in the West 1/2 of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described as follows:

Beginning at the NW corner of Lot 64 Deerfield, Phase II, as recorded in the Chancery Clerk's Office of Madison County, Mississippi and run North 62°32' E for 158.47 feet to the NE corner of said Lot 64; thence South 76°36'43"W for 164.89 feet to a point on the East line of said West Deerfield Drive; thence South 29°34' E along the East line of said West Deerfield Drive for 40 feet to the Point of Beginning.

ALSO LESS AND EXCEPT Lots 11, 12, 14, 17, 19, 20, 22, 27, 30, 31, 32, 33, 40, 42, 43, 44, 55, 56, 57, 58, 65 through 91, inclusive, 94, 95, 96, 98, 100, 102, 103, 104, 106 through 159, inclusive, of Deerfield Subdivision, Phase I according to the map or plat on file and of record in Plat Cabinet B at Slot 36 in the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT Lots 1, 2, 12, 13, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 41, 50 through 64, inclusive, Deerfield Subdivision, Phase II according to the map or plat on file and of record in Plat Cabinet B at Slot 75 in the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT Lots 1, 2, 3 and 4 of Deerfield Village, according to the map or plat on file and of record in Plat Cabinet C at Slot 6, the Office of the Chancery Clerk of Madison County, Mississippi.

ALSO LESS AND EXCEPT all public road Rights-of-Way, including, but not limited to, all dedicated roads and streets lying within the platted subdivisions of Deerfield Phase I, Phase II and Deerfield Village.

ALSO LESS AND EXCEPT a lot being situated in the W ½ of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described as being a part of Lot 65 of Deerfield Phase II, a subdivision, the map or plat of which is recorded in the Office of the Chancery Clerk of Madison County, Canton, Mississippi and being more particularly described by metes and bounds as follows:

Commence at the NW corner of said Lot 65 and run thence South 00°04' E for a distance of 755.04 feet along the west line of Lot 65 to a concrete right of way marker which marks the Point of Beginning of the parcel herein described; thence N 00°04' W for a distance of 252.80 feet along the said west line of Lot 65; thence N 84°30' E for a distance of 302.98 feet to a point on the westerly right of way line of West Deerfield Drive; thence run 309.79 feet along the arc of a 369.26 foot radius curve to the right in the said westerly right of way line of West Deerfield Drive, said arc having a 300.79 foot chord which bears S 05°33'57" W; thence S 29°36' W for a distance of 295.23 feet along the said westerly right of way line of West Deerfield Drive; thence run 192.85 feet along the arc of a 449.26 foot radius curve to the left in the said westerly right of way line of West Deerfield Drive; said arc having a 191.375 foot chord which bears south 17°18'09" W; thence leave the said westerly

right of way line of West Deerfield Drive and run south $89^{\circ}56'$ W for a distance of 53.85 feet to the said West line of Lot 65; thence North $00^{\circ}04'$ W for a distance of 457.02 feet along the said West line of said Lot 65 to a concrete right of way marker; thence South $89^{\circ}56'$ W for a distance of 15.0 feet to the Point of Beginning, containing 3.4136 acres, more or less, said property having been platted and being Planters Point, according to the map or plat thereon on file in the Chancery Clerk's Office of Madison County, Mississippi.

AND ALSO LESS AND EXCEPT that portion of Lot 65, Deerfield Subdivision, Phase II which lies North of Planters Point.

It is the intention of the undersigned Grantors to convey all property owned by them unto Grantee lying in the S $\frac{1}{2}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 19, Township 8 North, Range 3 East, and all of Section 30, Township 8 North, Range 3 East, Madison County, Mississippi, lying North of the center line of Yandell Road and East of the center line of Old Canton Road as they exist in October, 1990, **LESS AND EXCEPT** therefrom only the tracts of property described herein above and which have either been conveyed or retained by Grantors, and **LESS AND EXCEPT** all public roads rights of way, including but not limited to, the dedicated roads and streets lying within the platted subdivisions.

Tract 2: (176.288 acres North of Deerfield, Phase I and II)

A parcel of land fronting 3299.91 feet on the East side of Old Canton/Jackson Road, containing 176.28 acres, more or less, lying and being situated in the N $\frac{1}{2}$ of Section 19 and the SW $\frac{1}{4}$ of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi and more particularly described as follows:

Beginning at the intersection of the north line of S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 19 with the east R.O.W. line of Old Canton/Jackson Road; (the next 4 calls being along said R.O.W. line) thence N $00^{\circ}04'$ W for 393.92 feet to a point; thence N $89^{\circ}56'$ E for 15.00 feet to a point; thence N $00^{\circ}04'$ W for 789.35 feet to a point; thence N $00^{\circ}32'$ E for 2116.64 feet to a point on a fence; thence N $89^{\circ}49'02''$ E for 1257.44 feet to a fence corner; thence S $00^{\circ}30'24''$ E for 1375.04 feet to a fence corner; thence S $01^{\circ}54'23''$ E along the existing fence for 1123.76 feet to the NW corner of a parcel conveyed to J.D. Rankin and wife by deed recorded in Deed Book 169 at page 42 in the records of the Chancery Clerk of said county; thence S $64^{\circ}33'$ E along the north line of said Rankin property for 453.70 feet to the SE corner thereof being on a fence line; thence N $89^{\circ}39'43''$ E along said fence for 874.01 feet to a fence corner; thence N $88^{\circ}15'21''$ E along an existing fence for 1015.54 feet to a point; thence S $89^{\circ}54'43''$ E along the existing fence for 286.11 feet to a point on the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence South for 1306.40 feet to the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19; thence West for 2640 feet to the SE corner of the SW

1/4 NW 1/4 of said Section 19; thence North for 660 feet to the NE corner of S1/2 SW1/4 NW1/4 of said Section 19; thence West for 1285.15 feet to the point of beginning.

Tract 3: (200 Acres East of Deerfield)

A parcel of land fronting 2206.27 feet on the north side of Yandell Road, containing 200 acres, more or less, lying and being situated in the E1/2 of Section 19 and the W1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the SE corner of Deerfield Phase I as recorded in Cabinet Slide B-36 in the records of the Chancery Clerk of Madison County, Mississippi, thence South for 23.37 feet to a point 30 feet north of the center line of Yandell Road; thence S 89°41'E 30 feet from and parallel to said center line for 323.48 feet to the SW corner and point of beginning of the property herein described; thence North 3937.62 feet to a point on a fence line; thence S 89°57'35"E along said fence for 404.82 feet to a point; thence S 89°11'30"E along said fence for 971.87 feet to a fence corner; thence East for 829.38 feet to a point; thence South for 3962.06 feet to a point that is 30 feet north of the center line of said Yandell Road; (The following calls being 30 feet north and parallel to said center line) thence N 88°56'37"W for 685.38 feet to a point; thence N 89°16'25" W for 825.80 feet to a point; thence N 88°44'10"W for 695.09 feet to the point of beginning.

LESS AND EXCEPT:

Tract 4: (Deerfield Sewerage Lagoon as fenced)

A sewerage lagoon containing 6.27 acres, more or less, lying and being situated in the NE 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE fence corner of a sewerage lagoon, said SE corner being 269.19 feet N 42°46'28"W of a set iron pin at the intersection of the center line of Cotton Blossom Road with the east line of said Section 18; thence S 86°47'22"W for 380.06 feet to the SW fence corner of said lagoon; thence N 00°07'37"E for 702.33 feet to the NW fence corner of said lagoon; thence N 89°18'08"E for 408.23 feet to the NE fence corner of said lagoon; thence S 02°31'42"W for 686.68 feet to the point of beginning.

LESS AND EXCEPT PARCELS SOLD IN THE FOLLOWING DEEDS:

Book 277 at page 189, Book 277 at page 264, Book 277 at page 266, Book 277 at page 338, Book 278 at page 595, Book 278 at page 709, Book 278 at page 711, Book 278 at page 713, Book 278 at page 715, Book 278 at page 717, Book 278 at page 719, Book 279 at page 117, Book 279 at page 119, Book 279 at page 121, Book 279 at

page 123, Book 280 at page 542, Book 281 at page 223, Book 283 at page 545, Book 283 at page 259, Book 286 at page 398, Book 288 at page 148, Book 289 at page 284, Book 289 at page 566, Book 290 at page 432, Book 294 at page 486, Book 296 at page 15, Book 297 at page 79, Book 297 at page 320, Book 298 at page 19, Book 298 at page 380, Book 299 at page 659, Book 300 at page 467, Book 300 at page 603, Book 302 at page 126, Book 302 at page 221, Book 302 at page 392, Book 305 at page 165, Book 305 at page 373, Book 306 at page 70, Book 306 at page 207, Book 307 at page 363, Book 303 at page 400, Book 303 at page 402, Book 303 at page 476, Book 303 at page 696, Book 303 at page 749, Book 310 at page 716, Book 311 at page 152, Book 311 at page 162, Book 311 at page 533, Book 314 at page 398, Book 315 at page 13, Book 318 at page 87, Book 319 at page 725, Book 330 at page 502, Book 331 at page 356, Book 333 at page 276, Book 333 at page 462, Book 334 at page 53, Book 335 at page 767, Book 338 at page 1, Book 339 at page 764 and Book 340 at page 252.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

That parcel conveyed in Warranty Deed recorded in Book 311 at Page 166.

ALSO LESS AND EXCEPT THE FOLLOWING PARCEL AS DESCRIBED IN A CORRECTED PARTIAL RELEASE OF DEED OF TRUST RECORDED IN BOOK 3075 AT PAGE 315:

A parcel of land containing 179.89 acres (7,836,081.34 square feet), more or less, being situated in the Eastern ½ of Section 19 and in the Western ½ of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Southeast Corner of Deerfield Subdivision Phase I (plat recorded in Cabinet B Slide 30 in the Office of the Madison County Chancery Clerk), reference to said subdivision being made as a part of this description; run thence South for a distance of 23.37 feet; thence N89°55'49"E for a distance of 189.10 feet to the Point of Beginning for the parcel herein described; from said Point of Beginning, run thence North for a distance of 1241.59 feet; thence N20°00'00"E for a distance of 1535.41 feet; thence N83°00'00"W for a distance of 200.06 feet to the centerline of an existing ditch; thence run along said centerline of ditch N16°19'51"E for a distance of 22.16 feet; thence N37°45'54"E for a distance of 672.70 feet; thence N38°28'51"E for a distance of 636.33 feet; thence N39°58'17"E for a distance of 120.12 feet; thence N04°39'38"W for a distance of 77.85 feet; thence leave said centerline of ditch and run S89°20'32"E for a distance of 288.41 feet to a fence corner; thence S89°47'48"E for a distance of 830.18 feet to a found iron pin marking the Northeast Corner of Tract 3, per that Deed recorded in Book 275 at Page 541; thence South for a distance of 3962.06 feet to the North line of Yandell Road; thence run along said North line N89°02'14"W for a distance of 685.37 feet; thence

ALSO LESS AND EXCEPT THE PARCELS DESCRIBED IN A., B., C., D, E. AND F. HEREAFTER

- A. A certain parcel of land being situated in the Northeast ¼ of Section 19, 17N-R3E, Madison County, Mississippi, and being more particularly described as follows:

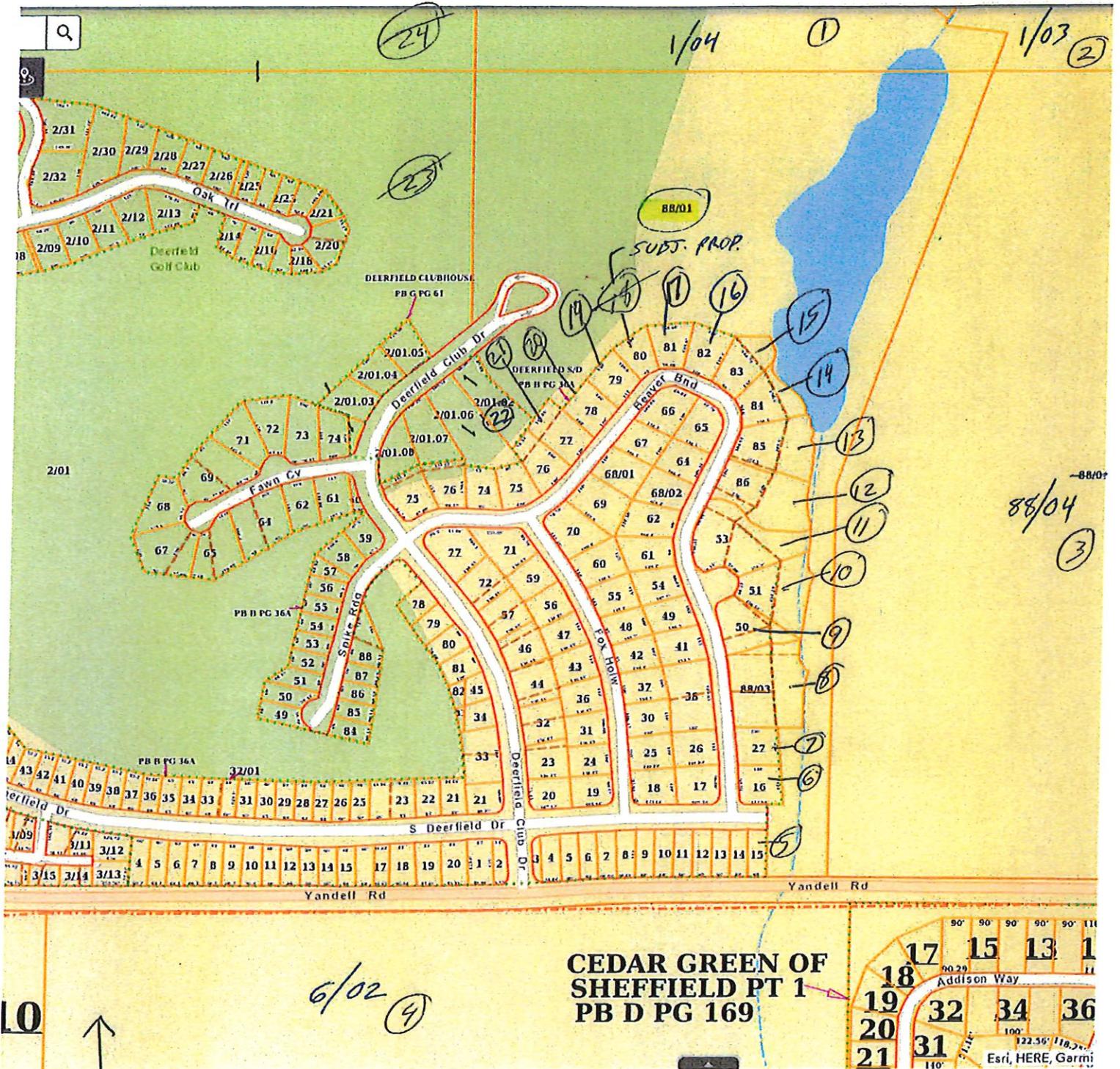
Begin at an existing ½" iron pin in an existing fence line marking the Northeast corner of Lot 101, Deerfield IIIg, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 149; from said POINT OF BEGINNING, run thence along said existing fence line the following bearings and distances: North 89 degrees 23 minutes 21 seconds East for a distance of 259.56 feet to a point; North 16 degrees 20 minutes 22 seconds East for a distance of 2.63 feet to a point; North 87 degrees 32 minutes 34 seconds East for a distance of 174.55 feet to a point; North 87 degrees 43 minutes 31 seconds East for a distance of 291.27 feet to a point; North 88 degrees 37 minutes 09 seconds East for a distance of 487.18 feet to a point; North 89 degrees 24 minutes 51 seconds East for a distance of 237.25 feet to a point; South 89 degrees 09 minutes 49 seconds East for a distance of 224.09 feet to a point; North 89 degrees 40 minutes 59 seconds East for a distance of 533.02 feet to a point; South 89 degrees 03 minutes 23 seconds East for a distance of 291.97 feet to a point; South 88 degrees 29 minutes 51 seconds East for a distance of 150.06 feet to a point in the center of an existing ditch; leaving said existing fence line, run thence along said centerline of an existing ditch the following bearings and distances: South 04 degrees 39 minutes 38 seconds East for a distance of 82.08 feet to a point; South 39 degrees 58 minutes 17 seconds West for a distance of 120.12 feet to a point; South 38 degrees 28 minutes 51 seconds West for a distance of 636.33 feet to a point; South 37 degrees 45 minutes 54 seconds West for a distance of 672.70 feet to a set ½" iron pin; leaving said centerline of an existing ditch, run thence North 52 degrees 32 minutes 37 seconds West for a distance of 1,233.56 feet to a set ½" iron pin; run thence South 20 degrees 51 minutes 56 seconds West for a distance of 453.53 feet to a set ½" iron pin; run thence North 76 degrees 25 minutes 32 seconds West for a distance of 283.22 feet to a set ½" iron pin; run thence North 08 degrees 22 minutes 30 seconds West for a distance of 607.43 feet to a set ½" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 245.83 feet to an existing ¼" iron pin marking the northernmost corner of Lot 100 of the aforesaid Deerfield IIIg; run thence South 52 degrees 48 minutes 05 seconds West along the northern line of said Lot 100 for a distance of 12.49 feet to a set ½" iron pin on the southern right-of-way line of North Deerfield Drive; leaving said northern line of Lot 100 and said southern right-of-way line of North Deerfield Drive, run thence North 36 degrees 51 minutes 21 seconds West for a distance of 50.00 feet to an existing ½" iron pin on South line of the aforesaid Lot 101, Deerfield IIIg; said point also being on the northern right-of-way line of said North Deerfield Drive; leaving said South line of Lot 101 and said northern right-of-way line of North Deerfield Drive, run thence North 53 degrees 08 minutes 39 seconds East along the East line of said Lot 101 for a distance of 33.50 feet to an existing ½" iron pin; run thence North 03 degrees 11 minutes 55 seconds West along said East line of Lot 101 for a distance of 126.74 feet to the POINT OF BEGINNING, containing 41.59 acres, more or less.

- B. Lot 65, Deerfield Phase 2 according to a plat or map on file in the Office of the Chancery Clerk at Canton, Madison County, Mississippi in Plat Cabinet "B" at Slide 36, **LESS AND EXCEPT**: Planters Point, a subdivision according to a plat or map on file in the office of the Chancery Clerk at Canton, Madison County, Mississippi in Plat Cabinet "B" at Slide 79 and all property North of said Planters Point.
- C. Lot 125, Deerfield Phase IIIc, in Plat Cabinet C at Slide 156A, Madison County, MS; and,
- D. Lots 7, 8, 11, 13, 15, 17, 23, and 25, Deerfield Phase IIIe, in Plat Cabinet D at Slide 147B, Madison County, MS; and,
- E. Lots 49, 50, 60, 64, and 69, Deerfield Phase IIIf, in Plat Cabinet D at Slide 148A, Madison County, MS; and,
- F. Lots 110 and 112, Deerfield Phase IIIg, in Plat Cabinet D at Slide 149A, Madison County, MS.

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

MADISON COUNTY, MS, RONNY, LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 11/12/2025 8:12:18 AM AND RECORDED IN W BOOK:4617 PAGE:369

Notification Map



**CEDAR GREEN OF
SHEFFIELD PT 1
PB D PG 169**

6/02 (4)

88/04 (3)

1/04 (1)

1/03 (2)

(24)

(23)

88/01

SUBJ. PROP.

(1)

(2)

(16)

(15)

(14)

(13)

(12)

(11)

(10)

(9)

(8)

(7)

(6)

(5)

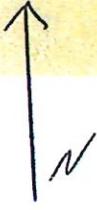
(4)

(3)

(2)

(1)

LO



SUBJECT PROPERTY

083D-19D-088/01.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831 Map: Madison County Tax 2026
 TD 5 M STR 19 08N 03E Block Card 1 of 1
 264 DEERFIELD CLUB DR PPIN 24803
 Field Work by DJ 4/21/2017

CAN'T FISH A LICK LLC
 264 DEERFIELD CLUB DR
 MS 39046

CANTON
 Exempt Code
 39.09 ACC OUT OF THE SE1/4
 DEED-3125 122 09/09/2014
 DEED-1729 865 01/07/2004
 DEED-339 764 07/18/1994
 DEED-299 659 05/11/1992
 DEED-275 541 11/01/1990
 DEED-147 605 01/01/1980

Land Value Buildings Total Value
 1011600 959910 1971510
 Lot Size Acres Use Code
 (39.09 ACRES) 7460

ALL Type	/Z1 Size	Price	D/F	Adj	Desc	\$/ft	Value C				
	18.00X	54000			PER HOLE	54000.00	972000 2				
	18.00X	22000			.10 IRRIGATION	2200.00	39600 2				
Bld Type	Class	Area	Unit	Rate	Base	Adjusted	Cost	Replace	Year	Value	SL
1 CLUB HSE	SLAB H/C+	12146	147	37.77	20684	55.52	58.30	140485	60	1980	842690 76
2 ASPHALT PAVING 3I	SLAB A	35446	40	2.32	35446	2.32	2.44	86488	50	1980	43240 66
4 SHOP	SLAB L/D	5000	7	29.99	5000	12.00	12.60	82499	60	1980	49500 73
5 CONCRETE PAVING 4	A	9220	7	3.46	9220	3.46	3.63	33469	55	1980	18410 66
8 FENCE-CHN LINK 9G	A	456	7	21.11	456	21.11	22.17	10110	60	1980	6070 66

Exterior Walls	Roof Type	Roof Material	Floors
1 CYPRESS B&B	43 GABLE	8 SHING ASP HVDUT	5 CARPET/UNDERLAY
4 CORR/SHEET META	16 GABLE	8 SHEET METAL	2 CONC ON GRADE
			12 1 CLUB
			6 1 FIXTURES
			1 SPRINKLER
			1 MEZZANINE
			1 TOTAL EXTR
			4 COMMER - A
			4 FIXTURES
			4 INSULATION
			4 OHD 8X8
			4 OHD 3X14X1
			1 SPECIAL IS
			23400

Interior Walls	Interior Ceiling	Plumbing	Electricity	Adjustments
1 DRYWALL	15 DRYWALL	15 GOOD	11 MAX	5 PARTITIONS
4 UNFINISHED	UNFINISHED	NONE	MAX	5
				3 4 TOTAL EXTR
				19499

①

083D-19A-001/04.00 Card 1 of 1
Alt: Map:
TD 5 M STR 19 08N 03E Block /00/
Field Work by

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 54600

CAN'T FISH A LICK LLC
264 DEERFIELD CLUB DR
CANTON MS 39046
Exempt Code
22.41 AC IN THE S1/2 NE1/4
DEED-3125 122 09/09/2014

Land Value Buildings Total Value
1000
Lot Size Acres Use Code
22.41 AC - COMMON 7460

ALL Type	/Z1 Size	Price	D/F	Adj	Desc	\$/ft	Value C
	1.00X	1000.00				1000.00	1000 1

COPIED

2

083D-19A-001/03.00 Card 1 of 1
Alt: Map:
TD 5 M STR 19 08N 03E Block /00/
Field Work by

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 51389

PHOENIX DEVELOPMENT COMPANY LLC
C/O THOMAS G HIXON
1304 HWY 51 NORTH STE B
MADISON MS 39110
Exempt Code
20 AC IN THE SE1/4 NE1/4
DEED-2608 715 11/16/2010

Land Value 13320
Buildings Total Value 13320
Lot Size 20.00
Acres Use Code

Type	/Z1 Size	Price	D/F	Adj	Desc	\$/ft	Value C			
2	13.83	855.00					11830 2			
3	.41	216.00					90 2			
A	5.76	243.00					1400 2			
Bld Type		Foun dati	Class	Uni	Cla	Base Area	Adjust Rate	Cost per Ft	Replace G& Bull	Year Value

Exterior Walls	Roof Type	Roof Material	Floors	Extras
Interior Walls	Interior Ceiling	Plumbing	Electricity	Adjustments



3

083D-19D-088/04.00 Card 1 of 1
Alt: Map:
TD 5 M STR 19 08N 03E Block
Field Work by /00/

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 51390

PHOENIX DEVELOPMENT COMPANY LLC
C/O THOMAS G HIXON
1304 HWY 51 NORTH STE B
MADISON MS 39110
Exempt Code
74 AC OUT OF THE SE1/4
DEED-2608 715 11/16/2010

Land Value Buildings Total Value
28990 28990
Lot Size Acres Use Code
74.00

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C				
2	18.39	855.00					15720 2				
3	8.99	216.00					1940 2				
A	46.62	243.00					11330 2				
Bld Type	Found	Class	Uni	Area	Base	Adjust	Cost	Replace	Year	Value	SL
	Rate	Area	Rate	per Ft	Cost	G% Buil	Value	SL			

Exterior Walls Roof Type Roof Material Floors
 Interior Walls Interior Ceiling Plumbing Electricity Adjustments
 Extras

COPIED

4

0831-30 -006/02.00 Card 1 of 1
Alt: 0833 Map:
TD 5 M STR 30 08N 03E Block /90/
Field Work by

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 24948

WOODGATE DEVELOPERS LLC
109 MILL CREEK COKS STE B
BRANDON MS 39047
Exempt Code
255.14 AC IN NW1/4 & W1/2 NE1/4
DEED-4342 142 06/20/2023
DEED-3497 564 07/10/2017
DEED-2571 66 08/19/2010
DEED-2347 376 08/25/2008
DEED-2331 717 07/03/2008
DEED- 307 270 10/27/1992
DEED- 170 678 01/01/1980

Land Value Buildings Total Value
61590 61590
Lot Size Acres Use Code
255.14 8300

Type	Size	Price D/F	Adj	Desc	S/ft	Value C
2	.29	855.00				250 2
A	247.40	243.00				60120 2
B	7.45	164.00				1220 2

COPIED

7

083D-19D-027/00.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831 Map: Ramsay Joshua & Molly
 TD 5 M STR 19 08N 03E Block Madison County Tax 2026
 142 BEAVER BEND Card 1 of 1
 Field Work by JA 4/02/2015 PPIN 24749 MS 39157

RIDGE LAND
 Exempt Code
 LOT 46 DEERFIELD
 DEED-3415 370 11/18/2016
 DEED- 475 468 11/14/2000
 DEED- 278 719 01/17/1991
 DEED- 275 541 11/01/1990
 DEERFIELD
 B/36

Land Value Buildings Total Value
 35000 285940 320940

ALL Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C
1.00X		35000				35000.00	35000 1

Bld Type	Found	Class	Uni	Area	Base Rate	Adjusted Rate	Cost per Ft	Year	Replace Cost	G% Buil	Value	SL
1 SINGLE RESIDENCE	SLAB	H/B-	161	2350	3993	38.41	61.84	89	295931	89	263380	89
2 POOL - RES/COMM	G			432	50.34	50.34	52.86	70	22836	70	15990	90
3 POOL APRON	CONCRE	A		1440	4.89	4.89	5.13	89	7387	89	6570	89

Exterior Walls	Roof Type	Roof Material	Floors
1 BRK VENEER	38 GABLE	8 SHING ASP HVYDUT	5 CRP/ULY/CERTILE

Interior Walls	Interior Ceiling	Plumbing	Electricity	Adjustments
1 DRYWALL	30	GOOD	11 MAX	5

Extras	Year	Value	SL
1 1 STORY	10	3990	
1 GAS VNTLES		2100	
1 4 FIX. BAT		5670	
1 JETTED TUB		4050	
1 2 FIX. BAT		2090	
1 3 FIX. BAT		4840	
1 EPHA AC		12180	
1 TOTAL EXTR		36866	

11

083D-19D-053/00.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831 Map: Madison County Tax 2026
 TD 5 M STR 19 08N 03E Block 130 BEAVER BEND Card 1 of 1
 Field Work by /00/ PFIN 24770

PICKLE CLAYTON H & LAURA
 130 BEAVER BEND
 CANTON MS 39046
 Exempt Code HE: REG
 LOTS 51 & 52 DEERFIELD & PART ADJ
 N END

Land Value Buildings Total Value
 60000 154050 214050

ALL Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C
1.00X		40000			1.50 PERUA MAIN	60000.00	60000 1
Bld Type					Found Cla Base Adjst		
					Area Area Area Rate		
1 SINGLE RESIDENCE					2312 2737 38.41	50.70 53.24	164863 91 1994
2 PATIO					668 568 4.89	4.89 5.13	3427 98 2018
3 DECK/DOCK WOOD					72 72 8.97	8.97 9.42	678 98 2010

Lot Size	Acres Use Code	Value SL
2 LOTS	1110	
		192 08/05/2015
		195 08/05/2015
		563 11/17/2009
		157 04/09/2009
		155 04/09/2009
		153 04/09/2009
		115 12/14/2005
		428 12/04/2001
		467 06/03/1992
		541 11/01/1990
		813 01/11/2006
		866 08/15/2002

Year	Replace	Cost	Per Ft	Value SL
91	164863	91	1994	150030
98	3427	98	2018	3360
98	678	98	2010	660

Exterior Walls	Roof Type	Roof Material	Floors
1 BRK VENEER	38 GABLE	8 SHING ASP HVDUT	5 CRP/ULY/CERTILE

Interior Walls	Interior Ceiling	Plumbing	Electricity	Adjustments
1 DRYWALL	30	GOOD	11 AVG	3

Extras	Value SL
1 GAS VNTLES	2100
1 4 FIX. BAT	3980
1 JETTED TUB	2860
1 EFPA AC	9294
1 TOTAL EXTR	19145

12

083D-19D-086/00.00 Card 1 of 1
Alt: 0831 Map:
TD 5 M STR 19 08N 03E Block
128 BEAVER BEND
Field Work by /00/

Date Printed 08/26/2025
Madison County Tax 2025
Card 1 of 1
PPIN 24801

MARTIN DONALD T & JUDITH K
--REVOCABLE TRUST--
128 BEAVER BEND
CANTON MS 39046
Exempt Code RE: 065
LOT 53 & ADJ LOT E/S LESS
10' W/S OF LOT DEERFIELD PHASE 1
DEED-3753 244 08/13/2019
DEED-2492 255 12/07/2009
DEED- 516 869 08/15/2002
DEED- 279 121 01/23/1991
DEED- 275 541 11/01/1990
DEERFIELD
B/36

Land Value Buildings Total Value
45000 305330 350330

Lot Size Acres Use Code
1.00X 1110

ALL Type	/X Size	Price	D/F	Adj	Desc	\$/ft	Value C	Year	Value SL
1	SINGLE RESIDENCE	45000			Base Area	45000.00	45000 1		
2	GARAGE				Adjust Area		Rate per Ft	Year	Value SL
					3591	4195 37.77	60.81 63.85	302355 98 2004	296310 98
					672	672 13.05	13.05 13.70	9206 98 2004	9020 98
Exterior Walls									
1	BRK VENEER	38	HIP		Roof Material		Floors		
					9 SHING ASP HVIDUT		5 CRP/ULY/CERTILE	14	
Interior Walls									
1	DRYWALL	30			Interior Ceiling		Plumbing Electricity	Adjustments	
							GOOD	11 MAX	5

Extras
1 2 STORY 10 5410
1 4 FIX. BAT 5670
1 3 FIX. BAT 4840
1 JETTED TUB 4050
1 EEHA AC 12891
1 TOTAL EXTR 34504

13

083D-19D-085/00.00 Card 1 of 1
Alt: 0831 Map:
TD 5 M STR 19 08N 03E Block
126 BEAVER BEND
Field Work by /00/

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 24800

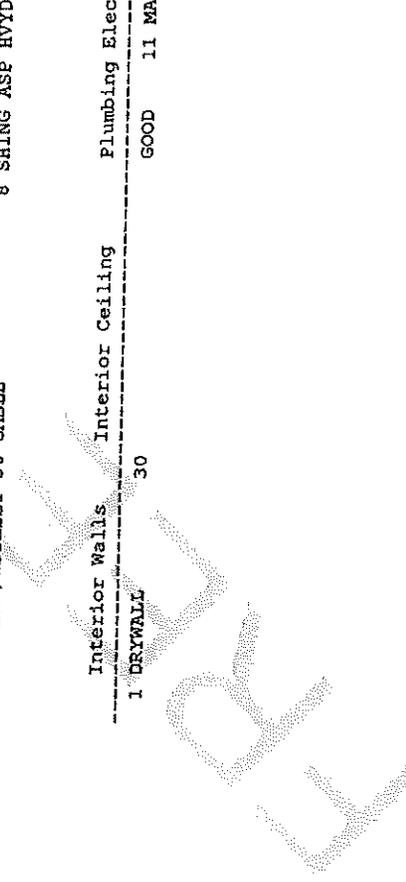
CLAYTON ALFRED E & LISA A
126 BEAVER BEND

MS 39046
HE: REG
CANTON Exempt Code
LOT S4 DEERFIELD & A 0.02AC STRIP
E/S OF LOT & 10' N/S OF LOT 53
DEED-4169 393 02/10/2022
DEED-2379 534 12/30/2008
DEED-2379 534 12/30/2008
DEED- 284 402 06/04/1991
DEED- 283 259 05/01/1991
DEED- 279 119 01/23/1991
DEED- 275 541 11/01/1990
DEERFIELD B/36

Land Value Buildings Total Value
45000 262060 307060

Lot Size Acres Use Code
1110

ALL Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C	Year	Value SL					
	1.00X	45000				45000.00	45000 1							
Bld Type		Foun				Rate	Adjusted Cost	Replace	Year					
		data	Class	Uni	Area	Rate	per Ft	Cost	% Buil					
1	SINGLE RESIDENCE	SLAB	H/B-	156	2328	4121	38.41	59.92	62.92	252287	88	1991	257210	88
2	DECK/DOCK WOOD		A		310	310	8.97	8.97	9.42	2920	83	1991	2420	83
3	UTILITY SHED WOOD		G		400	400	6.97	6.97	7.32	2928	83	1991	2430	83
Exterior Walls										Roof Type	Roof Material			
1	BRKVEN /WDSHEET	36	GABLE			8	SHING ASP HVDUT	5	CRF/ULY/HRDWD	12	1	3	FIX. BAT	4840
Interior Walls										Interior Ceiling	Plumbing Electricity Adjustments			
1	DRYWALL	30												
										GOOD	11	MAX	5	



14

083D-19D-084/00.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831 Map: COLLIER JAMES ARTHUR & TRANDY
 TD 5 M STR 19 08N 03E Block Madison County Tax 2026
 124 BEAVER BND Card 1 of 1
 Field Work by /00/ PPIN 24799 MS 39046

Exempt Code HE: 065
 LOT 55 & STRIP E/SIDE DEERFIELD
 DEED-3980 198 01/27/2021
 DEED-1912 818 05/04/2005
 DEED- 522 707 11/15/2002
 DEED- 459 9 02/14/2000
 DEED- 300 564 06/04/1992
 DEED- 500 428 11/13/2002
 DEERFIELD
 B/36

Land Value Buildings Total Value
 45000 255080 300080

ALL Type	Size	Price	D/E	Adj	Desc	\$/ft	Value C
1.00X		45000			LOT SIZE	45000.00	45000 1
Bld Type	Found	Class	Area	Rate	Base	Adjusted	Cost
1 SINGLE RESIDENCE	SLAB H/B-	160	3021	3658	37.77	60.43	63.45
Exterior Walls		Roof Type		Roof Material		Floors	
1 BRKVEN	DRIVITE 37 HIP	9 SHING ASP HVYDUT		5	CRP/DLY/CERTILE	14	1 3 FIX. BAT 4840
Interior Walls		Interior Ceiling		Plumbing Electricity		Adjustments	
1 DRYWALL	30	GOOD		11	MAX	5	1 4 FIX. BAT 5670
						1 JETTED TUB 4050	
						1 EFHA AC 10845	
						1 TOTAL EXTR 30864	

Extras
 1 1 STORY 10 3990

Value SL
 255080 97

15

083D-19D-083/00.00 Card 1 of 1 Date Printed 08/26/2025
Alt: 0831 Map: Madison County Tax 2026
TD 5 M STR 19 08N 03E Block Card 1 of 1
122 BEAVER BND 6/27/2014
Field Work by JA PPIN 24798

ROBERTS DUNCAN M & ANNETTE S-REV TR
ROBERTS DUNCAN M III&ETAL -TRUSTEES
122 BEAVER BND
CANTON MS 39046
Exempt Code HE: O65
LOT 56 DEERFIELD PHASE I & 7508 SQ
FT OFF NE SIDE
DEED-3176 791 02/25/2015
DEED- 352 737 03/13/1995
DEED- 343 143 09/07/1994
DEED- 300 566 06/04/1992
DEED- 211 494 01/07/1986
DEERFIELD
B/36

Land Value Buildings Total Value
45000 199930 244930

Lot Size Acres Use Code
1110

ALL Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C
1.00X		45000			LOT SIZE	45000.00	45000 1
Bld Type	Foun	Clas	Adj	Area	Base	Adjusted	Cost
	dati	Class	Unit	Area	Rate	Rate	per Ft
1 SINGLE RESIDENCE	SLAB H/B-	158	2720	3274	38.02	60.07	63.07
						231348	92 1995
							Extras 199930 92
Exterior Walls	Roof Type				Roof Material		Floors
1 BRKVEN /DRIVITE 36 HIP					9 SHING ASP HVDUT	5	CERTILE/CRP/ULY 13
							1 4 FIX. BAT 5670
							1 2 FIX. BAT 2090
							1 JETTED TUB 4050
							1 EFHA AC 9764
							1 TOTAL EXTR 24857
Interior Walls	Interior Ceiling				Plumbing Electricity Adjustments		
1 DRYWALL	30				GOOD	11	MAX 5

16

083D-19D-082/00.00 Card 1 of 1 Date Printed 08/26/2025
Alt: 0831940820000 Map:
TD 5 M STR 19 08N 03E Block
120 BEAVER BEND /00/
Field Work by

SISK GEORGE A & CAROLYN B
120 BEAVER BEND

CANTON MS 39046
Exempt Code HE: 065
LOT 57 DEERFIELD

DEED- 327 716 12/14/1993
DEED- 197 21 06/21/1985
DEERFIELD
B/36

Land Value Buildings Total Value
35000 138060 193060
Lot Size Acres Use Code
1110

ALL Type	/X Size	Price	D/F	Adj	Desc	\$/ft	Value	C
	1.00X	35000					35000.00	35000 1
Bld Type		Found	Class	Unl	Cla	Base Area	Adjust Rate	Cost per Ft
1	SINGLE RESIDENCE	SLAB H/B-	A	157	1846	2583	38.79	60.90
2	DECK/DOCK WOOD	A			400	400	8.97	8.97
3	UTILITY SHED WOOD	A			600	600	6.97	6.97
Exterior Walls								
1	WDSHET/BRKVEN	34	HIP		9	SHING ASP	HVYDOT	5
Roof Material								
1	4	FIX. BAT			14	5	CRP/ULY/CERTILE	14
Floors								
1	2	FIX. BAT						
Plumbing Electricity Adjustments								
1	1	TOTAL EXTR						
1	DRYWALL	30				GOOD	11	MAX 5

Replace Year Value SL
Cost G% Bull Value SL
185486 82 1984 152100 82
3768 73 1984 2750 73
4392 73 1984 3210 73
Extras
1 1 STORY 10 3990

WATER

17

083D-19D-081/00.00 Card 1 of 1
Alt: 0831 Map:
TD 5 M STR 19 08N 03E Block
118 BEAVER BEND
Field work by /00/

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 24796

LAND LOUIS C
118 BEAVER BEND

CANTON MS 39046
Exempt Code HE: REG
LOT 58 DEERFIELD PHASE 1 B026
DEED-3573 868 02/26/2018
DEED-2585 507 09/22/2010
DEED-2585 505 09/22/2010
DEED-171 101 11/01/1990
DEERFIELD
B/36

Land Value Buildings Total Value
35000 183900 218900

Lot Size Acres Use Code
1110

ALL Type	/X Size	Price	D/F	Adj	Desc	\$/ft	Value C
	1.00X	35000					35000.00
Bld Type		Foun dati			Base Area	Adjusted Rate	Cost per Ft
1	SINGLE RESIDENCE	SLAB H/B-	163		1810	3159	66.39
2	DECK/DOCK WOOD	A			448	8.97	8.97
Exterior Walls							
1	CYPBCKE/SINVEN	43	GABLE				
Interior Walls							
1	DRYWALL	30					
Roof Material							
8	SHING ASP	HVYDUT					
Interior Ceiling							
5	CRP/ULY/HRDWD						
Plumbing Electricity Adjustments							
1	2	FIX. BAT					2090
1		EFHA AC					9668
1		TOTAL EXTR					18299
Extras							
1	4	FIX. BAT					5670
Value SL							
							180140
							3760
							89

DEERFIELD

18

SUBST.
Proportion
under

083D-19D-080/00.00 Card 1 of 1
Alt: 083194080000 Map:
TD 5 M STR 19 08N 03E Block
Field Work by /00/

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 24795

CAN'T FISH A LICK LLC
264 DEERFIELD CLUB DR
CANTON MS 39046
Exempt Code
UNNUMBERED LOT TWEEN LOTS 58 & 59 DE
ERFIELD 0
DEED-4416 837 03/07/2024
DEED-3169 308 02/02/2015
DEED- 339 764 07/18/1994
DEED- 275 541 11/01/1990
DEERFIELD
B/36

Land Value Buildings Total Value
200 200

ALL Type	/X Size	Price D/F	Adj	Desc	\$/ft	Value C
1.00X		200.00			200.00	200 2

Lot Size Acres Use Code
9510

DEERFIELD

19

083D-19D-079/00.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831940790000 Map: Madison County Tax 2026
 TD 5 M STR 19 08N 03E Block 116 BEAVER BEND Card 1 of 1
 Field Work by /00/ PPIN 24794

BROWN EYVETTE A & JAMES H ALLEN
 116 BEAVER BEND
 MS 39046
 HE: 065
 CANTON
 Exempt Code
 LOT 59 DEERFIELD
 DEED-4029 909 04/28/2021
 DEED-2073 897 07/13/2006
 DEED-467 710 07/19/2000
 DEED-461 172 03/29/2000
 DEED-307 700 11/09/1992
 DEED-288 314 08/27/1991
 DEERFIELD
 B/36

Land Value Buildings Total Value
 35000 200180 235180

Lot Size Acres Use Code
 1.00X 1110

ALL Type	Size	Price D/F	Adj	Desc	S/ft	Value C
1	1.00X	35000				35000.00
Found data						
Bld Type	Class	Area	Adjust	Base Rate	Adjusted Rate	Cost per Ft
1 SINGLE RESIDENCE	H/B-	159	2552	3009	38.15	60.66
2 UTILITY-BRICK	G	400	400	36.01	36.01	37.81
3 PATIO	A	280	280	4.89	4.89	5.13
Exterior Walls						
1 BRK VENEER	38	HIP		Roof Material		Floors
Interior Walls						
1 DRYWALL	30			9 SHING ASP HVIDDUT	5	CRP/UJLY/HRDWD
Interior Ceiling						
Plumbing Electricity Adjustments						
GOOD 11 MAX 5						
Extras						
1 GAS VNTLES 2100						
12 1 4 FIX. BAT 5670						
1 2 FIX. BAT 2090						
1 EFHA AC 9161						
1 TOTAL EXTR 19972						

20

083D-19D-078/00.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831940780000 Map: Madison County Tax 2026
 TD 5 M STR 19 08N 03E Block Card 1 of 1
 114 BEAVER BND /00/
 Field Work by PPIN 24793

THOMPSON JULIUS ALVIN
 114 BEAVER BND

CANTON MS 39046
 Exempt Code HE: 065
 LOT 60 DEERFIELD PHASE 1 B036
 DEED-3676 22 12/19/2018
 DEED-2830 85 08/23/2012
 DEED-429 351 10/22/1998
 DEED-327 769 12/15/1993
 DEED-290 432 10/11/1991
 DEED-275 541 11/01/1990
 DEERFIELD
 B/36

Land Value Buildings Total Value
 35000 167740 202740

Lot Size Acres Use Code
 1.00X 1110

Bld Type	Found	Price	D/F	Adj	Desc	\$/ft	Value C	Base Area	Adjust Rate	Cost per Ft	Replace Cost	Year	Value SL
1 SINGLE RESIDENCE	SLAB H/B- A	35000				35000.00	35000 1	1687	2541 39.05	61.70 64.79	186256 89	1992	165770 89
2 PATIO								452	4.89	4.89 5.13	2319 85	1992	1970 85

Exterior Walls Roof Type Roof Material Floors
 1 BRKVEN /DRIVITE 37 HIP 9 SHING ASP HYPDUT 5 CRE/ULY/HRDWD 12 1 4 FIX. BAT 5670

Interior Walls Interior Ceiling Plumbing Electricity Adjustments
 1 DRYWALL 30 GOOD 11 MAX 5

FOR REFERENCE

21

083D-19D-077/00.00 Card 1 of 1
 Alt: 0831 Map:
 TD 5 M STR 19 08N 03E Block
 112 BEAVER BND /00/
 Field Work by

Date Printed 08/26/2025
 Madison County Tax 2026
 Card 1 of 1
 PPIN 24792

MATHIS RICHARD C ETUX BETTY L
 112 BEAVER BND

CANTON MS 39046
 Exempt Code HE: 065
 LOT 61 DEERFIELD &

5996.2 SQ FT ON N/S
 DEED-4137 509 11/23/2021
 DEED-3641 330 08/28/2018
 DEED-2320 427 05/30/2008
 DEED-1934 749 06/30/2005
 DEED-1887 749 03/01/2005
 DEED-1712 61 11/19/2003
 DEED- 514 198 07/02/2002
 DEED- 514 194 07/02/2002
 DEED- 437 501 03/08/1999
 DEED- 289 284 09/16/1991
 DEED- 275 541 11/01/1990
 DEERFIELD

Land Value Buildings Total Value
 35000 183270 218270

Lot Size Acres Use Code
 1.00X 1110

Price D/E Adj Desc \$/ft Value C

Bld Type	Found	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace %	Year Built	Value SL
1 SINGLE RESIDENCE	2334	2870	38.41	61.07	64.12	204942	89	1992	182400
2 PATIO	200	200	4.89	4.89	5.13	1026	85	1992	370

Exterior Walls	Roof Type	Roof Material	Floors
1 BRK VENEER	38 HIP	9 SHING ASP HVIDUT	5 CARPET/UNDERLAY
Interior Walls	Interior Ceiling	Plumbing Electricity Adjustments	
1 DRYWALL	30	GOOD	11 MAX 5

Extras
 1 1.5 STY 10 4870
 1 4 FIX. PAT 5670
 1 EFHA AC 9382
 1 TOTAL EXTR 20918

22

083D-19D-002/01.02 Card 1 of 1
Alt: Map: TD S M STR 19 08N 03E BLock
232 DEERFIELD CLUB DR
Field Work by JC 2/27/2025

Date Printed 08/26/2025
Madison County Tax 2026
Card 1 of 1
PPIN 62991

DR HORTON INC
1641 POPPS FERRY RD BLDG B
BILOXI MS 39532
Exempt Code
/S DEERFIELD CLUBHOUSE ESTATES E
/S DEERFIELD CLUB DR
DEED-4402 230 01/12/2024
DEED-4137 453 11/23/2021
DEERFIELD CLUBHOUSE ESTATES

Land Value Buildings Total Value
27000 27000
Lot Size Acres Use Code
PER LOT

DEERFIELD / Type	Size	Price	D/E	Adj	Desc	S/ft	Value C	
1.00X		45000			.60 DEV DISC	27000.00	27000 1	
Bld Type		Foun	Clas	Area	Rate	Adjusted Cost	Year	
		dati	Class	Area	Rate	per Ft	G% Buil	
1 SINGLE RESIDENCE	175	SLAB H/B	175	2490	2851 38.28	66.99 70.34	226430 98 2024	
Exterior Walls								98
Roof Type								Extras
1 BRK VENEER	38	HIP					1 5 FIX. BAT	
Floors								7960
9 SHING ASP HVYDDT								5 HD WD CARPET UL
12								1 4 FIX. BAT
1 2 FIX. BAT								5670
1 EFHA AC								2090
1 TOTAL EXTR								8939
25891								
Interior Walls								Plumbing Electricity Adjustments
1 DRYWALL	30						GOOD 11 MAX	
								5



23
SUDT
JWANDA

083D-19C-002/01.00 Card 1 of 1 Date Printed 08/26/2025
 Alt: 0831930020100 Map: Madison County Tax 2026
 TD 5 MW STR 19 08N 03E Block Card 1 of 1
 Field Work by /00/ PPIN 24533

CAN'T FISH A LICK LLC
 264 DEERFIELD CLUB DR
 MS 39046
 CANTON
 Exempt Code
 79 ACC OUT SW1/4
 GOLF COURSE-TAXED ON 83D-19D-088/01
 DEED-3125 122 09/09/2014
 DEED- 339 764 07/18/1994
 DEED- 275 541 11/01/1990

Type	Size	Price	D/F	Adj	Desc	Lot Size	Buildings Total Value	Acres Use Code	\$/ft	Value C

COPY FOR DEERFIELD

24

* SUBST. PROP
OWNER

083D-19B-001/01.01 Card 1 of 1 Date Printed 08/26/2025
Alt: Map: Madison County Tax 2026
TD 5 MU STR 19 08N 03E Block /08/
Field Work by PPIN 54599
CANTON MS 39046
Exempt Code 66.2 AC OUT OF NW1/4
DEED-3125 122 09/09/2014

Land Value Buildings Total Value
Lot Size Acres Use Code
66.20 7460

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value	C
1	66.20							
Bld Type					Found			
					Class			
					Uni			
					Area			
					Adjust			
					Rate			
					Base			
					Rate			
					Adjusted			
					Cost			
					per Ft			
					Cost			
					Year			
					G& Buil			
					Value			
					SL			
Exterior Walls					Roof Type			
					Roof Material			
					Floors			
Interior Walls					Interior Ceiling			
					Plumbing			
					Electricity			
					Adjustments			
					Extras			

DEERFIELD

FAA Study

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Not Identified

File: US-MS-5333

Location: Madison, MS

Latitude: 32°-31'-22.48"

Longitude: 90°-01'-37.39"

SITE ELEVATION AMSL.....267 ft.

STRUCTURE HEIGHT.....199 ft.

OVERALL HEIGHT AMSL.....466 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR FAR 77.9 IFR Notice for MBO
- FAR 77.9: NNR FAR 77.9 IFR Notice for JAN
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL
- FAR 77.17(a)(2): DNE - Airport Surface
- FAR 77.19(a): DNE - Horizontal Surface
- FAR 77.19(b): DNE - Conical Surface
- FAR 77.19(c): DNE - Primary Surface
- FAR 77.19(d): DNE - Approach Surface
- FAR 77.19(e): DNE - Approach Transitional Surface
- FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: MBO: BRUCE CAMPBELL FLD

Type: A RD: 36972.78 RE: 326

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: JAN: JACKSON-MEDGAR WILEY EVERS I

Type: A RD: 72544.92 RE: 305.3

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 1000 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP	FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION	IFR
6MS1 AIR WOODBRIDGE	144.1	4.96	+141	
No Impact to VFR Transitional Surface. Below surface height of 396 ft above ARP.				
7MS1 AIR EAGLE CREST ESTATES	23.77	5.5	+186	
No Impact to VFR Transitional Surface. Below surface height of 450 ft above ARP.				

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	GRND	
IDNT	TYPE	AT	FREQ VECTOR (ft)	ELEVA ST LOCATION	ANGLE
MHZ	VORTAC	I	113.2 214.72 39340	+59 MS MAGNOLIA	.09
JA	NDB	I	36 215.35 49265	+136 MS ALLEN	.16

No Impact. Does Not Exceed NDB Notice Height Criteria.

JAN LOM I 215.35 49265 +136 MS RWY 16L JACKSON-M .16

No Impact. Does Not Exceed NDB Notice Height Criteria.

JAN RADAR ASR I 2720. 192.4 80979 +87 MS JACKSON INTERNATI .06

JHF LOM I 240.98 82567 +152 MS RWY 16 HAWKINS FL .11

No Impact. Does Not Exceed NDB Notice Height Criteria.

JH NDB I 26 240.99 82589 +152 MS BRENZ .11

No Impact. Does Not Exceed NDB Notice Height Criteria.

KDGX RADAR WXL ON 171.56 89416 -139 MS BRANDON/JACKSON -.09

Alert. Object does not require notice to the FAA based upon EMI.
Maximum Not To Exceed Notice Height is: 995 ft AMSL.

QNM RADAR ARSR Y 1285.4 19.9 164377 -24 MS Newport -.01

C-BAND 3.7-3.98 GHz COORDINATION ZONE

No Identified 5G conflict.

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

Nearest AM Station: WONG @ 3835 meters.

Airspace® Summary Version 25.7.713

AIRSPACE® and TERPS® are registered ® trademarks of Federal Airways & Airspace®
Copyright © 1989 - 2025

09-26-2025
12:13:27

Certificate of AM Regulatory Compliance

Site Name **Deer Field Dr MS US-MS-5333**
Location **N32-31-22.48 W90-01-37.39**
Client **Vertical Bridge**
Certification Date **9/26/2025**

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart. Part §1.30002. Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above coordinates has been screened out to 3.2 km for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations and found to have no AM broadcast stations currently licensed to operate within those distances. Current FCC rules coordination distances are less as calculated in the above FCC rule §1.30002 adopted February 2014. Structure height is also considered in the current FCC rules. No further AM coordination actions are warranted at this time.



8618 Westwood Center Drive, Suite 315
Vienna, VA 22182
703-276-1100
www.sitesafe.com
©2019 Site Safe, LLC.

THE PROJECT MANAGER MUST BE ON SITE AT A MINIMUM FOR THE FOLLOWING INSPECTIONS REQUIRED BY VERIZON. CC IS REQUIRED TO PROVIDE A MINIMUM OF 48 HOURS NOTICE BEFORE EACH OF THESE INSPECTIONS:

1. PRE-CONSTRUCTION MEETING WITH PROJECT SUPERVISOR OR FOREMAN
2. SHELTER, CABINET, GENERATOR PAD INSPECTION: BEFORE POUR AND AFTER POUR.
3. CONDUIT INSPECTION BEFORE BACKFILLING.
4. SETTING OF SHELTER, CABINETS AND GENERATOR.
5. WEC TESTING OF THE GROUND SYSTEM.
6. TOWER FOUNDATION CONSTRUCTION AND THE STACKING OF THE TOWER.

SPECIAL NOTE:

1. IN THE WTN AND NMS REGION, THE ESSE GENERATOR TECH DOES THE FUELING OF THE GENERATORS. THE PRE-START UP CHECK LIST MUST BE COMPLETED AND FORWARDED TO THE PROJECT MANAGER BEFORE HE CAN BE SCHEDULED TO PERFORM FUELING, START-UP AND LOAD TESTING. CHECK LOCAL CODES TO DETERMINE IF A FIRE MARSHALL INSPECTION AND PERMIT ARE ALSO REQUIRED. THE CC IS RESPONSIBLE TO OBTAIN THE PERMIT AND SCHEDULE THE FIRE MARSHALL TO BE ON SITE DURING FUELING AND START-UP.
2. CHANGE ORDERS: ALL CHANGES TO THE PROJECT (CONSTRUCTION DRAWINGS) MUST BE PRE-APPROVED THROUGH THE VERIZON PROJECT MANAGER, PRIOR TO IMPLEMENTATION OF CHANGE. A FULL SIZE SET OF THE LATEST CONSTRUCTION DRAWINGS (CDS), AND THESE SUPPLEMENTAL SPECIFICATIONS, MUST BE KEPT ON SITE DURING THE COMPLETE PROJECT. IN ADDITION, PERMITS AND OTHER REGULATORY AGENCIES MUST ALSO BE KEPT ON SITE. CC IS RESPONSIBLE FOR ESTABLISHING A PLACE TO KEEP THESE DOCUMENTS ON SITE, AND THE STORAGE SYSTEMS SHALL KEEP THE DOCUMENTS DRY, AND MUST BE ACCESSIBLE TO ALL THAT COME ON SITE.
3. ALL CHANGES TO THE PROJECT SHALL BE NOTED ON THE CONSTRUCTION DRAWINGS AND WILL BE INITIALED BY THE SITE FOREMAN AND THE VERIZON PROJECT MANAGER. "RED-LINED" MARK-UPS ARE THE ONLY AUTHORIZED METHOD TO MAKE NOTES ON THE CDS. ALL THE APPROVED CHANGES MUST BE NOTED ON THE SET OF AS-BUILTS SUBMITTED AT THE END OF THE PROJECT BY THE CC.

VERIZON - PROJECT MANAGER

NAME: _____
 COMPANY: _____
 PHONE: _____

ONE-CALL UTILITY MARKING: _____
 REQUESTED: _____
 MARKED: _____

TELCO SERVICE PROVIDER: _____
 FIBER WALK: _____
 BID WALK: _____
 BIDS DUE: _____

GENERAL CONTRACTOR: _____
 C.C. ON-SITE SUPERVISOR: _____
 BUILDING PERMIT RECEIVED: _____
 VZIN N.T.P.: _____
 PRE-CONSTRUCTION WALK: _____
 CONSTRUCTION START: _____
 CONSTRUCTION START EMAIL TO VZIN: _____

BUILDING FOUNDATION INSPECTION:
 EQUIPMENT PAD INSPECTION: _____
 CONDUIT INSPECTION: _____
 GROUNDING INSPECTION: _____
 WEC TEST: _____
 ROOM READY: _____
 A&L REVIEW: _____
 PUNCH LIST DEVELOPED: _____

TOWER BOLTS RECEIVED: _____
 TOWER FOUNDATION INSPECTION: _____
 TOWER RECEIVED: _____
 TOWER STACKED: _____
 HWY AND TCN TO VZIN: _____
 TOWER PHOTOS TO VZIN: _____
 TOWER INFO UPLOADED TO SIBTRACKER/VIIZE: _____

ITEM	STANDARD	NOTES
SITE LIGHTING	EQUIPMENT AREA MUST BE LIT AS WELL AS FACE OF CABINETS ON PAD/PLATFORM. LIGHTS ARE SHOWN WHERE REQUIRED TO ACHIEVE ADEQUATE WORK LIGHT CONDITIONS	SOME SITES MAY REQUIRE LIGHTING ON SITE. CONDITIONS MUST BE ON TWIST TURNERS
ICE BRIDGE	ICE BRIDGE MAY BE SHOWN OVER ELECTRICAL EQUIPMENT ON PAD/PLATFORM CONDITIONS.	ICE BRIDGE TOTAL LENGTH = 16 FT.
EQUIPMENT PAD WITH GENERATOR	11'x4" WITH ARMING. PAD MUST SUPPORT (1) PRIMARY, (1) FUTURE BATTERY, & (1) FUTURE CABINET. CABINET 3" FROM EDGE TO PAD.	30KW KOHLER GENERATOR
FIBER CONDUIT REQUIREMENTS	(2) 2" SCH. 40 PVC CONDUIT AND (2) PULL UNDERGROUND FROM MAIN RACK TO TELCO DEMARC ON EQUIPMENT RACK.	OVERALL TOTAL FIBER OPTIC CONDUIT FOOTAGE = 619 FT. (4 TOTAL HAND HOLES)
ELECTRIC REQUIREMENTS	SITE MUST BE DESIGNED TO SUPPORT (4) RECTIFIERS & (1) BATTERY CABINET.	RECTIFIER USED IS CE - NED75AC8ATEZ

SPECIAL NOTES:
(1). HAND HOLES: 30"X48"X24" D
(2). PULL BOX: 17"X30"X24" D
(3). HOFFMAN BOX: 30"X30"X12"
(4). TELCO JUNCTION BOX: 24"X24"X10" D

GENERATOR ALARM COLOR SCHEME:
(1). GENERATOR RUN: GREEN/GREEN WHITE
(2). GENERATOR FAIL: BLUE/BLUE WHITE
(3). LOW FUEL: ORANGE/ORANGE WHITE

NOTE: GENERATOR ALARMS DO NOT GO THROUGH THE JUNCTION BOX
NOTE: IF THIS SITE REQUIRES AN LPG FUEL TANK, IT WILL ALSO REQUIRE A LOW FUEL ALARM FROM TANK TO CABINET IN SCH 80 PVC CONDUIT.

verticalbridge
 250 PARK OF COURSE DRIVE
 ROCK HILL, SC 29730
 PHONE (803) 948-5347

LASHBROOK
 LASHBROOK ENGINEERING & CONSULTING
 1000 W. 10TH STREET
 CANTON, MS 39046
 PHONE (601) 241-4214



SITE NAME: DEER FIELD DR MS
 LOCATION CODE: US-MG-5333
 SITE ADDRESS: NEP 116 BEAVER BEND CANTON, MS 39046
 AREA: LEASE AREA = 10000 SF
 PROPERTY OWNER: CANT FISH A LUCK, LLC 264 DEERFIELD CLUB DRIVE CANTON, MS 39046
 TAX MAP # _____ PARCEL NUMBER: _____
 SOURCE OF TITLE: 083D-100-089/01.00

LATITUDE: 32° 31' 22.48"
 LONGITUDE: W 90° 01' 37.29"

NO.	DATE	DESCRIPTION	BY	CHK
1	10/05/23	PRELIMS	JL	
2	11/18/23	PRELIMS - REFS UPDATE	JL	
3	11/24/23	ISSUE FOR ZONING	JL	

TITLE: VERIZON FIELD NOTES

FLOOD HAZARD STATEMENT:
 THIS COMMUNICATIONS SITE (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA/FWI MAP COMMUNITY PANEL NUMBER 28059C 0420 G, MADISON COUNTY, MISSISSIPPI, EFFECTIVE DATE JANUARY 17, 2013.

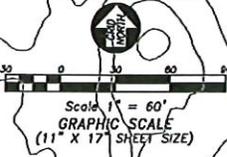
PROJECT BENCHMARK

PROJECT BENCHMARK ELEVATION DATUM IS BASED UPON GPS SURVEY METHOD AND PROCEDURES.
 TOP OF "CANTY" IRON PIN SET THIS SURVEY
 ELEVATION = 271.30' N.A.S.D. 88
 (SEE PLAN FOR LOCATION)

SPECIAL NOTE:

THIS SURVEY PLAN WAS PERFORMED UNDER THE REQUIREMENTS OF THE MISSISSIPPI STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS - ALICE AND REGULATIONS OF PROCEDURE. THIS SURVEY PLAN IS NOT TO BE CONSIDERED A GENERAL PROPERTY BOUNDARY SURVEY OF THE UNDERLYING UNDEVELOPED PROPERTY, AS DEFINED UNDER THE APPLICABLE RULES AND REGULATIONS OF PROCEDURE. DECISIONS (IF ANY) ALONG THE PERIMETER OF THE LANDOWNER'S PROPERTY, PROVIDED UNDER THIS SURVEY'S SCOPE OF SERVICES WITH THE TOWERS LLC, ARE TO BE CONSIDERED FOR REFERENCE ONLY. THE EXACT LOCATION OF THE LANDOWNER'S PROPERTY BOUNDARY MAY DIFFER UPON IMPLEMENTATION OF A FULL BOUNDARY SURVEY IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED BY THE STATE OF MISSISSIPPI BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MS SFC (WEST ZONE)
 NAD 83 GRID NORTH



CENTERLINE OF PROPOSED TOWER LEASE AREA
 LATITUDE = 33° 31' 22.48"
 LONGITUDE = 90° 01' 37.33"
 ELEVATION = 287.00' N.A.S.D. 88

LEGENDS:

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- ROOF-OF-WAY/PROPERTY LINE
- 270 MOIST CONTOURS
- 2' INTERNAL
- O—E & T— OVERHEAD ELECTRIC & TELEPHONE LINES
- O—E— OVERHEAD ELECTRIC
- X—X—X— FENCELINE

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THE CIRCUMSTANCE CONSIDERED. LOCALIZED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO AS LINES, AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. MISSISSIPPI ONE CALL 1-800-227-8477.

PERIMETER DATA - THE TOWERS LLC'S VARIABLE WIDTH JOINT ACCESS & UTILITY EASEMENT

NO.	DELTA/BEARING	RADIUS	LENGTH	TAN	CHORD
1	S 62° 51' 23" W		32.68'		
2	1° 49' 07"	415.00'	107.33'	53.97'	N 08° 28' 33" W/107.04'
3	58° 21' 27"	65.00'	68.21'	36.30'	N 30° 08' 45" E/63.38'
4	N 30° 40' 32" W		35.00'		
5	N 58° 18' 48" E		30.00'		
6	S 58° 18' 28" W		30.00'		
7	N 30° 40' 32" W		35.00'		
8	58° 21' 27"	35.00'	35.65'	19.54'	S 30° 08' 45" W/34.13'
9	1° 49' 07"	385.00'	69.58'	50.07'	S 08° 28' 33" E/69.30'

GENERAL NOTES:

- I HEREBY CERTIFY THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF MISSISSIPPI.
 - PARCEL NUMBERS SHOWN THUS (00), ARE OF RECORD IN THE TAX ASSESSOR'S ASSESSORS' OFFICE OF MADISON COUNTY, MISSISSIPPI.
 - A TOPCON Hiper-LITE GLOBAL POSITIONING RECEIVER WAS USED TO DETERMINE THE MISSISSIPPI STATE PLANE COORDINATES SHOWN HEREON. THE FOLLOWING NGS SURVEY CONTROL STATIONS WERE USED FOR DETERMINATION OF SAID STATE PLANE COORDINATES: USMC METROWAN 2010 CORRS ARP, USGV-ELLSVILLE CORRS, ARP, WSPR PRIVATE CORRS ARP. CONVERGENCE FACTOR = 7.23313382 DEGREES. COMBINED FACTOR = 1.00009769
 - PROPERTY OWNER:
 CANTY FISH A LICK, A MISSISSIPPI LIMITED LIABILITY COMPANY
 264 DEERFIELD CLUB DRIVE
 CANTON, MS 39046
 NOTE: BASIS OF BEARINGS: GPS OBSERVATIONS
- I HEREBY CERTIFY THAT THIS A CLASS "B" SURVEY IN COMPLIANCE WITH THE RULES OF THE MISSISSIPPI STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED MARCH 1, 1984. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1/2500' AS SHOWN HEREON. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND / OR ANY OTHER INFORMATION PROVIDED BY THE CLIENT, THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

F. V. J. Kelly
 BY: FRANK V. KELLY, P.L.S.
 LICENSE NO. 02910 STATE: MISSISSIPPI

PLOT DATE: SEPTEMBER 6, 2025

PROJECT NUMBER:
 225-064-20
 SHEET NUMBER:
 1 OF 3

THE TOWERS LLC SITE SURVEY: MISSISSIPPI
 "DEERFIELD SOUTH-CENTRAL MS" TOWER SITE
 LOCATED IN: CANTON, MADISON COUNTY, MISSISSIPPI
 TOWER LEASE AREA SURVEY
 PREPARED FOR: THE TOWERS LLC
 THE TOWERS LLC SITE NUMBER: US-MS-5333

SHARONDALE SURVEYING
 NC.
 7733 SECOND FIDDLE WAY
 ARRINGTON, TN 37014
 (615) 513-0032
 E-Mail: Sharond@sharondale.net



THE TOWERS LLC'S TOWER LEASE AREA DESCRIPTION

Property located in the Southeast Quarter of Section 18, Township 20 North, Range 8 North, Madison County, Mississippi, being more particularly described as follows:

Beginning at a capped "MS PLS #02610" iron pin set at the south corner of The Towers LLC's tower lease area located at Mississippi State Plaza (Final Zone) AND 81 0/40 Conduits North (0806/07/08, East 23963/2014) and the pin being North 00 degrees 45 minutes 41 seconds East, 265.79 feet from an iron pin found representing the northeast corner of Lot No. 58 of Deerfield, Phase 1 Subdivision, of record in Plat Book "B", 264 38-A, of the Circuit Court Clerk's Office of Madison County, Mississippi.

Thence, North 30 degrees 40 minutes 30 seconds West, 1000.00 feet to a capped "MS PLS #02610" iron pin set at the west corner of The Towers LLC's tower lease area;

Thence, North 58 degrees 18 minutes 28 seconds East, 100.00 feet to a capped "MS PLS #02610" iron pin set at the north corner of The Towers LLC's tower lease area;

Thence, South 30 degrees 40 minutes 30 seconds East, 1000.00 feet to a capped "MS PLS #02610" iron pin set at the east corner of The Towers LLC's tower lease area;

Thence, South 58 degrees 18 minutes 28 seconds West, 100.00 feet to the point of beginning, containing 10,000 square feet, (2.320 acres).

Being a portion of the property conveyed to Con'l Fish a LLC, LLC, a Mississippi limited liability company, from Oxford County O&A, Inc., a Mississippi corporation, of record in Book 3125, Page 122, of the Circuit Court Clerk's Office of Madison County, Mississippi.

THE TOWERS LLC'S VARIABLE WIDTH JOINT ACCESS & UTILITY EASEMENT AREA DESCRIPTION

Being a variable width joint access and utility easement extending from the north margin of Beaver Bend to the southeast margin of The Towers LLC's tower lease area, being more particularly described as follows:

Beginning at a point in the north margin of Beaver Bend located at Mississippi State Plaza (Final Zone) AND 81 0/40 Conduits North (0806/07/08, East 23963/2014) and the point being South 41 degrees 51 minutes 52 seconds West, 125.75 feet from an iron pin found representing the northeast corner of Lot No. 58 of Deerfield, Phase 1 Subdivision, of record in Plat Book "B", 264 38-A, of the Circuit Court Clerk's Office of Madison County, Mississippi.

Thence, with the north margin of Beaver Bend, South 52 degrees 51 minutes 23 seconds West, 32.66 feet to a point;

Thence, along a curve to the right with a central angle of 14 degrees 40 minutes 07 seconds, a radius of 413.00 feet, and a chord bearing of North 6 degrees 24 minutes 33 seconds West, 107.04 feet, a total distance of 107.33 feet to a point;

Thence, North 00 degrees 58 minutes 01 second East, 84.12 feet to a point;

Thence, along a curve to the right with a central angle of 54 degrees 21 minutes 27 seconds, a radius of 85.00 feet, and a chord bearing of North 39 degrees 54 minutes 45 seconds East, 43.38 feet, a total distance of 43.21 feet to a point;

Thence, North 58 degrees 18 minutes 28 seconds East, 151.18 feet to a point;

Thence, North 30 degrees 40 minutes 30 seconds West, 35.00 feet to a point;

Thence, North 58 degrees 18 minutes 28 seconds East, 35.00 feet to a capped "MS PLS #02610" iron pin set at the west corner of The Towers LLC's tower lease area;

Thence, with the southeast margin of The Towers LLC's tower lease area, South 30 degrees 40 minutes 30 seconds East, 1000.00 feet to a capped "MS PLS #02610" iron pin set at the south corner of The Towers LLC's tower lease area;

Thence, leaving the southeast margin of The Towers LLC's tower lease area, South 58 degrees 18 minutes 28 seconds West, 30.00 feet to a point;

Thence, North 30 degrees 40 minutes 30 seconds West, 35.00 feet to a point;

Thence, South 58 degrees 18 minutes 28 seconds West, 151.18 feet to a point;

Thence, along a curve to the left with a central angle of 54 degrees 21 minutes 27 seconds, a radius of 35.00 feet, and a chord bearing of South 30 degrees 40 minutes 30 seconds West, 34.12 feet, a total distance of 35.85 feet to a point;

Thence, South 00 degrees 58 minutes 01 second West, 84.12 feet to a point;

Thence, along a curve to the left with a central angle of 14 degrees 40 minutes 07 seconds, a radius of 385.00 feet, and a chord bearing of South 8 degrees 24 minutes 33 seconds East, 99.30 feet, a total distance of 99.58 feet to a point;

Thence, South 13 degrees 51 minutes 06 seconds East, 165.99 feet to the point of beginning, containing 10,842 square feet, (2.456 acres).

Being a portion of the property conveyed to Con'l Fish a LLC, LLC, a Mississippi limited liability company, from Oxford County O&A, Inc., a Mississippi corporation, of record in Book 3125, Page 122, of the Circuit Court Clerk's Office of Madison County, Mississippi.

SURVEYOR'S REVIEW OF "SPECIAL EXCEPTIONS"

NOTES CORRESPONDING TO TOWER TITLE INSURANCE COMPANY'S

"TITLE COMMITMENT" - COMMITMENT NO. VTB-212834-C, ISSUED JULY 21, 2025.
DEFECTION NUMBERS ONE THROUGH NINE ARE NOT THE TYPE OF DEFECT(S) TO BE SHOWN UPON THE FACE OF THIS SURVEY.

- ① - RIGHT OF WAY EASEMENT BETWEEN J. D. RAWKIN AND JANE RAWKIN AND BEAR CREEK WATER ASSOCIATION, INC., OF RECORD IN BOOK 180, PAGE 808, INSTRUMENT 1815, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ② - EASEMENT BETWEEN J. D. RAWKIN AND JANE RAWKIN AND COLONIAL COUNTRY CLUB, INC., OF RECORD IN BOOK 276, PAGE 356, INSTRUMENT 31844, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ③ - PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN COLONIAL COUNTRY CLUB, INC. AND MADISON COUNTY, MISSISSIPPI, A BODY POLICE, OF RECORD IN BOOK 4374, PAGE 145, INSTRUMENT 11864, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ④ - OUTFLOW DEED BETWEEN J. D. RAWKIN AND MADISON COUNTY, MISSISSIPPI, A BODY POLICE, OF RECORD IN BOOK 1726, PAGE 843, INSTRUMENT 43632, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑤ - TEMPORARY CONSTRUCTION EASEMENT BETWEEN COLONIAL DEVELOPMENT CORPORATION AND MADISON COUNTY, MISSISSIPPI, A BODY POLICE, OF RECORD IN BOOK 1794, PAGE 804, INSTRUMENT 434515, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑥ - RIGHT OF WAY EASEMENT BETWEEN COLONIAL COUNTRY CLUB, INC., A MISSISSIPPI CORPORATION AND BEAR CREEK WATER ASSOCIATION, INC., OF RECORD IN BOOK 1777, PAGE 542, INSTRUMENT 434417, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑦ - TEMPORARY CONSTRUCTION EASEMENT BETWEEN COLONIAL DEVELOPMENT CORPORATION AND MADISON COUNTY, MISSISSIPPI, A BODY POLICE, OF RECORD IN BOOK 1794, PAGE 804, INSTRUMENT 434515, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑧ - INHERENT TIMBER DEED BETWEEN COLONIAL COUNTRY CLUB, INC., A MISSISSIPPI CORPORATION AND TWP LAND & TRAILS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, OF RECORD IN BOOK 2464, PAGE 0492, INSTRUMENT 436484, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, IS NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑨ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD PHASE 2", OF RECORD IN BOOK 8, PAGE 74, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑩ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD WPT", OF RECORD IN BOOK 8, PAGE 74, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑪ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD INC", OF RECORD IN BOOK C, PAGE 184, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑫ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD WPT", OF RECORD IN BOOK C, PAGE 182, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑬ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD WPT", OF RECORD IN BOOK C, PAGE 178, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑭ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD INC", OF RECORD IN BOOK A, PAGE 184, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.
- ⑮ - ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "DEERFIELD CLUBHOUSE ESTATES", OF RECORD IN INSTRUMENT 81742, OF THE COURT CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI, ARE NOT APPLICABLE TO THE TOWERS LLC'S TOWER LEASE AND EASEMENT AREA INTERESTS.

SURVEYOR'S STATEMENTS:

I hereby certify that Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, and (2) Toronto Dominion (Trust) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended And Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdings, LLC, as borrower, and Vertical Bridge Holdings Parent, LLC, as parent, as may be amended, modified or renewed their successors and assigns as their interests may appear, and Tower TSC, LLC, that (3) the The Towers LLC Access and Utility Easement run to a confirmed public R.O.W., (4) The Towers LLC's tower lease and easement areas lie entirely within the Parcel Parcel(s), (5) at the time of this survey, there were no encroachments affecting The Towers LLC's Tower Lease or The Towers LLC Easement Area.

F. V. Neely

Frank V. Neely, Professional Land Surveyor
State of Mississippi PLS # 02610

PLOT DATE: SEPTEMBER 6, 2025



PROJECT NUMBER: 225.064.20
SHEET NUMBER: 2 OF 3

THE TOWERS LLC SITE SURVEY: MISSISSIPPI
"DEERFIELD SOUTH-CENTRAL MS" TOWER SITE
LOCATED IN: CANTON, MADISON COUNTY, MISSISSIPPI
TOWER LEASE AREA SURVEY
PREPARED FOR: THE TOWERS LLC
THE TOWERS LLC SITE NUMBER: US-MS-5333

SHARONDALE SURVEYING
INC.
7733 SECOND FIDDLE WAY
ARRINGTON, TN 37014
(615) 513-0032
E-Mail: shondal@shondal.com





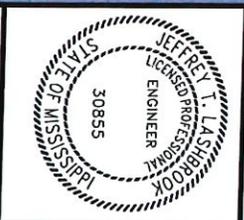
- LEGEND**
- Existing Overhead Electric
 - Existing Overhead Telephone
 - Existing Underground Electric
 - Existing Underground Telephone
 - Fence Line
 - Lease Line
 - P/L - P/L - Approximate Property Line
 - P/V - P/V - Approximate Right of Way
 - Power Pole
 - Fire Hydrants
 - Water Valves
 - Bollards
 - SET 5/8" IRON PIN WITH CAP
 - BENCHMARK
 - FOUND #5 REBAR
 - UTILITY POLE GUY WIRE



SHEET: C-1A
 TITLE: DISTANCE TO RESIDENTIAL STRUCTURES

REVISIONS					
NO.	BY	DESCRIPTION	DATE	CHK	
A	JTL	PRELIMS	10/05/25	JTL	
B	JTL	PRELIMS - RFDS UPDATE	11/18/25	JTL	
C	JTL	ISSUE FOR ZONING	11/24/25	JTL	

PROPERTY OWNER: CHARTER BROS. & CO., LLC
 214 BEECHWOOD BLVD.
 CANTON, MS 39046
 TAX MAP # 083D-190-088/01.00
 SOURCE OF TITLE: DEED BOOK 3125 PAGE 122
 PARCEL NUMBER: 083D-190-088/01.00
 AREA: LEASE AREA = 10000 SF
 SITE ADDRESS: NEAR 116 BEAVER BRID CANTON, MS 39046
 LOCATION CODE: US-MS-3333
 SITE NAME: DEER FIELD DR MS



verticalbridge 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 PHONE (561) 948-5357

LASHBROOK

PREPARED BY: JEFFREY LASHBROOK
 INDEPENDENT STRUCTURAL & CIVIL ENGINEER - SOLE PROPRIETOR
 CHESTWOOD, KENTUCKY 40214
 PHONE: (270) 314-3828

SITE PLAN NOTES:

THE PROPOSED DEVELOPMENT IS FOR A 135 FOOT MONOPOLE TOWER (PLUS A 4 FOOT LIGHTNING ROD) WITH A 100' DIAMETER CARRIER. ITS LOCATION IS AT NEAR 116 BEAVER BEND, CANTON, MS 39046.

THE TOWER WILL BE ACCESSIBLE BY A PROPOSED STABILIZED DRIVE FROM AN EXISTING ASPHALT ROADWAY (NEAR 116 BEAVER BEND). THE ACCESS ROAD IS TO BE CONSTRUCTED IN THE TRANSPORTATION RIGHT-OF-WAY (TR) OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION. THE LOCAL HIGHWAY DEPARTMENT OF TRANSPORTATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND WASTE COLLECTIONS SERVICES ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

THE CENTERLINE OF PROPOSED TOWER GEOGRAPHIC LOCATIONS:
 ELEVATION: 22.95' N
 LONGITUDE: 90° 01' 37.97" W

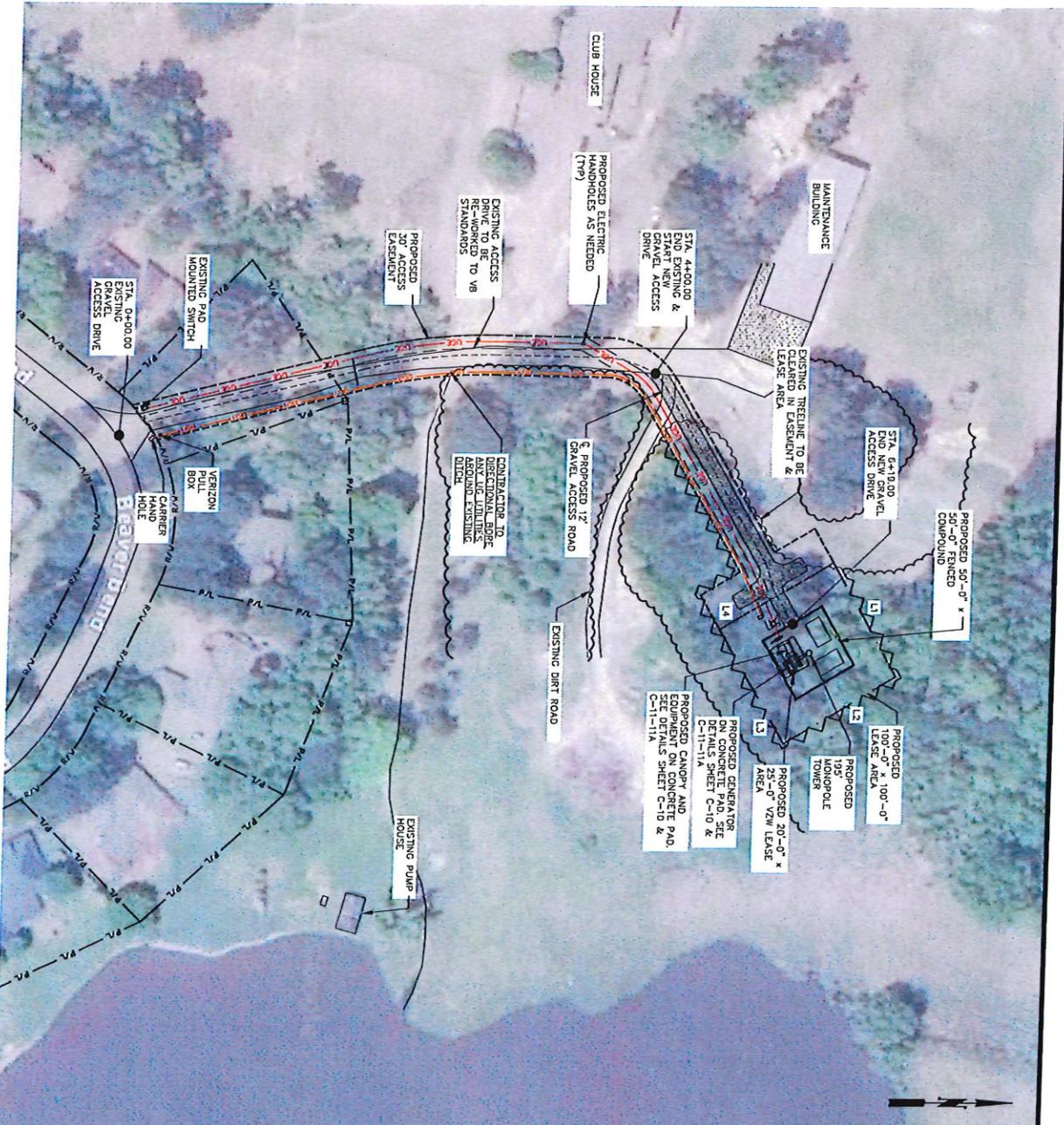
NOTE:

- REMOVE ALL VEGETATION AND CLEAN AREA WITHIN LEASE AREA (CLEAR AND CRUIE ENTIRE LEASE AREA).
- FINISH GRADING TO PROVIDE EFFECTIVE DRAINAGE WITH A FLOORING AND LESS THAN ONE EIGHT INCH (1/8") PER FOOT SIX FEET (6') IN ALL DIRECTIONS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
- COMPOUND FINISHED SURFACE TO BE FENCED.
- ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE DIRECTED TO THE DESIGN AND CONSTRUCTION OF THE TOWER SUPPLIER WHICH SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSISSIPPI.
- CONTRACTOR TO PLACE CURBVERTS, DRAINAGE DITCHES, DRENTERS, ETC. AS REQUIRED TO CONTROL DRAINAGE ACROSS ACCESS DRIVE AND TO MINIMIZE EROSION.

LINE	ANGLE	DISTANCE	BENCHMARK
L1	S 57°07'28" E	100.00	ELEVATION: 271.39' M.S.L
L2	S 20°27'18" E	100.00	(SEE SURVEY PLAN FOR LOCATION)
L3	S 58°09'24" W	100.00	
L4	N 30°40'32" W	100.00	

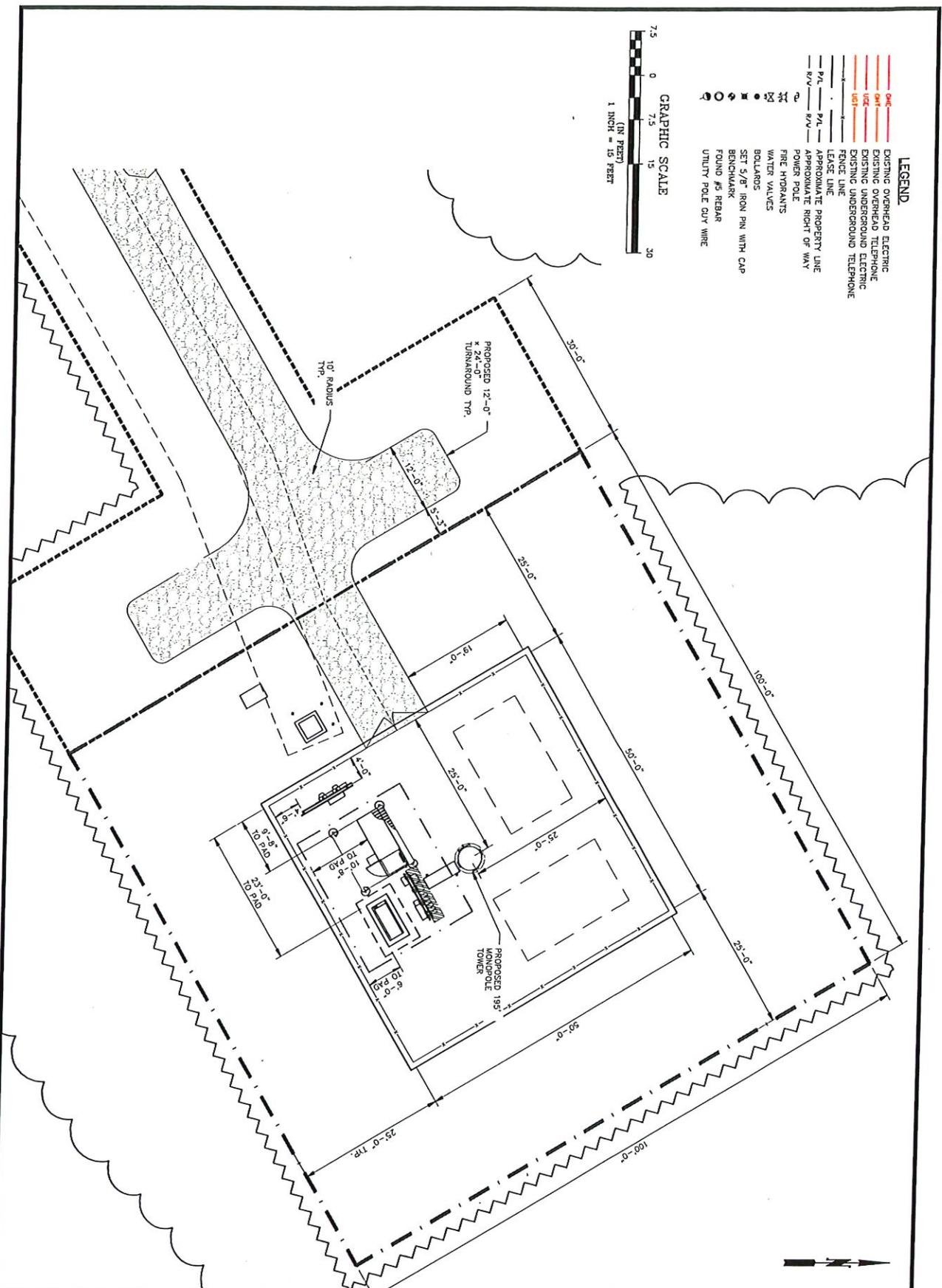
LEGEND

- OHM — EXISTING OVERHEAD ELECTRIC
- OHM — EXISTING OVERHEAD TELEPHONE
- UG — EXISTING UNDERGROUND ELECTRIC
- UG — EXISTING UNDERGROUND TELEPHONE
- — FENCE LINE
- — LEASE LINE
- P/L — APPROXIMATE PROPERTY LINE
- P/V — APPROXIMATE RIGHT OF WAY
- — POWER POLE
- — WATER VALVES
- — FIRE HYDRANTS
- — BOLLARDS
- — SET 5/8" IRON PIN WITH CAP
- — BENCHMARK
- — FOUND #3 REBAR
- — UTILITY POLE CUY WIRE



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>JTL</td> <td>PRELIMS</td> <td>10/05/25</td> <td>JTL</td> </tr> <tr> <td>B</td> <td>JTL</td> <td>PRELIMS - RFDS UPDATE</td> <td>11/18/25</td> <td>JTL</td> </tr> <tr> <td>O</td> <td>JTL</td> <td>ISSUE FOR ZONING</td> <td>11/24/25</td> <td>JTL</td> </tr> </tbody> </table>		NO.	BY	DESCRIPTION	DATE	CHK	A	JTL	PRELIMS	10/05/25	JTL	B	JTL	PRELIMS - RFDS UPDATE	11/18/25	JTL	O	JTL	ISSUE FOR ZONING	11/24/25	JTL	<p>PROPERTY OWNER: CAIT FISH A LUCK, LLC 264 DEERFIELD CLUB DRIVE PATERSON, NJ 07640</p> <p>TAX MAP #: 08A0-19D-08B/25.00</p> <p>PROPERTY OWNER: LEASE AREA * 10000 SF</p>	<p>SITE NAME: DEER FIELD DR MS</p> <p>LOCATION CODE: US-MS-5333</p> <p>SITE ADDRESS: NEAR 116 BEAVER BEND CANTON, MS 39046</p>	<p>STATE OF MISSISSIPPI</p> <p>JEFFREY T. LASHBROOK LICENSED PROFESSIONAL ENGINEER 30855</p>	<p>verticalbridge</p> <p>750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 PHONE (561) 948-5357</p> <p>LASHBROOK</p> <p>PREPARED BY: JEFFREY T. LASHBROOK INDEPENDENT STRUCTURAL & CIVIL ENGINEER - SOLE PROPRIETOR CRYSTALWOOD, KENNESAW 4014 PHONE (270) 314-3929</p>
NO.	BY	DESCRIPTION	DATE	CHK																					
A	JTL	PRELIMS	10/05/25	JTL																					
B	JTL	PRELIMS - RFDS UPDATE	11/18/25	JTL																					
O	JTL	ISSUE FOR ZONING	11/24/25	JTL																					
<p>TITLE: OVERALL SITE PLAN</p> <p>SHEET: C-2</p>		<p>REVISIONS</p> <p>DATE: 11/18/25 CHECKED BY: JTL</p>																							

- LEGEND**
- O&E — EXISTING OVERHEAD TELEPHONE
 - O&T — EXISTING OVERHEAD TELEPHONE
 - U&E — EXISTING UNDERGROUND TELEPHONE
 - U&T — EXISTING UNDERGROUND TELEPHONE
 - — FENCE LINE
 - — LEASE LINE
 - P/L — APPROXIMATE PROPERTY LINE
 - N/V — APPROXIMATE RIGHT OF WAY
 - — POWER POLE
 - — FIRE HYDRANTS
 - — WATER VALVES
 - — BOLLARDS
 - — SET 5/8" IRON PIN WITH CAP
 - — BENCHMARK
 - — FOUND #5 REBAR
 - — UTILITY POLE CUY WIRE



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
A	JTL	PRELIMS	10/05/25	JTL
B	JTL	PRELIMS - RFDS UPDATE	11/18/25	JTL
O	JTL	ISS.E FOR ZONING	11/24/25	JTL

TITLE: DIMENSIONED SITE PLAN

SHEET: C-3A

NO. OF SHEETS: 3

DATE: 11/24/25

PROJECT: DEER FIELD DR. US

LOCATION CODE: US-MS-5333

SITE ADDRESS: NEAR 116 BEAVER BEND CANTON, MS. 38946

AREA: LEASE AREA = 10000 SF

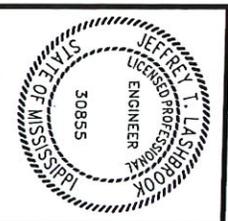
PROPERTY OWNER: CANT FISH A LUCK, LLC 264 DEER CANTON, MS. 38946

TAX MAP #: 083D-19D-089/0100

SOURCE OF TITLE: DEED BOOK 3125 PAGE 122

LATITUDE: N 22° 21' 22.44"

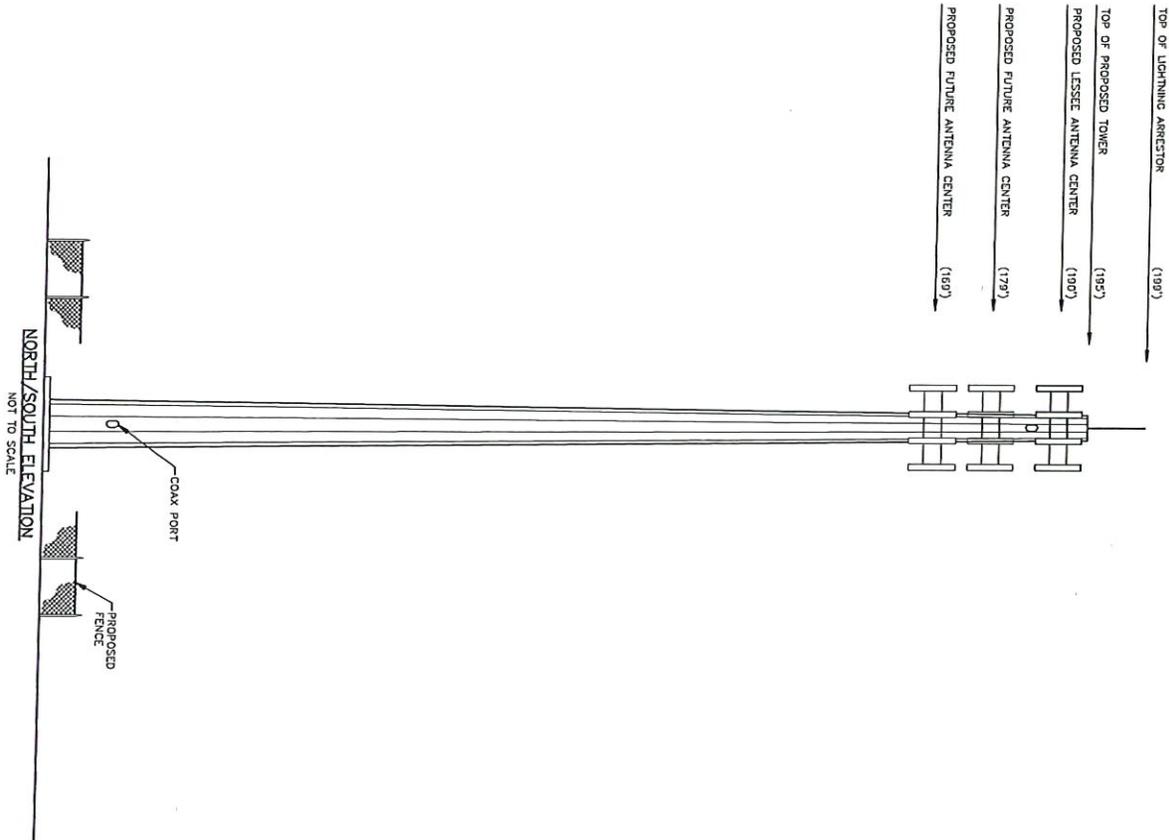
LONGITUDE: W 90° 01' 57.30"



verticalbridge 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487 PHONE (561) 948-5367

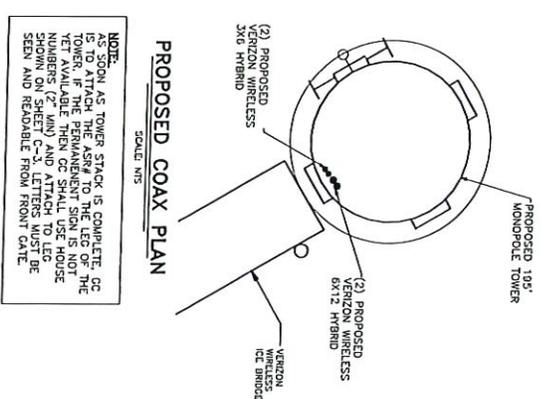
LASHBROOK

PREPARED BY: JEFFREY T. LASHBROOK
 INDEPENDENT STRUCTURAL & CIVIL ENGINEER - SOLE PROPRIETOR
 OFFICE: 2000 W. 15TH AVENUE
 PHONE: (270) 214-3928



NOTE:
GENERAL CONTRACTOR TO REMOVE & REPLACE FROM LIGHTNING ROD SO OVERALL TOWER HEIGHT DOES NOT EXCEED THE HEIGHT AUTHORIZED.

NOTE:
THE ELEVATIONS SHOWN ON THIS SHEET ARE FOR GENERAL PURPOSES ONLY. REFER TO TOWER PLANS FOR TOWER DESIGN.
ROUTE PROPOSED COAXIAL LINES INTERNALLY TO TOWER USING TOP AND BOTTOM COAX PORTS IN TOWER SHELL.
GENERAL CONTRACTOR TO SET ICE-BRIDGE TO RECEIVE A HIGH POINT (47'-9" AOD).



NOTE:
AS SOON AS TOWER STACK IS COMPLETE, GC IS TO ATTACH THE ASKY TO THE LEG OF THE TOWER. THE PERMANENT SIGN IS NOT YET AVAILABLE. THE PERMANENT SIGN IS NOT SHOWN ON SHEET C-5. LETTERS MUST BE SEEN AND READABLE FROM FRONT GATE.

PROPOSED COAX PLAN
SCALE: NTS

NO.	BY	DESCRIPTION	DATE	CHK
A	JL	PRELIMS	10/05/25	JL
B	JL	PRELIMS - RFDS UPDATE	11/18/25	JL
O	JL	ISSUE FOR ZONING	11/24/25	JL

JEFFREY T. LASHBROOK
LICENSED PROFESSIONAL ENGINEER
30855
STATE OF MISSISSIPPI

verticalbridge
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
PHONE (561) 848-1567

LASHBROOK
PREPARED BY
JEFFREY LASHBROOK
INDEPENDENT STRUCTURAL & CIVIL ENGINEER - SOLE PROPRIETOR
DRETHOOD, KENTUCKY 40014
PHONE (270) 244-2028

SITE NAME: DEER FIELD DR MS
LOCATION CODE: US-445-5333
SITE ADDRESS: NEAR 116 BEAVER BEND CANTON, MS, 38946
ARZA: LEASE AREA = 10000 SF
PROPERTY OWNER: GANT FISH & LUCK, LLC
294 BIRCH CANYON, MS 38946
TAX MAP #: 0830-190-086/01.00
PARCEL NUMBER:
SOUND OF TITLE: DEED BOOK 2125 PAGE 122
LATITUDE: N 32° 31' 22.48"
LONGITUDE: W 90° 01' 37.39"

TITLE: TOWER ELEVATIONS
SHEET: C-5
REVISIONS

UNDERLYING LANDOWNER'S PROPERTY AREA DESCRIPTION

Tower Tract

Tract 3: (200 Acres East of Deerfield)

A parcel of land fronting 2202.87 feet on the North side of Yandell Road, containing 200 acres, more or less, lying and being situated in the E1/2 of Section 19 and the W1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the SE corner of Deerfield Phase I as recorded in Cabinet Side 6-38 in the records of the Chancery Clerk of Madison County, Mississippi, thence South for 23.37 feet to a point 30 feet North of the center line of Yandell Road; thence S 86°41'12" E 30 feet from and parallel to said center line for 323.48 feet to the SW corner and point of beginning of the property herein described; thence North 3937.82 feet to a point on a fence line; thence S 86°07'33" E along said fence for 404.82 feet to a point; thence S 86°11'30" E along said fence for 971.87 feet to a fence corner; thence East for 829.38 feet to a point; thence South for 3462.08 feet to a point that is 30 feet North of the center line of said Yandell Road; thence following said line 30 feet North and parallel to said center line; thence N 86°55'37" W for 655.35 feet to a point; thence N 86°16'25" W for 825.80 feet to a point; thence N 86°44'10" W for 885.09 feet to the point of beginning.

Lease and Except

Tract 4: (Deerfield Sewerage Lagoon and fence) A sewerage lagoon containing 8.27 acres, more or less, lying and being situated in the NE 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE fence corner of a sewerage lagoon, said SE corner being 289.19 feet N 42°46'28" W of a set iron pin at the intersection of the center line of Cotton Blossom Road with the East line of said Section 18; thence S 86°47'22" W for 300.05 feet to the SW fence corner of said lagoon; thence N 00°07'37" E for 702.33 feet to the NW fence corner of said lagoon; thence N 86°18'08" E for 408.23 feet to the NE fence corner of said lagoon; thence S 02°31'42" W for 656.68 feet to the point of beginning.

Lease and Except Parcels sold in the following Deeds:

Book 277 of Page 186, Book 277 of Page 264, Book 277 of Page 264, Book 277 of Page 335, Book 278 of Page 595, Book 278 of Page 709, Book 278 of Page 711, Book 278 of Page 713, Book 278 of Page 715, Book 278 of Page 717, Book 278 of Page 719, Book 279 of Page 117, Book 279 of Page 118, Book 279 of Page 121, Book 279 of Page 123, Book 280 of Page 542, Book 281 of Page 223, Book 283 of Page 545, Book 283 of Page 259, Book 289 of Page 394, Book 289 of Page 144, Book 289 of Page 264, Book 289 of Page 564, Book 290 of Page 432, Book 294 of Page 406, Book 296 of Page 13, Book 297 of Page 79, Book 297 of Page 320, Book 298 of Page 19, Book 298 of Page 300, Book 299 of Page 459, Book 300 of Page 487, Book 300 of Page 603, Book 302 of Page 128, Book 302 of Page 221, Book 302 of Page 302, Book 305 of Page 185, Book 305 of Page 373, Book 305 of Page 70, Book 305 of Page 207, Book 307 of Page 343, Book 303 of Page 402, Book 303 of Page 402, Book 303 of Page 476, Book 303 of Page 694, Book 303 of Page 748, Book 310 of Page 714, Book 311 of Page 152, Book 311 of Page 162, Book 311 of Page 533, Book 314 of Page 395, Book 315 of Page 13, Book 318 of Page 87, Book 318 of Page 725, Book 330 of Page 502, Book 331 of Page 356, Book 333 of Page 276, Book 333 of Page 462, Book 334 of Page 53, Book 335 of Page 787, Book 338 of Page 1, Book 339 of Page 784 and Book 340 of Page 252.

Also Lease and Except the following described property:

That parcel conveyed in Warranty Deed recorded in Book 311 of Page 166.
Also Lease and Except the following parcel as described in a Corrected Partial Release of Deed of Trust recorded at Book 3075 of Page 315:

A parcel of land containing 179.89 acres (7,838,081.34 square feet), more or less, being situated in the Eastern 1/2 of Section 19 and in the Western 1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows: Commence at the Southeast Corner of Deerfield Subdivision Phase I (plot recorded in Cabinet B Side 30 in the Office of the Madison County Chancery Clerk), reference to said subdivision being made as a part of this description; run thence South for a distance of 21.37 feet; thence N89°55'49" E for a distance of 189.10 feet to the Point of Beginning for the parcel herein described; from said Point of Beginning, run thence North for a distance of 1241.58 feet; thence N20°00'00" E for a distance of 1535.41 feet; thence N83°00'00" W for a distance of 200.06 feet to the centerline of an existing ditch; thence run along said centerline of ditch N18°19'51" E for a distance of 22.18 feet; thence N37°45'54" E for a distance of 872.70 feet; thence N03°28'51" E for a distance of 836.33 feet; thence N04°58'17" E for a distance of 120.12 feet; thence N04°38'38" W for a distance of 77.85 feet; thence leave said centerline of ditch and run S89°20'32" E for a distance of 268.41 feet to a fence corner; thence S89°47'48" E for a distance of 830.18 feet to a found iron pin marking the Northwest Corner of Tract 3, per that Deed recorded in Book 279 of Page 541; thence South for a distance of 3582.08 feet to the North line of Yandell Road; thence run along said North line N89°02'14" W for a distance of 885.37 feet; thence N86°25'44" W for a distance of 825.78 feet; thence N86°48'18" W for a distance of 636.88 feet; thence S89°54'28" W for a distance of 182.30 feet to the Point of Beginning.

Also Lease and Except the following parcel as described in a Partial Release recorded in Book 2820 of Page 442:

A certain parcel of land lying and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi and being more particularly described as follows: Beginning at the South line of said Northwest 1/4 of the Southwest 1/4 of Section 18 as marked by an old fence and the East right of way of North Old Canton Road having a 100 foot right of way as referenced to in Book 222 of Page 361 and run North 69 degrees 31 minutes East along the South line of said Deed Book 262 of Page 381 as marked by evidence of an old fence 1257.1 feet; add point being 3.3 feet West of a fence corner; thence South 01 degree 21 minutes West along the West line of that property described in Deed Book 282 of Page 361 a distance of 87.1 feet; thence the following bearings and distances: South 46 degrees 25 minutes West 171.4 feet; South 71 degree 24 minutes West 121.3 feet; South 73 degree 08 minutes West 138.7 feet; South 78 degree 07 minutes West 82.2 feet; South 64 degree 55 minutes West 155.8 feet; South 56 degree 43 minutes West 85.1 feet; South 73 degree 44 minutes West 180.4 feet; South 69 degree 23 minutes West 183.4 feet; South 61 degree 15 minutes West 128.7 feet; South 78 degree 48 minutes West 113.9 feet to the afterward East right of way; thence North 00 degree 18 minutes East along said East right of way 621.7 feet to the point of beginning, containing 11.03 acres, more or less.

Also Lease and Except the following parcel as described in a Partial Release of Deed of Trust recorded in Book 3075 of Page 313:

Lot 11, Deerfield, Phase II, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County, Mississippi and being more particularly described as follows: Beginning at the NW corner of Lot 101, Deerfield, Phase II, as recorded in Plot Cabinet B at Side 75, reference to which map or plat is hereby made in aid of and as a part of this description.

Also Lease and Except the parcels described in A, B, C, D, E, and F, hereafter:

A. A certain parcel of land being situated in the Northeast 1/4 of Section 19, 17N-3E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing 1/2" iron pin in an existing fence line marking the Northwest corner of Lot 101, Deerfield, Phase II, a subdivision according to the map or plat thereof, as file and of record in the office of the Chancery Clerk of Madison County, Mississippi, as now recorded in Plot Cabinet D at Side 148; from said Point of Beginning, run thence along said existing fence line the following bearings and distances: North 89 degree 23 minutes 21 seconds East for a distance of 256.58 feet to a point; North 16 degree 20 minutes 22 seconds East for a distance of 2.63 feet to a point; North 87 degree 32 minutes 34 seconds East for a distance of 174.55 feet to a point; North 87 degree 43 minutes 31 seconds East for a distance of 291.27 feet to a point; North 88 degree 37 minutes 09 seconds East for a distance of 487.18 feet to a point; North 89 degree 24 minutes 51 seconds East for a distance of 237.25 feet to a point; South 89 degree 08 minutes 49 seconds East for a distance of 224.09 feet to a point; North 89 degree 40 minutes 59 seconds East for a distance of 533.02 feet to a point; South 89 degree 03 minutes 23 seconds East for a distance of 291.97 feet to a point; South 88 degree 29 minutes 51 seconds East for a distance of 150.06 feet to a point in the center of an existing ditch; leaving said existing fence line, run thence along said centerline of an existing ditch the following bearings and distances: South 04 degree 39 minutes 38 seconds East for a distance of 82.08 feet to a point; South 39 degree 58 minutes 17 seconds West for a distance of 120.12 feet to a point; South 39 degree 28 minutes 51 seconds West for a distance of 836.33 feet to a point; South 37 degree 45 minutes 54 seconds West for a distance of 872.70 feet to a set 1/2" iron pin; leaving said centerline of an existing ditch, run thence North 52 degree 32 minutes 37 seconds West for a distance of 1,233.58 feet to a set 1/2" iron pin; run thence South 20 degree 51 minutes 58 seconds West for a distance of 451.53 feet to a set 1/2" iron pin; run thence North 78 degree 25 minutes 32 seconds West for a distance of 281.22 feet to a set 1/2" iron pin; run thence North 05 degree 22 minutes 30 seconds West for a distance of 607.43 feet to a set 1/2" iron pin; run thence North 89 degree 40 minutes 22 seconds West for a distance of 245.83 feet to an existing 1/2" iron pin marking the Northwest corner of Lot 100 of the afterward Deerfield II; run thence South 52 degree 48 minutes 05 seconds West along the Northern line of said Lot 100 for a distance of 12.48 feet to a set 1/2" iron pin on the Southern right-of-way line of North Deerfield Drive; leaving said Northern line of Lot 100 and said Southern right-of-way line of North Deerfield Drive, run thence North 36 degree 51 minutes 21 seconds West for a distance of 50.00 feet to an existing 1/2" iron pin on South line of the afterward Lot 101, Deerfield II; said point also being on the Northern right-of-way line of said North Deerfield Drive; leaving said South line of Lot 101 and said Northern right-of-way line of North Deerfield Drive, run thence North 53 degree 08 minutes 38 seconds East along the East line of said Lot 101 for a distance of 33.50 feet to an existing 1/2" iron pin; run thence North 03 degree 11 minutes 55 seconds West along said East line of Lot 101 for a distance of 128.74 feet to the Point of Beginning, containing 41.59 acres, more or less.

B. Lot 85, Deerfield Phase 2 according to a plot or map on file in the Office of the Chancery Clerk of Madison County, Mississippi in Plot Cabinet "B" of Side 36, Lease and Except: Planters Point, a subdivision according to a plot or map on file in the office of the Chancery Clerk of Madison County, Mississippi in Plot Cabinet "B" in Side 79 and all property North of said Planters Point.

C. Lot 115, Deerfield Phase II, in Plot Cabinet C at Side 154A, Madison County, MS, and;
D. Lots 7, 8, 11, 13, 15, 17, 23, and 25, Deerfield Phase III, in Plot Cabinet D of Side 147B, Madison County, MS, and;
E. Lots 48, 50, 80, 84, and 89, Deerfield Phase IV, in Plot Cabinet D at Side 148A, Madison County, MS, and;
F. Lots 110 and 112, Deerfield Phase II, in Plot Cabinet D of Side 148A, Madison County, MS.

Access Tract

The land and property which is situated in Madison County, State of Mississippi, described as follows, to wit: Unnumbered lot between Lots 58 & 59, Deerfield, Parcel No: 0830-180-080/00.00 S-7-R-19-08N-03E PPN 24795 Parcel ID No(s): 0830-190-080/01.00 (PPN 24803) - Tower and 0830-180-080/00.00 (PPN: 24795) - Access

This being a portion of the same property conveyed to Con't Fish a Lick, LLC, a Mississippi limited liability company, to Tower Tract from Colonial County Club, Inc., a Mississippi corporation in a Warranty Deed dated September 8, 2014 and recorded September 9, 2014 in Book 3125 Page 122 in Madison County, Mississippi.

This being a portion of the same property conveyed to Con't Fish a Lick, LLC, a Mississippi limited liability company, to Access Tract, from Trustmark National Bank a national banking association in a Outskirts Deed dated March 5, 2024 and recorded March 7, 2024 in Madison County, Mississippi.

Legal Descriptions - SITE and ACCESS

**US-MS-5333 – DEERFIELD SOUTH-CENTRAL, MS
TAX PARCEL 083D-19D-088/01.00 – TAX ASSESSOR'S OFFICE
MADISON COUNTY, MISSISSIPPI
THE TOWERS LLC'S TOWER LEASE AREA DESCRIPTION:**

Property located in the Southeast Quarter of Section 19, Township 20 North, Range 8 North, Madison County, Mississippi, being more particularly described as follows:

Beginning at a capped "MS PLS #02610" iron pin set at the south corner of The Towers LLC's tower lease area located at Mississippi State Plane (West Zone) NAD 83 Grid Coordinate North 1,099,581.95, East 2,390,970.64, said iron pin being North 00 degrees 45 minutes 41 seconds East, 282.79 feet from an iron pipe found representing the northeast corner of Lot No. 58 of Deerfield, Phase I Subdivision, of record in Plat Book "B", Slide 36-A, of the Circuit Court Clerk's Office of Madison County, Mississippi;

Thence, North 30 degrees 40 minutes 32 seconds West, 1000.00 feet to a capped "MS PLS #02610" iron pin set at the west corner of The Towers LLC's tower lease area;

Thence, North 59 degrees 19 minutes 28 seconds East, 100.00 feet to a capped "MS PLS #02610" iron pin set at the north corner of The Towers LLC's tower lease area;

Thence, South 30 degrees 40 minutes 32 seconds East, 100.00 feet to a capped "MS PLS #02610" iron pin set at the east corner of The Towers LLC's tower lease area;

Thence, South 59 degrees 19 minutes 28 seconds West, 100.00 feet to the point of beginning, containing 10,000 square feet, (0.230 acres).

Being a portion of the property conveyed to Can't Fish a Lick, LLC, a Mississippi limited liability company, from Colonial Country Club, Inc, a Mississippi corporation, of record in Book 3125, Page 122, of the Circuit Court Clerk's Office of Madison County, Mississippi.

UNDERLYING LANDOWNER'S PROPERTY AREA DESCRIPTION

Tower Tract

Tract 3: (200 Acres East of Deerfield)

A parcel of land fronting 2208.27 feet on the North side of Yandell Road, containing 200 acres, more or less, being situated in the E1/2 of Section 18 and the W1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the SE corner of Deerfield Phase 1 as recorded in Cabinet Side B-38 in the records of the Chancery Clerk of Madison County, Mississippi, thence South for 23.37 feet to a point 30 feet North of the center line of Yandell Road; thence S 89°41'10" E 30 feet from and parallel to said center line for 323.48 feet to the SW corner and point of beginning of the property herein described; thence North 3937.62 feet to a point on a fence line; thence S 89°57'35" E along said fence for 404.82 feet to a point; thence S 89°11'30" E along said fence for 971.87 feet to a fence corner; thence East for 829.36 feet to a point; thence South for 3662.06 feet to a point that is 30 feet North of the center line of said Yandell Road (the following calls being 30 feet North and parallel to said center line) thence N 85°58'37" W for 655.36 feet to a point; thence N 85°18'25" W for 825.80 feet to a point; thence N 85°44'10" W for 695.09 feet to the point of beginning.

Less and Except:

Tract 4: (Deerfield Sewerage Lagoon and fences) A sewerage lagoon containing 6.27 acres, more or less, being and being situated in the NE 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE fence corner of a sewerage lagoon, said SE corner being 288.19 feet N 42°46'28"W of a set iron pin at the intersection of the center line of Cotton Blossom Road with the East line of said Section 18; thence S 85°17'22" W for 300.06 feet to the SW fence corner of said lagoon; thence N 00°07'37"E for 702.33 feet to the NW fence corner of said lagoon; thence N 85°18'08"E for 408.23 feet to the NE fence corner of said lagoon; thence S 02°31'42"W for 696.68 feet to the point of beginning.

Less and Except Parcels sold in the following Deeds:

Book 277 of Page 189, Book 277 of Page 264, Book 277 of Page 266, Book 277 of Page 338, Book 278 of Page 595, Book 278 of Page 709, Book 278 of Page 711, Book 278 of Page 713, Book 278 of Page 715, Book 278 of Page 717, Book 278 of Page 719, Book 279 of Page 117, Book 279 of Page 119, Book 279 of Page 121, Book 279 of Page 123, Book 280 of Page 542, Book 281 of Page 223, Book 283 of Page 545, Book 283 of Page 258, Book 289 of Page 390, Book 290 of Page 148, Book 289 of Page 284, Book 289 of Page 566, Book 290 of Page 432, Book 294 of Page 496, Book 295 of Page 15, Book 297 of Page 79, Book 297 of Page 325, Book 298 of Page 19, Book 298 of Page 300, Book 299 of Page 59, Book 300 of Page 497, Book 300 of Page 603, Book 302 of Page 126, Book 302 of Page 221, Book 302 of Page 302, Book 305 of Page 185, Book 305 of Page 375, Book 306 of Page 70, Book 306 of Page 207, Book 307 of Page 343, Book 303 of Page 400, Book 303 of Page 402, Book 303 of Page 476, Book 303 of Page 696, Book 303 of Page 746, Book 310 of Page 715, Book 311 of Page 152, Book 311 of Page 162, Book 311 of Page 533, Book 314 of Page 398, Book 315 of Page 13, Book 318 of Page 87, Book 318 of Page 725, Book 330 of Page 502, Book 331 of Page 356, Book 333 of Page 276, Book 333 of Page 462, Book 334 of Page 53, Book 335 of Page 787, Book 336 of Page 1, Book 339 of Page 764 and Book 340 of Page 252.

Also Less and Except the following described property:

The parcel conveyed in Warranty Deed recorded in Book 311 of Page 164.

Also Less and Except the following parcel as described in a Corrected Partial Release of Deed of Trust recorded at Book 3075 of Page 315:

A parcel of land containing 178.89 acres (7,835,081.54 square feet), more or less, being situated in the Eastern 1/2 of Section 19 and in the Western 1/2 of Section 20, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows: Commence at the Southeast Corner of Deerfield Subdivision Phase 1 (plot recorded in Cabinet B Side 30 in the Office of the Madison County Chancery Clerk), reference to said subdivision being made as a part of this description; run thence South for a distance of 23.37 feet; thence N89°55'48"E for a distance of 189.10 feet to the Point of Beginning for the parcel herein described; from said Point of Beginning, run thence North for a distance of 1241.69 feet; thence N20°00'00"E for a distance of 1535.41 feet; thence N83°00'00"W for a distance of 200.06 feet to the centerline of an existing ditch; thence run along said centerline of ditch N16°19'51"E for a distance of 22.16 feet; thence N37°45'54"E for a distance of 872.70 feet; thence N38°28'51"E for a distance of 636.33 feet; thence N39°58'17"E for a distance of 120.12 feet; thence N43°36'38"W for a distance of 77.65 feet; thence leave said centerline of ditch and run S89°20'32"E for a distance of 288.41 feet to a fence corner; thence S89°47'49"E for a distance of 830.18 feet to a found iron pin marking the Northeast Corner of Tract 3, per that Deed recorded in Book 275 of Page 541; thence South for a distance of 3962.06 feet to the North line of Yandell Road; thence run along said North line N89°02'14"W for a distance of 665.37 feet; thence N89°25'24"W for a distance of 825.78 feet; thence N85°48'18"W for a distance of 636.88 feet; thence S85°54'28"W for a distance of 182.39 feet to the Point of Beginning.

Also Less and Except the following parcel as described in a Partial Release recorded in Book 2820 of Page 462:

A certain parcel of land being and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described as follows: Beginning at the Intersection of the South line of said Northwest 1/4 of the Southwest 1/4 of Section 18 as marked by an old fence and the East right of way of North Old Canton Road having a 100 foot right of way as referenced to in Deed Book 262 of Page 381 and run North 89 degrees 21 minutes East along the South line of said Deed Book 262 at Page 381 as marked by evidence of an old fence 125.1 feet, said point being 3.3 feet West of a fence corner thence South 00 degrees 23 minutes West along the West line of that property described in Deed Book 262 of Page 381 a distance of 87.1 feet; thence the following bearings and distances: South 48 degrees 25 minutes West 171.4 feet; South 71 degrees 24 minutes West 121.3 feet; South 73 degrees 08 minutes West 138.7 feet; South 78 degrees 07 minutes West 82.2 feet; South 64 degrees 55 minutes West 155.8 feet; South 58 degrees 43 minutes West 88.1 feet; South 73 degrees 44 minutes West 198.4 feet; South 68 degrees 23 minutes West 183.4 feet; South 81 degrees 15 minutes West 129.7 feet; South 78 degrees 49 minutes West 113.9 feet to the aforesaid East right of way; thence North 00 degrees 10 minutes East along said East right of way 821.7 feet to the point of beginning, containing 11.03 acres, more or less.

Also Less and Except the following parcel as described in a Partial Release of Deed of Trust recorded in Book 3075 of Page 313:

Lot 11, Deerfield, Phase II, a subdivision according to a map or plot thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, recorded in Plot Cabinet B at Side 75, reference to which map or plot is hereby made in aid of and as a part of this description.

Also Less and Except the parcels described in A, B, C, D, E, and F, hereafter.

A. A certain parcel of land being situated in the Northeast 1/4 of Section 18, T8N-R3E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing 1/2" iron pin in an existing fence line marking the Northeast corner of Lot 101, Deerfield II, a subdivision according to the map or plot thereof, as file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plot Cabinet B at Side 149; from said Point of Beginning, run thence along said existing fence line the following bearings and distances: North 89 degrees 23 minutes 21 seconds East for a distance of 358.58 feet to a point; North 16 degrees 50 minutes 22 seconds East for a distance of 2.83 feet to a point; North 87 degrees 32 minutes 34 seconds East for a distance of 174.55 feet to a point; North 87 degrees 43 minutes 31 seconds East for a distance of 291.27 feet to a point; North 88 degrees 37 minutes 09 seconds East for a distance of 487.18 feet to a point; North 89 degrees 24 minutes 51 seconds East for a distance of 237.25 feet to a point; South 89 degrees 09 minutes 48 seconds East for a distance of 224.09 feet to a point; North 89 degrees 40 minutes 59 seconds East for a distance of 533.02 feet to a point; South 89 degrees 03 minutes 23 seconds East for a distance of 291.97 feet to a point; South 88 degrees 29 minutes 51 seconds East for a distance of 150.08 feet to a point in the center of an existing ditch; leaving said existing fence line, run thence along said centerline of an existing ditch the following bearings and distances: South 04 degrees 38 minutes 38 seconds East for a distance of 82.08 feet to a point; South 39 degrees 58 minutes 17 seconds West for a distance of 120.12 feet to a point; South 38 degrees 28 minutes 51 seconds West for a distance of 636.33 feet to a point; South 37 degrees 43 minutes 54 seconds West for a distance of 872.70 feet to a set 1/2" iron pin; leaving said centerline of an existing ditch, run thence North 52 degrees 32 minutes 37 seconds West for a distance of 1,233.58 feet to a set 1/2" iron pin; run thence South 20 degrees 51 minutes 58 seconds West for a distance of 453.53 feet to a set 1/2" iron pin; run thence North 78 degrees 25 minutes 32 seconds West for a distance of 283.22 feet to a set 1/2" iron pin; run thence North 05 degrees 22 minutes 30 seconds West for a distance of 607.43 feet to a set 1/2" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 245.83 feet to an existing 1/2" iron pin marking the Northwest corner of Lot 100 of the aforesaid Deerfield II; run thence South 52 degrees 48 minutes 05 seconds West along the Northern line of said Lot 100 for a distance of 12.48 feet to a set 1/2" iron pin on the Southern right-of-way line of North Deerfield Drive; leaving said Northern line of Lot 100 and said Southern right-of-way line of North Deerfield Drive, run thence North 36 degrees 51 minutes 21 seconds West for a distance of 50.00 feet to an existing 1/2" iron pin on South line of the aforesaid Lot 101, Deerfield II; said point also being on the Northern right-of-way line of said North Deerfield Drive; leaving said South line of Lot 101 and said Northern right-of-way line of North Deerfield Drive, run thence North 53 degrees 08 minutes 39 seconds East along the East line of said Lot 101 for a distance of 33.50 feet to an existing 1/2" iron pin; run thence North 03 degrees 11 minutes 55 seconds West along said East line of Lot 101 for a distance of 126.74 feet to the Point of Beginning, containing 41.59 acres, more or less.

B. Lot 65, Deerfield Phase 2 according to a plot or map on file in the Office of the Chancery Clerk of Canton, Madison County, Mississippi in Plot Cabinet B at Side 38, Less and Except Planters Point, a subdivision according to a plot or map on file in the office of the Chancery Clerk of Canton, Madison County, Mississippi in Plot Cabinet D at Side 79 and all property North of said Planters Point.

C. Lot 125, Deerfield Phase II, in Plot Cabinet C at Side 15A, Madison County, MS; and,

D. Lots 7, 8, 11, 13, 15, 17, 23, and 25, Deerfield Phase II, in Plot Cabinet D at Side 147B, Madison County, MS; and,

E. Lots 48, 50, 80, 84, and 89, Deerfield Phase II, in Plot Cabinet D at Side 148A, Madison County, MS; and,

F. Lots 110 and 112, Deerfield Phase II, in Plot Cabinet D at Side 148A, Madison County, MS.

Access Tract

The land and property which is situated in Madison County, State of Mississippi, described as follows, to wit: Unsubmerged lot between Lots 68 & 69, Deerfield, Parcel No. 0630-190-080/00.00 S-T-8-19-08N-03E PFW 24795 Parcel ID No(s): 0630-190-080/01.00 (PFW 24803) - Tower and 0630-190-080/00.00 (PFW 24795) - Access

This being a portion of the same property conveyed to Con'l Fish a Lick, LLC, a Mississippi limited liability company, a to Tower Tract from Colonial County Club, Inc., a Mississippi corporation in a Warranty Deed dated September 8, 2014 and recorded September 9, 2014 in Book 3125 Page 122 in Madison County, Mississippi.

This being a portion of the same property conveyed to Con'l Fish a Lick, LLC, a Mississippi limited liability company, as to Access Tract, from Trustmark National Bank a national banking association in a Outright Deed dated March 5, 2024 and recorded March 7, 2024 in Madison County, Mississippi.

**US-MS-5333 – DEERFIELD SOUTH-CENTRAL, MS
TAX PARCEL 083D-19D-088/01.00 & 083D-19D-080/00.00 – TAX ASSESSOR'S
OFFICE - MADISON COUNTY, MISSISSIPPI
THE TOWERS LLC'S VARIABLE WIDTH JOINT ACCESS AND UTILITY
EASEMENT AREA DESCRIPTION:**

Being a variable width joint access and utility easement extending from the north margin of Beaver Bend to the southwest margin of The Towers LLC's tower lease area, being more particularly described as follows:

Beginning at a point in the north margin of Beaver Bend located at Mississippi State Plane (West Zone) NAD 83 Grid Coordinate North 1,099,146.24, East 2,390,829.26, said point being South 41 degrees 58 minutes 54 seconds West, 205.75 feet from an iron pipe found representing the northeast corner of Lot No. 58 of Deerfield, Phase I Subdivision, of record in Plat Book "B", Slide 36-A, of the Circuit Court Clerk's Office of Madison County, Mississippi;

Thence, with the north margin of Beaver Bend, South 52 degrees 51 minutes 23 seconds West, 32.66 feet to a point;

Thence, leaving the north margin of Beaver Bend, North 13 degrees 51 minutes 06 seconds West, 178.83 feet to a point;

Thence, along a curve to the right with a central angle of 14 degrees 49 minutes 07 seconds, a radius of 415.00 feet, and a chord bearing of North 6 degrees 26 minutes 33 seconds West, 107.04 feet, a total distance of 107.33 feet to a point;

Thence, North 00 degrees 58 minutes 01 second East, 84.12 feet to a point;

Thence, along a curve to the right with a central angle of 58 degrees 21 minutes 27 seconds, a radius of 65.00 feet, and a chord bearing of North 30 degrees 08 minutes 45 seconds East, 63.38 feet, a total distance of 66.21 feet to a point;

Thence, North 59 degrees 19 minutes 28 seconds East, 151.18 feet to a point;

Thence, North 30 degrees 40 minutes 32 seconds West, 35.00 feet to a point;

Thence, North 59 degrees 19 minutes 28 seconds East, 30.00 feet to a capped "MS PLS #02610" iron pin set at the west corner of The Towers LLC's tower lease area;

Thence, with the southwest margin of The Towers LLC's tower lease area, South 30 degrees 40 minutes 32 seconds East, 1000.00 feet to a capped "MS PLS #02610" iron pin set at the south corner of The Towers LLC's tower lease area;

Thence, leaving the southwest margin of The Towers LLC's tower lease area, South 59 degrees 19 minutes 28 seconds West, 30.00 feet to a point;

Thence, North 30 degrees 40 minutes 32 seconds West, 35.00 feet to a point;

Thence, South 59 degrees 19 minutes 28 seconds West, 151.18 feet to a point;

Thence, along a curve to the left with a central angle of 58 degrees 21 minutes 27 seconds, a radius of 35.00 feet, and a chord bearing of South 30 degrees 08 minutes 45 seconds West, 34.13 feet, a total distance of 35.65 feet to a point;

Thence, South 00 degrees 58 minutes 01 second West, 84.12 feet to a point;

Thence, along a curve to the left with a central angle of 14 degrees 49 minutes 07 seconds, a radius of 385.00 feet, and a chord bearing of South 6 degrees 26 minutes 33 seconds East, 99.30 feet, a total distance of 99.58 feet to a point;

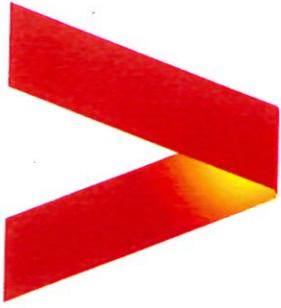
Thence, South 13 degrees 51 minutes 06 seconds East, 165.92 feet to the point of beginning, containing 19,862 square feet, (0.456 acres).

Being a portion of the property conveyed to Can't Fish a Lick, LLC, a Mississippi limited liability company, from Colonial Country Club, Inc, a Mississippi corporation, of record in Book 3125, Page 122, of the Circuit Court Clerk's Office of Madison County, Mississippi.

EXHIBIT "A"

4.4 ACRES IN SE CORNER OF E ½ SE 1/4 SE 1/4 SE 1/4, SECTION 24, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.

MADISON COUNTY, MISSISSIPPI
I CERTIFY THIS INSTRUMENT WAS FILED ON 4/20/2023 10:58:04 AM AND RECORDED IN W BOOK:4322 PAGE:242



**Verizon Wireless Proposed
"Deer Field Dr_CGC_MS" macro site
Madison County, MS**

“Safe Harbor” Statement

In this presentation we have made forward-looking statements. These statements are based on our estimates and assumptions and are subject to risks and uncertainties. Forward-looking statements include the information concerning our possible or assumed future results of operations. Forward-looking statements also include those preceded or followed by the words “anticipates,” “assumes,” “believes,” “estimates,” “expects,” “forecasts,” “hopes,” “intends,” “plans,” “targets” or similar expressions. For those statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. We undertake no obligation to revise or publicly release the results of any revision to these forward-looking statements, except as required by law. Given these risks and uncertainties, readers are cautioned not to place undue reliance on such forward-looking statements. The following important factors, along with those discussed in our filings with the Securities and Exchange Commission (the “SEC”), could affect future results and could cause those results to differ materially from those expressed in the forward-looking statements: the effects of competition in the markets in which we operate, including the inability to successfully respond to competitive factors such as prices, promotional incentives and evolving consumer preferences; failure to take advantage of, or respond to competitors’ use of, developments in technology, including artificial intelligence, and address changes in consumer demand; performance issues or delays in the deployment of our 5G network resulting in significant costs or a reduction in the anticipated benefits of the enhancement to our networks; the inability to implement our business strategy; adverse conditions in the U.S. and international economies, including inflation and changing interest rates in the markets in which we operate; changes to international trade and tariff policies and related economic and other impacts; cyberattacks impacting our networks or systems and any resulting financial or reputational impact; damage to our infrastructure or disruption of our operations from natural disasters, extreme weather conditions, acts of war, terrorist attacks or other hostile acts and any resulting financial or reputational impact; disruption of our suppliers’ or vendors’ provisioning of products or services, including as a result of geopolitical factors, natural disasters or extreme weather conditions; material adverse changes in labor matters and any resulting financial or operational impact; damage to our reputation or brands; the impact of public health crises on our business, operations, employees and customers; changes in the regulatory environment in which we operate, including any increase in restrictions on our ability to operate our networks or businesses; allegations regarding the release of hazardous materials or pollutants into the environment from our, or our predecessors’, network assets and any related government investigations, regulatory developments, litigation, penalties and other liability, remediation and compliance costs, operational impacts or reputational damage; our high level of indebtedness; significant litigation and any resulting material expenses incurred in defending against lawsuits or paying awards or settlements; an adverse change in the ratings afforded our debt securities by nationally accredited ratings organizations or adverse conditions in the credit markets affecting the cost, including interest rates, and/or availability of further financing; significant increases in benefit plan costs or lower investment returns on plan assets; changes in tax laws or regulations, or in their interpretation, or challenges to our tax positions, resulting in additional tax expense or liabilities; changes in accounting assumptions that regulatory agencies, including the SEC, may require or that result from changes in the accounting rules or their application, which could result in an impact on earnings; and risks associated with mergers, acquisitions, divestitures and other strategic transactions, including our ability to consummate the proposed acquisition of Frontier Communications Parent, Inc. and obtain cost savings, synergies and other anticipated benefits within the expected time period or at all.

As required by SEC rules, we have provided a reconciliation of the non-GAAP financial measures included in this presentation to the most directly comparable GAAP measures in materials on our website at www.verizon.com/about/investors.



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

© 2025 Verizon

To Whom It May Concern:

In my role as a Radio Frequency Engineer for Verizon Wireless (hereinafter "Verizon," I am writing to you for and on behalf of Verizon in support of the SHPO applications to build a new site called "Deer Field Dr_CGC_MS" (Deer Field Dr.).

The Deer Field Dr. macro site would be a 195-foot Monopole facility located at 32.5229114, -90.0270521 (*Address TBD*). This new build macro site is required to offload wireless traffic currently being served by Verizon's existing on-air macro sites to the west and south of the proposed Deer Field Dr. macro site that has been exhausted with heavy usage stemming from massive expansion in customer demand in recent years. To keep up with the voice and data demand, Verizon engineers perform upgrades on the existing cell sites to maintain reliable service. Despite our best efforts to maintain capacity, our growth forecasts show that we have reached a point where installing additional coverage and capacity solutions is necessary.

The main objectives are to improve coverage as well as augment capacity constraints on the existing macros that serve the area. The objective area is outlined on slide 6, and consists of the residential neighborhoods to the east and west of N Old Canton Road as well as those south of Yandell Road.

By building the new site, Verizon will, as shown by the attached propagation maps:

1. Offload usage from the surrounding Verizon macro sites. Internal tools indicate high traffic in the residential neighborhoods in the outlined objective area.
2. Improve service levels in the residential areas where coverage is currently marginal. Slides 7 and 8 illustrate the increase in coverage with the Deer Field Dr. site built in the current proposed location.
3. Improve throughput to existing heavy data users. The new site will be built with our latest 5G technologies, and provides Fixed Wireless Access (FWA) for home internet use. The new site will also help to offload users who are currently on the edge of the existing macros, which will greatly improve their overall experience.



Verizon's wireless design engineers establish search area criteria in order to effectively meet coverage objectives as well as offload existing Verizon cell sites. When met, the criterion also reduces the need for a new site to cover the area in the immediate future. Each cellular site covers a limited area, depending on site configuration and the surrounding terrain. Cell sites are built in an interconnected network, which means each cell site must be located so that their respective coverage areas are contiguous. This provides uninterrupted communications throughout the coverage area.

Verizon cares about the communities as well as the environment and prefers to collocate on existing structures when available. Verizon Wireless is currently collocated on some existing structures in the area and prefers collocation due to reduced construction costs, faster deployment, and environmental protection.

Verizon's SP and RF teams reviewed all available collocation opportunities in the area and conducted a site visit. The RF team analyzed detailed coverage data and discussed the performance of each collocation tower with Verizon's internal teams. However, Verizon was unable to identify a suitable collocation structure in the search area to enhance coverage and capacity. Therefore, Verizon needs to establish a new facility as close to the objective area as possible, which is the current candidate. This new facility will enhance coverage for customers with weak signals and improve wireless traffic efficiency, resulting in better service for users in the area. After selecting the candidate location, Verizon's RF engineering team analyzes the coverage requirement using a coverage prediction tool and determines the minimum antenna RAD height required. The 195 ft tower with a 190 ft RAD CL is required for this new build macro.

The attached propagation maps (slides 7 and 8) illustrate the current coverage in this area and how the proposed Deer Field Dr. macro site would enhance coverage. These propagation maps were prepared using Verizon's proprietary computer modeling to measure both existing radio frequency coverage and the coverage that would result from the construction of the Deer Field Dr. macro site.

As a part of this analysis, two existing ATC sites were taken into consideration, but ruled out. Both sites are located outside of the objective area and would not serve our customers as well as the currently location at 32.5229 114, -90.0270521. Slides 9 and 10 illustrate the differences in coverage plots between the ATC candidates and our proposed location. Both slides prove that the current candidate located at 32.5229 114, -90.0270521 serves the area better for our customers.



The proposed site has been designed and shall be constructed and operated in a manner that satisfies the regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

RF emission readings at these sites in the accessible areas will be well below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The sites will carry appropriate RF emission signage to contractors entering the site area. These sites will transmit frequencies within the licensed frequency bands and the power limitations set by the FCC regulatory authority. The sites will go through a complete, rigorous regulatory process before they come on-air to provide service.

Regards,

Adam McElveen

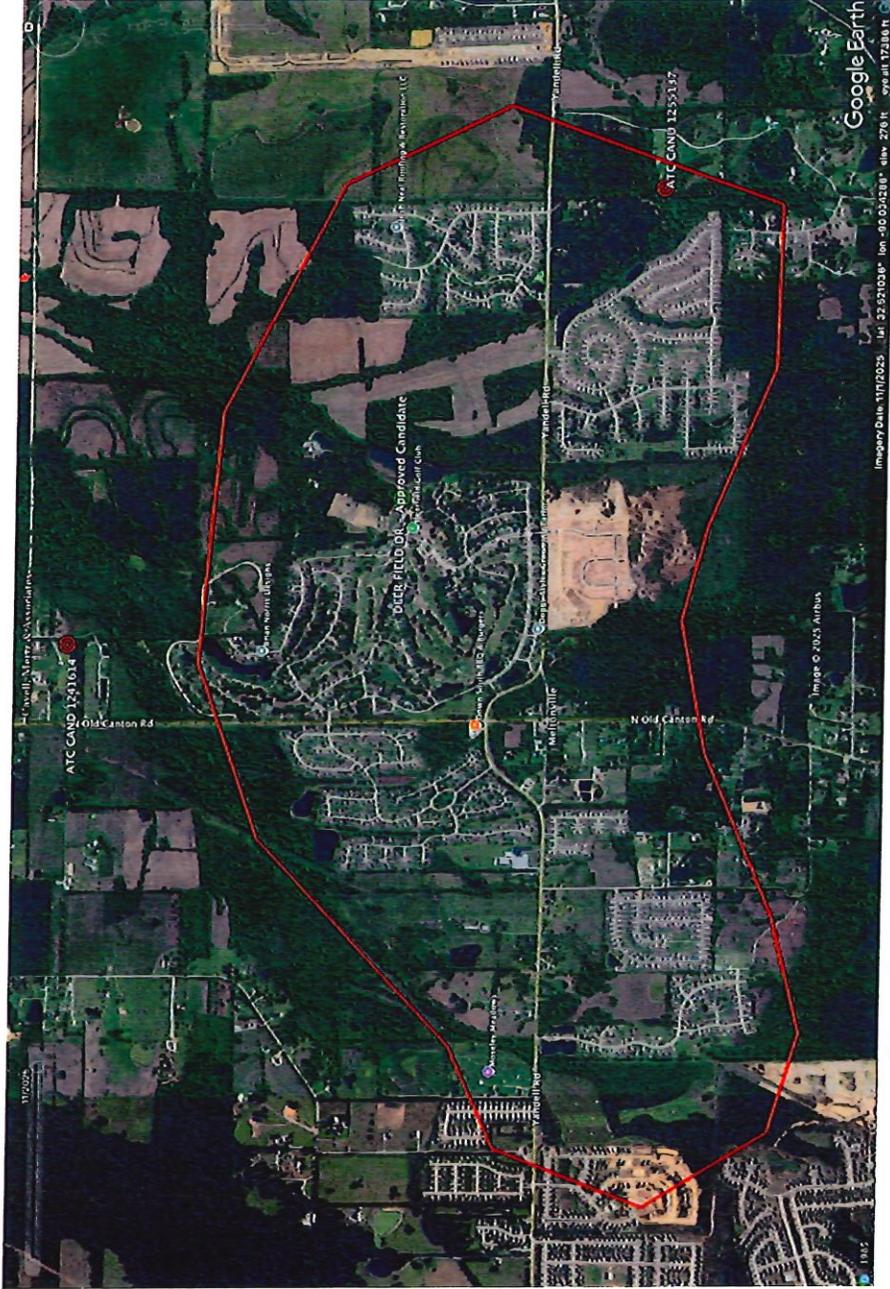
**Principal Engineer Radio Frequency
Network-System Performance
Central Gulf Coast**



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

© 2015 Verizon

Coverage Objective Area



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited. © 2025 Verizon



Existing Coverage



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

© 2025 Verizon

Coverage with Deer Field Dr.



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

© 2025 Verizon

