

Permit No 961216

PERMIT ISSUED

Permit Issued: DEC 12 1996

CITY OF PORTLAND

Location of Construction: 188 Warren Ave
 Owner: Morin, Leonard & Frances
 Phone:
 Business Name:
 Leasee/ ~~Buyer~~: Sprint Spectrum
 Address: 135 Commerce Way, Suite 200
 Phone: 603-422-6033/David Portsmouth, NH, 03801
 COST OF WORK: \$ 150,000.00
 PERMIT FEE: \$ 50.00/770.
 FIRE DEPT. Approved Denied
 INSPECTION:
 Use Group:
 Type:
 Signature:
 Signature:
 PEDESTRIAN ACTIVITIES DISTRICT (PAD)
 Action:
 Approved with Conditions:
 Approved
 Denied

Zone: ~~L-2~~ CBL: 295-G-006
 Zoning Approval:
 Special Zone or Reviews:
 Shoreland Shall meet
 Wetland FAA Reg.
 Flood Zone
 Subdivision
 Site Plan major minor mm

Proposed Project Description:
 Interpretation Appeal
 Erect 180' Monopole Tower
 Construct 7 x 9 Equipment Platform
 Permit Taken By: Mary Gresik
 Date Applied For: 07 November 1996

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation 11/21/96
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 12/9/96

CEO DISTRICT 4 *A Peters*

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

APPEAL SUSTAINED 11/21/96

PERMIT ISSUED WITH LETTER

David P. Littell
 Sprint Spectrum
 c/o Pierce Atwood
 1 Monument Sq
 Portland, ME 04101
 791-1300

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *for Sprint Spectrum by DAVID P. LITTELL* ADDRESS: 09 Dec 96 - Permit Routed
 DATE: 07 November 1996 PHONE:
 RESPONSIBLE PERSON IN CHARGE OF WORK/TITLE: David P. Littell
 Michael Polakewich/Sprint Spectrum 02 Dec 96
 PHONE:
 White-Permit-Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

07 November 1996

09 Dec 96 - Permit Routed

07 November 1996

02 Dec 96

Location of Construction: 166 Warren Ave
 Owner: Morin, Leonard & Frances
 Phone:
 Permit No: **961216**

Owner Address: 188 Warren Ave Fld, NE 04103
 Lease/Buyer's Name: Sprint Spectrum
 Phone: 803-422-6033/David
 Business Name:
 Contractor Name: Sprint Spectrum
 Address: 135 Commerce Way, Suite 200
 Phone: 603-882-0380
 Permit Issued: **DEC 12 1996**
 CITY OF PORTLAND
 Zone: CBL: 293-C-006

Proposed Use:
 COST OF WORK: \$ 150,000.00
 PERMIT FEE: \$ 50.00/770.
 FIRE DEPT. Approved Denied
 INSPECTION: Use Group: Type:
 Signature:
 PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)
 Action: Approved Denied Denied

Proposed Project Description:
 Interpretation Appeal
 Erect 180' Monopole Tower
 Construct 7.5x5 Equipment Platform

Permit Taken By: Eddy Gresik
 Date Applied For: 07 November 1996

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

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11/21/96
APPEAL SUSTAINED

PERMIT ISSUED WITH LETTER

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David P. Littell
 Sprint Spectrum
 c/o Pierc & Atwood
 1 Monument Sq
 Portland, ME 04101
 791-1300

09 Dec 96 - Permit Routed
 07 November 1996

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: _____ PHONE: _____
 David P. Littell
 Michael Polakewich/Sprint Spectrum
 02 Dec 96

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

2.18.97 LOCATION VERIFIED UTILIZING INFORMATION PROVIDED BY CONTRACTOR. MAINE DRILLING & BUSTING HAS BUSTED LEDGE, AND USED DRILLING RIG TO DRILL DOWNER HOLES TO AN ADDITIONAL 8'-0" DEPTH AND GROUTED W/ GYAR-GROUT 212 PRODUCT. INSTALLING INTERIOR BASE REINFORCING. (NEED TO SUBMIT MONROE'S FOUNDATION DESIGN.) (STAMPED BY P.F.E.) (REBUILT IN N.H.) PUTTING UP FORMS FOR WALLS.

ok to pour

3/10/97 contractor has back filed. Not on site.

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

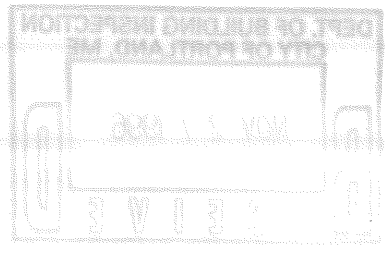
AFFIDAVIT

City of Portland, Maine -- Planning Department

I, Leonard Morin, with an address of 188 Warren Avenue, hereby authorize Sprint Spectrum to apply for the necessary approvals associated with the installation of a communications tower and related equipment to be placed on the above referenced property.

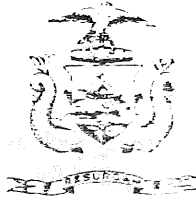
10 / 24 / 96
Date

Leonard Morin
Leonard Morin



11/27/96

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 27 1996
RECEIVED



CITY OF PORTLAND

December 9, 1996

Nancy Bozenhard
135 Commerce Way Suite 200
Portsmouth, NH 03801

Re: 188 Warren Avenue Communication Tower

Dear Ms. Bozenhard:

On December 5, 1996 the Portland Planning Authority granted minor site plan approval for the proposed communications structures on Warren Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

n/a

n/a

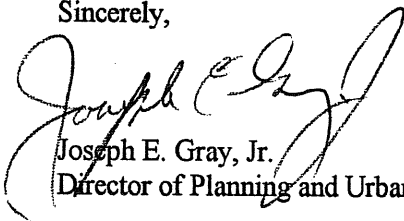
O:\PLAN\ORDAMEND\RADIO\188WRN.SAP

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: April 29, 1997

RE: Request for Certificate of Occupancy
Sprint Spectrum Communications Tower Site Plan
188 Warren Ave.

On April 28, 1997 I reviewed the site for conformance with the site plan approval dated 12/5/96. My comments are as follows:

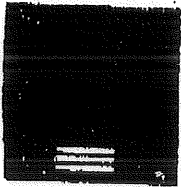
1. The configuration of the fence and the alignment of the overhead power to the site is different from the approved site plan. Recommend that the site plan be revised and submitted to the city to show the as-built location of the fence and the overhead power.
2. There is a steep short embankment between the fence and the last utility pole servicing the site that has not been stabilized. It should be loamed, seeded and mulched.

It is my opinion that a temporary certificate of occupancy could be issued assuming that Code Enforcement has no outstanding issues.

James T. Wendel, P.E.

c: Sarah Hopkins, Planning Department

JN1350.10188wrren.doc



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
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MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

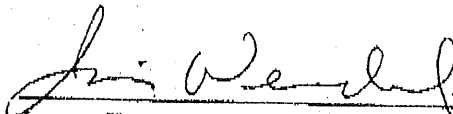
DATE: April 29, 1997

RE: Request for Certificate of Occupancy ✓ NOT REQ'D.
Sprint Spectrum Communications Tower Site Plan
188 Warren Ave.

On April 28, 1997 I reviewed the site for conformance with the site plan approval dated 12/5/96. My comments are as follows:

1. The configuration of the fence and the alignment of the overhead power to the site is different from the approved site plan. Recommend that the site plan be revised and submitted to the city to show the as-built location of the fence and the overhead power.
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It is my opinion that a temporary certificate of occupancy could be issued assuming that Code Enforcement has no outstanding issues.


James T. Wendel, P.E.

c: Sarah Hopkins, Planning Department

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 12, 1996

Sprint Spectrum
135 Commerce Way
Portsmouth, N.H. 03801-3263

RE: 188 Warren Ave.

Dear Sir,

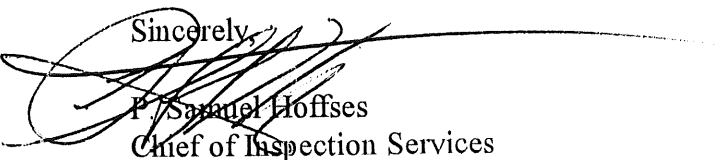
Your application to erect a 180' Monopole Tower with a 7' x 9' platform been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection : Approved. M. Schmuckal
Development Review Coordinator : Approved S. Hopkins
Planning Div. Approved : S. Hopkins
Fire Dept. : Approved: Lt. Mc Dougall

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal , S. Hopkins, Lt. Mc Dougall



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

96112601

I. D. Number

Applicant Sprint Spectrum
135 Commerce Way, Suite 200

26 November 1996
Application Date

Applicant's Mailing Address Portsmouth, NH 03801

Project Name/Description

Consultant/Agent Nancy Bozenhard
Nancy Bozenhard - Patriot Field Svcs

188 Warren Ave
Address of Proposed Site 295-G-006

Applicant or Agent Daytime Telephone, Fax
637-2180 Nancy - Contact

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Communication Tower

64,000 Sq Ft
Proposed Building Square Feet or # of Units Acreage of Site I-2
Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marya Schmuckel

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 12/1/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 188 Warren Ave



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

96112601

I. D. Number

Applicant Sprint Spectrum
135 Commerce Way, Suite 200

26 November 1996
Application Date

Applicant's Mailing Address Portsmouth, NH 03801

Project Name/Description

Consultant/Agent Nancy Bozenhard - Patriot Field Svcs

188 Warren Ave
Address of Proposed Site
295-G-006

Applicant or Agent Daytime Telephone, Fax
637-2180 Nancy - Contact

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Communication Tower

Proposed Building Square Feet or # of Units 64,000 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 11/26/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

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- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
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| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 188 Warren Ave



(207) 637-3637

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

96112601

I. D. Number

Applicant Sprint Spectrum
135 Commerce Way, Suite 200

16 November 1996
Application Date

Applicant's Mailing Address Portsmouth, NH 03801

Project Name/Description

Consultant/Agent Nancy Boxenhard - Patriot Field Svcs

185 Warren Ave
Address of Proposed Site 295-0-006

Applicant or Agent Daytime Telephone, Fax 637-2100 Nancy - Contact

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Communication Tower

Proposed Building Square Feet or # of Units 64,000 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

- _____ 12/5/96
- _____
- _____
- _____

Approval Date 12/5/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

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| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address:



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

96112601

I. D. Number

Applicant Sprint Spectrum
135 Commerce Way, Suite 200

26 November 1996
Application Date

Applicant's Mailing Address Portsmouth, NH 03801

Project Name/Description

Consultant/Agent Nancy Bozenhard
Nancy Bozenhard - Patriot Field Svcs

188 Warren Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax
637-2180 Nancy - Contact

295-G-006
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Communication Tower

Proposed Building Square Feet or # of Units 64,000 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

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3. _____
4. _____

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| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 188 Warren Ave



Sprint Spectrum L.P.

135 Commerce Way, Suite 200
Portsmouth, NH 03801-3263

Telephone: 603.422.6000
Fax: 603.430.7620

November 22, 1996

City of Portland Review Committee
389 Congress St.
Portland, Me. 04101

Dear Committee Members:

188 Warren Ave
Sprint

SPRINT SPECTRUM respectfully requests your review and consideration of our application for minor site plan approval for the placement of a communications monopole and related equipment at 188 Warren Avenue. This facility would be placed within a lot owned by Leonard and Frances Morin; a copy of the Memorandum of Option Agreement is enclosed. Also enclosed is a copy of the site plan and our written statement.

SPRINT SPECTRUM is working to build a network that will provide the availability of Personal Communication Service (PCS) to the citizens of your community. With an exciting new range of communication options and a dramatically improved quality of transmission, PCS will allow consumers to perform tasks at the time and place of their choosing. PCS is a family of products offering services such as portable phones, pagers, fax transmission, mobile data transmission and products which combine voice and data services.

With your approval, this integral component of our network would introduce and offer a technologically advanced service to meet the rapidly changing and varied communication needs of the residents and businesses of the City of Portland.

If you have any questions, please feel free to call me at 637-2180. On behalf of SPRINT SPECTRUM, I thank you for your time and consideration in reviewing this request.

Sincerely,

Nancy Bozenhard
NANCY BOZENHARD

WRITTEN STATEMENT

LOT USAGE

The lot is currently used by Morin's & Sons, Inc., a towing service. The project is for the placement of a communications monopole and a 5' x 8' equipment platform and a gravel access drive from the existing paved drive.

LAND AREA

The total land area of the site is 63,150 square feet. The area to be used by Sprint Spectrum is only 2100 square feet plus a 12-foot wide gravel access to run approximately 100 feet from an existing bituminous drive to the fenced site.

EASEMENTS

Sprint Spectrum has been granted a 25-foot utility and access easement, as shown on the enclosed site plan.

SOLID WASTE

There is no solid waste generated by this facility.

OFF-SITE FACILITIES

This site is to be accessed from Warren Avenue. Visits to the site by Sprint Spectrum technicians will average once or twice per month. There are no requirements for water or sewer associated with this project.

SURFACE DRAINAGE

In the area of proposed development, there is currently a sheet runoff of surface water mostly in a east to west direction. Most of the area is currently gravel covered with a small portion having brush and a few trees.

The post-development site will be cleared of the existing growth, but less than 50 square feet of the 2,100 square feet total will become impervious ground coverage and will not significantly increase surface runoff. Minimal grading will be required which will have no significant impact on the existing surface runoff pattern. The development will not add more water to Warren Avenue and will not significantly impact the neighboring property with water runoff.

CONSTRUCTION PLAN AND ESTIMATED COST

The construction of this project will begin within two days of securing the building permit and that total construction and implementation will require four to six weeks. The estimated cost of construction is \$150,000. Construction of monopole sites generally adhere to the following schedule:

- 1) Surveyors will re-define the lease/construction area and access way to the site;
- 2) The lease area will be cleared of trees, stumps, and other debris;
- 3) The access way and lease area will be excavated to remove topsoil, and bank run gravel will be placed to a depth of 12" on the access way;
- 4) Geo-technical analysis will be performed to determine foundation requirements;
- 5) Foundation area is excavated and forms placed for monopole and for 5' x 8' equipment platform pillar supports;
- 6) Concrete is poured and allowed to set; forms are removed and concrete allowed to cure;
- 7) Monopole is placed;
- 8) Equipment platform, transmission/receiving equipment, cabling and ancillary equipment is installed;
- 9) Utility service is connected;
- 10) Lease area and access way is leveled with crushed gravel/crushed stone to a depth of 6";
- 11) Security fencing and gate are installed.

REGULATORY APPROVAL

The placement of the 180-foot monopole at this site is in compliance with Federal Aviation Administration regulations. Enclosed please find the appropriate documentation.

EVIDENCE OF FINANCIAL TECHNICAL CAPACITY

Please see enclosed letter.

APPLICANT'S TITLE TO SITE

Please see the enclosed Memorandum of Option Agreement and Affidavit.

DESCRIPTION OF NATURAL AREAS

There are no known unusual natural areas, wildlife or fishery habitats

or archeological sites on or near the project site. The site will have erosion control protection during construction. Areas of the property disturbed by the work and not covered by the fenced site or driveway, shall be graded to a uniform slope, fertilized, seeded and covered with mulch.

Notice of Proposed Construction or Alteration

Aeronautical Study Number

96-ANE-479-OE

Department of Transportation
Federal Aviation Administration

1. Nature of Proposal

A. Type <input type="checkbox"/> New Construction <input type="checkbox"/> Alteration *	B. Class <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary (Duration months)	C. Work Schedule Dates Beginning <u>After FAA Approval</u> End <u>Within 6 Months</u>
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* If Alteration, provide previous FAA Aeronautical Study Number, if available:

3A. Name, address, and telephone number of individual, company, corporation, etc. proposing the construction or alteration. (Number, Street, City, State, and, Zip Code)
 Carol Donahue McEleney
 Sprint Spectrum
 135 Commerce Way
 Suite 200
 Portsmouth, New Hampshire 03801

(603) 422-6025
 Area Code Telephone Number

3B. Name, address and telephone number of proponent's representative, if different than 3A. above.
 David R. Hunter
 Airspace Safety Analysis Corporation
 1745 Phoenix Boulevard, Suite 120
 Atlanta, Georgia 30349

(770) 994-1557
 Area Code Telephone Number

2. Complete Description of Structure

Please describe on a separate sheet of paper if necessary, the proposed construction or alteration.

- A. For proposals involving transmitting stations, include effective radiated power (ERP) and assigned frequency of all proposed or modified transmitters on the structure. (If not known, give frequency band and maximum ERP).
- B. For proposals involving overhead wire, transmission lines, etc., include the size and the configuration of the wires and their supporting structures.
- C. For all proposals, include site orientation, dimensions, and construction materials of the proposed or altered structure.
- D. Optional-Describe the type of obstruction marking and lighting system desired for your structure. The FAA will recommend appropriate marking and lighting for the structure in accordance with the standards of Advisory Circular AC 70/7460-1. An FAA marking and lighting recommendation will reflect the minimum acceptable level of conspicuity necessary to warn pilots of the presence of an object. However, the FAA under certain circumstances, will not object to the use of a system (such as a medium intensity flashing white light system or a dual lighting system) other than the recommended standard.

(See Attached Addendum)

4. Location Of Structure

A. Coordinates (to hundredths of seconds, if known)

Latitude	43	41	15.16
Longitude	070	18	14.96

Source of coordinate information for item 4A. above.

USGS 7.5' Quad Chart Survey Other Specify

Indicate the reference datum of the coordinates, if known.

NAD 27 NAD 83 Other Specify

B. Nearest City or Town and State
 Portland, Maine

C. Nearest public or military airport, heliport, flightpark, or seaplane base
 PORTLAND INTL JETPORT

(1). Distance to 4B
 In City 1.99 NM

(2). Direction to 4B
 In City 183.98° True Bearing

A. Elevation of site above mean sea level.
 97'

B. Height of structure including all appurtenances and lighting above ground or water.
 199'

C. Overall height above mean sea level (A + B)
 296'

4E. Describe, on a separate sheet of paper, the location of the site with respect to highways, streets, airports, prominent terrain features, existing structures, etc. Attach a copy of a U.S. Geological Survey quadrangle map 7.5 minute series (or equivalent) showing the construction site. If available, attach a copy of a documented site survey with the surveyor's certification.

FAILURE TO PROVIDE ALL REQUESTED INFORMATION MAY DELAY PROCESSING OF YOUR NOTICE

Notice is required by Part 77 of the Federal Aviation Regulations (14 C.F.R. Part 77) pursuant to Section 1101 of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1501). Persons who knowingly and willfully violate the Notice requirements of Part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to Section 901(a) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1471(a)) as well as the fine (criminal penalty) of not more than \$500 for the first offense and not more than \$2,000 for subsequent offenses, pursuant to Section 902(e) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1472(e)).

I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to obstruction mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date 10/07/96	Typed or Printed Name and Title of Person Filing Notice Carol Donahue McEleney, Property Manager	Signature <i>Carol Donahue McEleney</i>
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FOR FAA USE ONLY

FAA will either return this form or issue a separate acknowledgement

The Proposal:

- Does not require a notice to FAA.
- Is not identified as an obstruction under any standard of FAR, Part 77, Subpart C, but would not be a hazard to navigation.
- Is identified as an obstruction under the standards of FAR, Part 77, Subpart C, but would not be a hazard to navigation.
- Should be obstruction marked lighted per FAA
- Advisory Circular 70/7460-1, Chapters _____
- Obstruction marking and lighting are not necessary.

Supplemental Notice of Construction, FAA Form 7480-2, is required any time the project is abandoned, or

- At least 48 hours before the start of construction.
- Within five days after the construction reaches its greatest height.

This determination expires on June 13, 1997 unless:

(a) extended, revised or terminated by the issuing office;

(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit is made to the FCC on or before the above expiration date, in such cases the determination expires on the date prescribed by the FCC for completion of construction, or on the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be postmarked or delivered to the FAA 15 days prior to the expiration date.

If the structure is subject to the licensing authority of the FCC, a copy of this determination will be sent to that agency.

Remarks
See reverse side of form.

NAD 83 Coordinates (Use these coordinates for any future correspondence with the FAA)	Latitude	43	41	15.16	Longitude	070	18	14.96
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Issued in Burlington, MA	Signature <i>Charles M. Coyne</i>	Date 10/28/96
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Sprint Spectrum L.P.

Robert M. Neumeister, Jr.
Chief Financial Officer
4717 Grand
Kansas City, MO 64112
Phone: 816/559-1400

Dear Madam/Sir:

Sprint Spectrum L.P. is a new business begun in October 1994. The Venture is a partnership consisting of Sprint Corporation, the nation's third largest long distance provider, Tele-Communications, Inc., the nation's largest cable television provider, Cox Communications and Comcast Corporation, the nation's third and fourth largest cable providers, respectively. Sprint Spectrum intends to become a national, full service provider of wireless communications products and services. The Venture expects to launch its service in the second half of 1996.

As a partnership, the Venture does not provide external financial information. While Sprint Spectrum is a development stage company with no operating history, in assessing the credit worthiness of the Venture prospective creditors should consider the following:

- The partners have invested over \$2.2 Billion of cash in the Venture to date and intend to contribute another \$2 Billion.
- Each of the partners has a strong financial position and the Venture represents a major, strategic investment for each of them. Financial statements for any of the partners are available upon request.
- The major telecom infrastructure vendors intend to finance the procurement of equipment and construction of the network.

Sprint Spectrum has the full support and funding of its partners and vendors. As such, Sprint Spectrum stands behind its obligations.

Regards,

Robert M. Neumeister, Jr.
Chief Financial Officer

Finance Committee

STV Partners
Finance Committee Contact List

Sprint

2330 Shawnee Mission Parkway
Westwood, KS 66205

M. Jeannine Strandjord
Senior Vice President & Treasurer
(W) 913-624-3211
Fax 913-624-8426

Secretary: Sandy Sewell 913-624-3445

Tele-Communications, Inc.

P.O. Box 5630
Denver, CO 80217

Bernard W. Schotters
Senior Vice President - Finance & Treasurer
(W) 303-267-5050
Fax 303-488-3200

Secretary: Sue Seiden 303-267-5047

Comcast Corporation

1500 Market St., 35th Floor
Philadelphia, PA 19102

John Alchin
Senior Vice President & Treasurer
(W) 215-981-7503
Fax 215-981-7744

Secretary: Ann Corcoran 215-981-7552

Cox Enterprises, Inc.

1400 Lake Hearn Drive
Atlanta, GA 30319

Janet Lavine
Assistant Treasurer
(W) 404-843-5030
Fax 404-843-5142

Secretary: Vivian 404-843-5107

SPRINT TELECOMMUNICATIONS VENTURE

MEMORANDUM

DATE 10/25/95

TO: MTA Budget Managers
FROM: Ted Bolerjack
RE: Federal Tax I.D. Numbers For the Venture

The following are the Federal tax identification numbers for the different entities associated with the venture:

Sprint Spectrum, L.P.	48-1165241
MajorCo, L.P.	48-1165242
MinorCo, L.P.	48-1165243
MajorCo Sub, L.P.	48-1165245
NewTelco, L.P.	48-1165246
WirelessCo, L.P.	48-1172930
PhillieCo, L.P.	48-1157552

MEMORANDUM OF OPTION AGREEMENT

Site Name: WEST PORTLAND

51169

Site ID: NH/M 66D

This memorandum evidences that an option was made and entered into by written Option Agreement dated 8/9, 1996, between Leonard J. Morin and Frances R. Morin ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("Sprint Spectrum"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner grants to Sprint Spectrum an option to lease a certain site ("Site") located at 188 Warren Avenue, City of Portland, County of Cumberland, State of Maine, within the property of Owner which is described on Exhibit A attached hereto, pursuant to a PCS Site Agreement. The term of the option commenced on 8/9, 1996, and will terminate on 5:00 a.m./(p.m.) (EST time) on 2/9/97.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

OWNER:

Leonard Morin

By: Leonard J. Morin

See Exhibit 2a for Continuation of Owner Signatures

Address: 188 Warren Avenue
Portland, ME 04103

Date: 8/9/96

OWNER:

Frances R. Morin

By: Frances R. Morin

See Exhibit 2a for Continuation of Owner Signatures

Address: 188 Warren Avenue
Portland, ME 04103

Date: 8/9/96

Sprint Spectrum L.P.,
a Delaware limited partnership

By: Steven Paisner

Name: Steven Paisner

Title: Director Engineering & Operations
New Hampshire/Maine MTA

Address: 135 Commerce Way, Suite 200
Portsmouth, NH 03801

Date: 8-15-96

Attach Exhibit A - Site Description

STATE OF MAINE
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me this 7 day of August, 1996, by Leonard J. Morin.

(AFFIX NOTARIAL SEAL)

Adam D. Brooks
(Official Notary Signature)

ADAM D. BROOKS
(Printed or Typed Name of Notary)

SEAL

My Commission Expires: 6/9/2003

STATE OF Maine
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me this 7 day of August, 1996, by Frances R. Morin.

(AFFIX NOTARIAL SEAL)

Adam D. Brooks
(Official Notary Signature)

ADAM D. BROOKS
(Printed or Typed Name of Notary)

SEAL

My Commission Expires: 6/9/2003

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 15th day of August, 1996, by Steven Paisner, as Director Engineering & Operations, New Hampshire/Maine MTA of Sprint Spectrum L.P., a Delaware limited partnership, on behalf of Sprint Spectrum L.P.

(AFFIX NOTARIAL SEAL)

[Signature]
(Official Notary Signature)

JONATHAN S. SPRINGER, Notary Public
My Commission Expires April 8, 1997

(Printed or Typed Name of Notary)

My Commission Expires:

SEAL

EXHIBIT A*
SITE DESCRIPTION

Site Name WEST PORTLAND

Site I.D. NH/M 66D

Site situated in the City of Portland, County of Cumberland, State of Maine, commonly described as follows:

Legal Description: A portion of the premises located at 188 Warren Avenue, Portland, Cumberland County, Maine, shows as Map 295, Block G, Lot 6 of the Portland tax map, more particularly described in deed of Robert A. Ferullo to Leonard J. Morin and Frances Retta Morin dated July 8, 1948 and recorded in the Cumberland County Registry of Deeds at Book 1921, Page 124.

Sketch of Site:

SEE SKETCH ATTACHED AT A-2

Owner Initials J MC
Owner Initials LM
Sprint Spectrum Initials Lawson
2-15-96

Note: Owner and Sprint Spectrum may, at Sprint Spectrum's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

*[Use this Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.]

EXHIBIT A*
SITE DESCRIPTION

Site Name WEST PORTLAND

Site I.D. NIH/M 66D

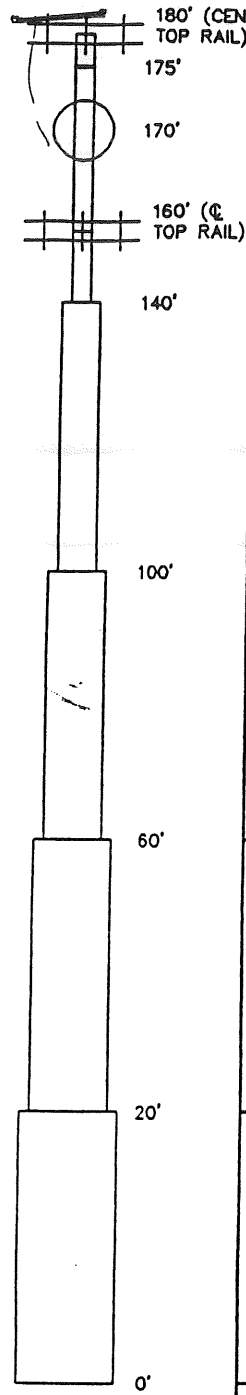
RECEIVED
RECORDED REGISTRY OF DEEDS
96 AUG 30 AM 10:15
CUMBERLAND COUNTY

RECEIVED
RECORDED REGISTRY OF DEEDS
96 AUG 30 AM 10:15
CUMBERLAND COUNTY
John B. O'Brien

Owner Initials LM
Owner Initials LM
Sprint Spectrum Initials Parsons
S-N-96

Note: Owner and Sprint Spectrum may, at Sprint Spectrum's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.
*(Use this Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.)

Rec. 1/27/97



BASE REACTIONS

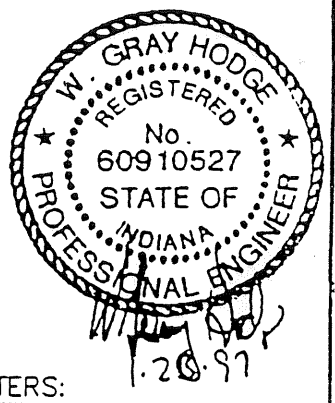
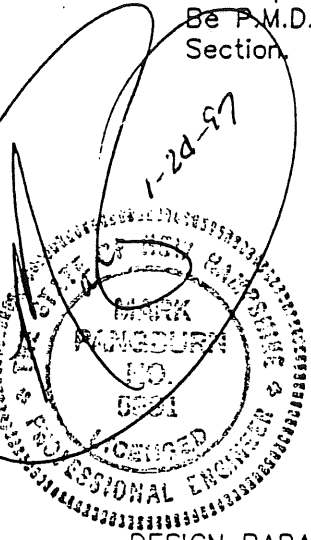
AXIAL (k): 56
 SHEAR (k): 27
 MOMENT (ft-k): 2960

PIPE SIZE	LENGTH (ft.)	WEIGHT (lb.)	OUTSIDE DIAMETER	BOLT & DIAMETER	INSIDE DIAMETER	R THICKNESS	NUMBER	SIZE (DIAMETER)	GRADE (ASTM)	DEGREE SEPARATION
54" O.D.x0.625"	20	7133	66	60.125	54.25	3 1/4	52	SEE SCHED. NOTE 2	SEE SCHED. NOTE 2	SEE SCHED. NOTE 2
48" O.D.x0.625"	40	12662	52.50	50.375	48.25	2 1/2	56	3/4	A325	6.92
42" O.D.x0.500"	40	8873	46.50	44.375	42.25	2 1/4	52	3/4	A325	6.92
36" O.D.x0.500"	40	7590	40.75	38.50	36.25	2 1/8	24	3/4	A325	15
24" O.D.x0.375"	35	3315	34.75	29.50	24.25	1 7/8	8	3/4"	A325	N.A.

SCHEDULE NOTES: 1. ALL DIMENSIONS ARE INCHES UNLESS NOTED OTHERWISE. 2. SEE PAGE 2 FOR ANCHOR BOLT INFORMATION. 3. N.R. DENOTES "NONE REQUIRED"

NOTES:

- All Pipe Material Shall Be ASTM A36 ($F \geq 36$ ksi)
- All Plate Material Shall Be ASTM A36 ($F \geq 36$ ksi)
- All Bolted Connections Shall Use ASTM A325 Bolts Unless Noted Otherwise On Plan.
- Structure Is Designed In Accordance With The Provisions Of TIA/EIA-222-F (June 1996) "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES", and applicable local design codes.
- The Topmost 5' Tower Section Be P.M.D.'s Standard Platform Section.

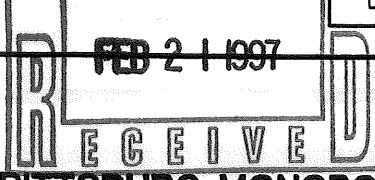


DESIGN PARAMETERS:

Location
 City: Manchester
 State: New Hampshire
 County: Hillsborough
 Basic Wind Speed (mph): 80
 Ice Loading: 1/2" Radial
 Siesmic Loading: N.A.
 (10% Wind Reduction Considered)

ANTENNA INFORMATION	
ELEVATION	ANTENNA TYPE
180'	(12) 4ft ² W/ PLATFORM
170'	(2) 6'Ø DISH
160'	(12) 4ft ² W/ PLATFORM

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME



PITTSBURG MONOPOLE DIVISION
 POST OFFICE BOX 107 - POOLE, KENTUCKY 42444 :502:533-1478

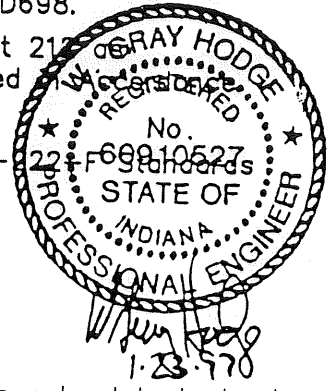
SHEET TITLE	
180' MONOPOLE DESIGN	
CUSTOMER Bechtel	MOA PROJECT NO: 96088-88
PWD P.O. NO. 166-M144	DESIGNED/CHECKED BY: WGH
SITE NO. NM03XC066	SCALE NONE
CUSTOMER P.O. NO.	DATE 11-12-96

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FOUNDATION	1-22-97	R.C.

Rec. 1/27/97

ES:

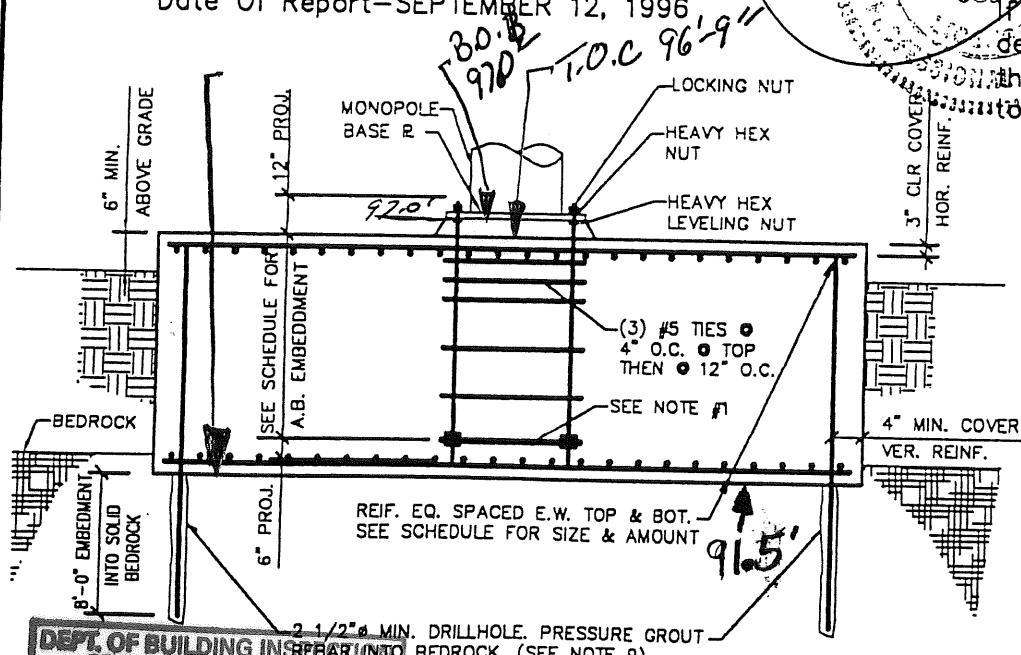
1. 3/4" Thick Bearing Plate To Match Base Flange Plate (Base Plate) Size and Layout.
2. Top 2' of Anchor Bolts including top nuts and leveling nuts to be hot dip galvanized in accordance with ASTM A123.
3. Concrete Shall Be Normal Strength Concrete With A 28-Day Compressive Strength \geq 4000 psi. Concrete Shall Have Air Entrainment \geq 4 1/2% \pm 1%.
4. All Reinforcing Steel Shall Comply With The ASTM A615 Specification For Grade 60 Reinforcing Steel.
5. Grout Shall Be Non-Metallic, Non-Shrink Grout With A Minimum Compressive Strength 8000 psf. Grout Thickness Shall Be 3" Minimum And Shall Provide A Minimum Of 1/2" Grout Between The Leveling Nuts And The Top Of The Footing.
6. Non-Chloride, Non-Corrosive Accelerating And Water Reducing Admixtures Shall Conform To The ASTM C494 Specification.
7. Slope The Top Of The Footing To Provide Water Drainage Away From The Monopole Base. Chamfer All Exposed Edges 1".
8. All Structural Fill To Be Compacted To 95% In Conformance With ASTM D698.
9. Reinforcing Steel Shall Be Pressure Grouted into Bedrock Using Sikagrout 217 Manufactured By The Sika Corporation, or Equal. Grout Shall Be Installed With Manufacturer's Instructions & Recommendations.
10. The Spread Footing Foundation Is Designed In Accordance With TIA/EIA- And The Geotechnical Report.



REPORT TITLE-Geotechnical Engineering Report
 188 WARREN AVENUE
 PORTLAND, MAINE
 SITE NO. NH/M 066-D

Report Author-GEMINI GEOTECHNICAL ASSOCIATES, INC.
 Author's Reference Number-96127ME
 Date Of Report-SEPTEMBER 12, 1996

*Footing is to extend to bedrock. If bedrock is encountered at a depth less than 4'-6" below grade, then planned grade shall be raised to provide 4'-6" of soil cover.



ANCHOR BOLT INFORMATION	
NUMBER	28
SIZE (DIAMETER, in.)	2
GRADE (ASTM)	A36
EMBEDMENT LENGTH (in.)	48

SPREAD FOOTING INFORMATION	
FOOTING PLAN SIZE	12' x 12'
FOOTING THICKNESS	•5'-0" MIN.
DEPTH BELOW GRADE	•4'-6" MIN.
HORIZONTAL REINF.	(14) #10's E.W. TOP & BOT.
VERTICAL REINF.	(14) #9's EACH FACE

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
 2 1/2" MIN. DRILLHOLE. PRESSURE GROUT INTO BEDROCK. (SEE NOTE 9)

PITTSBURG MONOPOLE DIVISION
 FEB 21 1997
 POST OFFICE BOX 107 - POOLE, KENTUCKY 42444 (502)633-1478

FOUNDATION DESIGN		REVISIONS			
CUSTOMER BECHTEL	FOA PROJECT NO: 96088-88	NO.	DESCRIPTION	DATE	BY
PMD P.O. NO. 167-M144	DESIGNED/CHECKED BY: WGH	1	FOUNDATION	1-22-97	P.C.
SITE NO. NMO3XC066	SCALE NONE				
CUSTOMER P.O. NO.	DATE 11-12-96				
PAGE 2 OF 2					