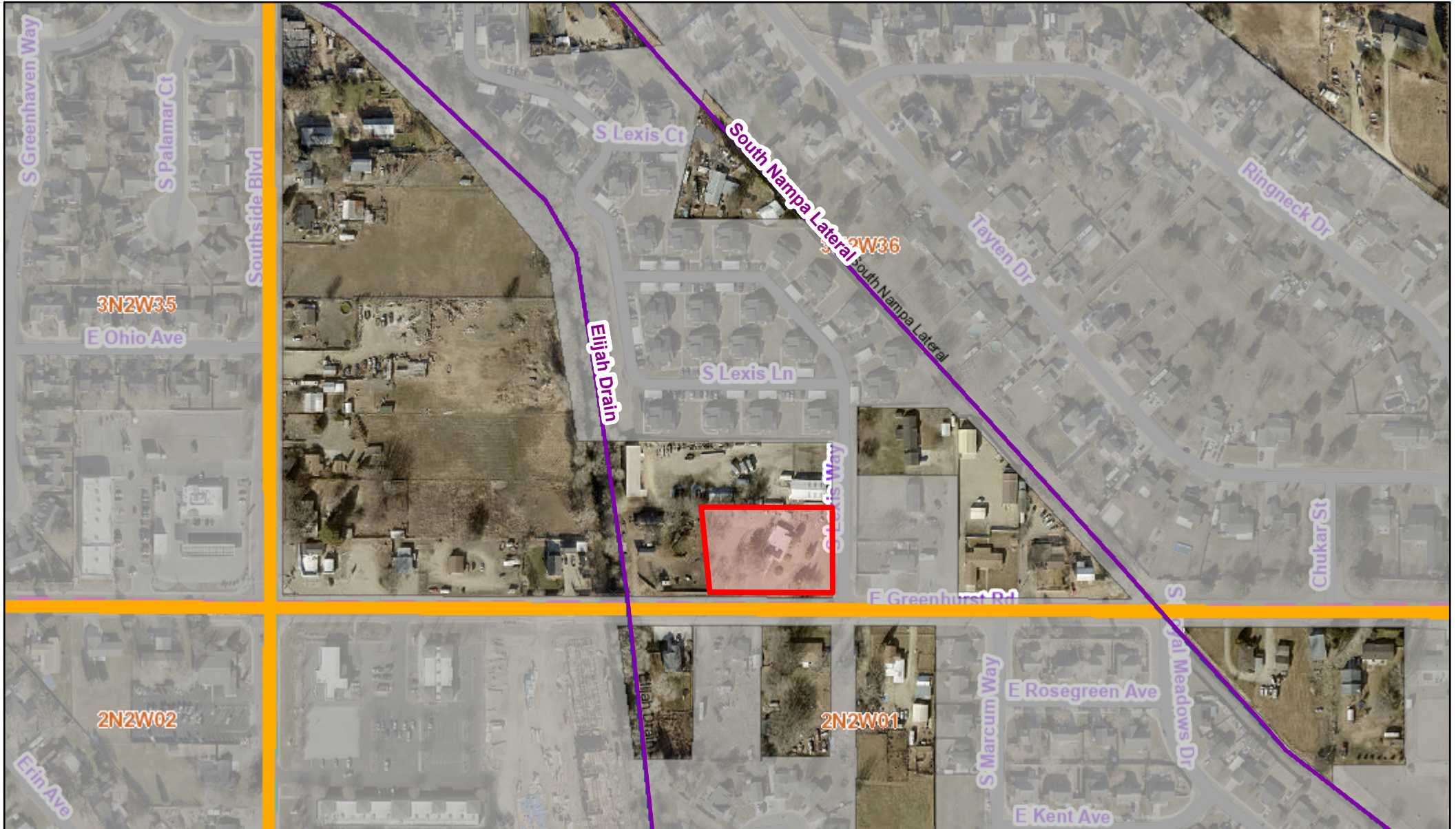
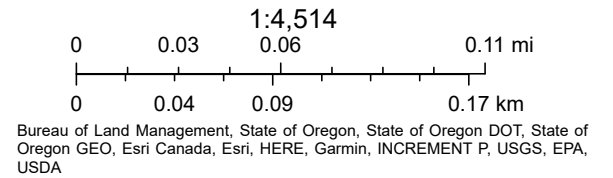


Canyon County, ID Web Map



10/24/2023, 3:11:49 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Minor Arterial
- Other Principal Arterials
- Red: Band_1
- Green: Band_2





CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Michael Kiewert</u>
	MAILING ADDRESS: <u>3406 E. Greenhurst</u>
	PHONE: [REDACTED] EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>9-1-23</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Larson Quick - RAGE Development
	COMPANY NAME: Vertical Bridge
	MAILING ADDRESS: 4505 S. Wasatch Blvd. Suite 130, Holladay UT 84124
	PHONE: 385.222.5199 EMAIL: larson@ragedevelopment.com

SITE INFO	STREET ADDRESS: 3406 E. Greenhurst Rd., Nampa ID 83686	
	PARCEL NUMBER: 32418000 0	
	PARCEL SIZE: 1.05	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2023-0022</u>	DATE RECEIVED:	<u>10-24-23</u>
RECEIVED BY:	<u>[Signature]</u>	APPLICATION FEE:	<u>\$950.00</u> CK MO CC CASH

R32418

PARCEL INFORMATION REPORT

10/24/2023 11:21:02 AM

PARCEL NUMBER: R32418

OWNER NAME: KIEWERT MICHAEL R

CO-OWNER:

MAILING ADDRESS: 3406 E GREENHURST DR NAMPA ID 83686

SITE ADDRESS: 3406 E GREENHURST RD

TAX CODE: 1440000

TWP: 3N RNG: 2W SEC: 36 QUARTER: SW

ACRES: 1.05

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0392F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 2018001052

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 36-3N-2W SW TX 25 IN SWSW LS TX 46, 25A & RD

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DFLINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIF'S CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



ID-5091

CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

R32/18

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	CLQ	
Letter of Intent (see standards on next page)	CLQ	✓
Site Plan (see standards on next page)	CLQ	✓
Land Use Worksheet	CLQ	✓
Neighborhood Meeting sheet/letter completed and signed	CLQ	✓ <i>Need</i>
Proof of application/communication with (varies per application):		
Southwest District Health	<i>NA</i>	
Irrigation District	<i>CLQ</i>	✓
Fire District	<i>CLQ</i>	✓
Highway District/ Idaho Transportation Dept.	<i>CLQ</i>	✓
Area of City Impact	CLQ	✓
Deed or evidence of property interest to the subject property	CLQ	✓
Fee: \$950.00 \$600.00 (CUP Modification)	<i>CLQ</i>	
Fees are non-refundable		

Letter to
(held during
daytime)
2pm-3pm

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

RECEIVED

▶ OCT 23 2023 ◀

RECEIVED

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
<p>A plan of action to include:</p> <ul style="list-style-type: none"> - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Telecommunication Tower - in operation 24/7; occasional personal on site for maintenance

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 1

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

Letter of Intent – Vertical Bridge CUP

-State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping: Request is for the installation of a telecommunication tower. No employees will be onsite regularly. Occasional site maintenance will occur by Vertical Bridge and by future tower collocations. No regular deliveries, with the exception of the initial telecommunication site construction when materials are brought onsite or other site maintenance, are expected at this site.

-Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3)): Proposed use is consistent with Comprehensive Plan as it enhances quality of life in the surrounding areas by providing improved cell phone coverage and capacity.

-Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4)): Tower is located in this location so as to minimize the need for future tower installations. Additionally, tower is located in a parcel adjacent to a commercial parcel to further minimize impact on surrounding residential neighborhoods.

-Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided: Facility does not use water, sewer, irrigation or other like utilities. Power and telco utilities will be brought onsite in coordination with local power and telco companies.

-Demonstrate legal access: Access is detailed on the Zoning Drawings. Access to site comes from Greenhurst Ave.

-Address potential impacts to existing or future traffic patterns: No impact foreseen. There is limited vehicle traffic at the telecommunication site.

-Address potential impacts to essential services such as schools, irrigation facilities and emergency services: The new telecommunication tower will provide a location for cell carriers to place their equipment, thereby improving the cell coverage and capacity of this area. Improved cell coverage will aid in emergency services response.

-If the use will create impacts, provide measures to mitigate impacts: NA

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

8/22/2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Sep. 1, 2023

Time: 2:00 PM

Location: 3406 E. Greenhurst Rd., Nampa ID

Property description: Meet near corner of Greenhurst and Lexis Lane

The project is summarized below:

Site Location: 3406 E. Greenhurst Rd., Nampa ID

Proposed access: From Greenhurst Rd.

Proposed Use: Telecommunication Tower (Cell Phone Tower)

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me.

Sincerely,

Larson Quick
RAGE Development LLC
larson@ragedevelopment.com
385.222.5199

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 3406 E. Greenhurst Rd.	Parcel Number: 324180000
City: Nampa	State: ID ZIP Code: 83686
Notices Mailed Date: 8/22/23	Number of Acres: 1.05 Current Zoning: Residential
Description of the Request: Cell phone tower development/installation.	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Larson Quick
Company Name: RAGE Development & Vertical Bridge
Current address: 4505 S. Wasatch Blvd. Suite 135
City: Holladay State: UT ZIP Code: 84124
Phone: 385.222.5199 Cell: Fax:
Email: larson@ragedevelopment.com

MEETING INFORMATION

DATE OF MEETING: 9/01/23	MEETING LOCATION: 3406 E. Greenhurst Rd.	
MEETING START TIME: 2:00 pm	MEETING END TIME: 3:00 pm	
ATTENDEES: No attendees came to meeting.		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

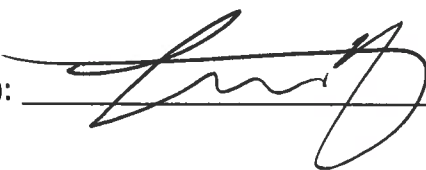
10.
11.
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19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

C. Larsen Quick

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 9 / 01 / 23



AGENCY ACKNOWLEDGMENT

Date: 10/5/23
 Applicant: RAGE Development Vertical Bridge
 Parcel Number: R 32418
 Site Address: 3406 E. Greenhurst RD.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District: Naupa Fire Dist

Applicant submitted/met for informal review.

Date: 10/5/2023 Signed: _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

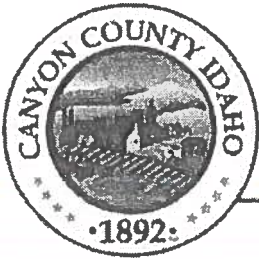
Date: _____ Signed: _____
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 10/3/23
 Applicant: RAGE Development / Vertical Bridge
 Parcel Number: R32418
 Site Address: 3406 E. Greenhurst Rd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.
 The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa + meridion Irr. Dist.

Applicant submitted/met for informal review.

Date: 10-12-23 Signed: [Signature]
NO Impacts
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

RE: Conditional Use Application (Canyon County) Feedback from Nampa City Zoning - VB Sites

Doug Critchfield <critchfieldd@cityofnampa.us>

Thu 8/24/2023 2:37 PM

To: laron ragedevelopment.com <laron@ragedevelopment.com>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>

Hi Larson,

Thank you for sending these over. Because these towers are adjacent to existing residential neighborhoods, the City will request that the County require a conditional use permit for each of them in order to notify adjacent residents.

Thanks - Doug

From: laron ragedevelopment.com <laron@ragedevelopment.com>

Sent: Thursday, August 24, 2023 1:44 PM

To: Doug Critchfield <critchfieldd@cityofnampa.us>

Subject: Conditional Use Application (Canyon County) Feedback from Nampa City Zoning - VB Sites

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello Doug,

My name is Larson, I am working on some cell tower development projects in Canyon County and part of their Conditional Use Permit application requires that I reach out to you for feedback on these projects.

There are two projects in question, both are in Canyon County jurisdiction but do abut Nampa City zoned parcels. Please see ZD plans attached for your reference. Please let me know if you have any questions in the meantime or need anything else.

Thanks,

Larson Quick

RAGE Development LLC

385.222.5199

laron@ragedevelopment.com

RE: Highway District CUP Review - Vertical Bridge Towers

Eddy Thiel <eddy@nampahighway1.com>

Thu 8/24/2023 10:22 AM

To: laron ragedevelopment.com <laron@ragedevelopment.com>

Good Morning Larson,

Both projects appear to be within the City of Nampa's ROW so you'll need to contact them for access.

Let me know if you have any other questions or comments.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

From: laron ragedevelopment.com <laron@ragedevelopment.com>

Sent: Thursday, August 24, 2023 9:44 AM

To: Eddy Thiel <eddy@nampahighway1.com>

Subject: Highway District CUP Review - Vertical Bridge Towers

Hello,

I spoke with Noble today on the phone and am sending this email as a follow up.

I am working on a Conditional Use Permit application with Canyon County for a couple of cell tower projects. As part of the CUP application they ask that I send the plans to your department for review. Please see attached the plans for the two projects.

Please let me know if you have any questions or need anything else.

Thank you,

Laron Quick

RAGE Development LLC

385.222.5199

laron@ragedevelopment.com

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

Upon Recording Return to:

VB BTS II, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg

Site Name: Lexi's Lane
Site Number: US-ID-5091

Commitment #: _____

MEMORANDUM OF LEASE

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between **Michael R. Kiewert**, a single man ("**Landlord**"), whose address is 3406 E Greenhurst Rd, Nampa, ID 83686, and **VB BTS II, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated the 20th day of March, 2023 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Commencement Date of the Lease is _____. The Lease 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 will attorn to any mortgagee of Tenant, subordinate any Landlord's lien to the Lease and to liens of Tenant's mortgagees, and not disturb the tenancy of Tenant;
2. The Lease 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 Communications Facilities (as defined in the Lease);
3. Tenant (and persons deriving rights by, through, or under Tenant) are the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);

4. The Premises may be used exclusively by Tenant for all legal purposes, including, without limitation, erecting, installing, operating and maintaining Communications Facilities;

5. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon;

6. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord;

7. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property; and

8. Landlord may not subdivide the Property without Tenant's prior written consent.

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 Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease 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 Lease.

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

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

[Signature]
Name: Nathan Webb
[Signature]
Name: Lech Royce

LANDLORD:

Michael R Kiewert
a single man

By: [Signature]
Name: MICHAEL R KIEWERT
Title: _____
Date: 3/10/23

STATE OF IDAHO

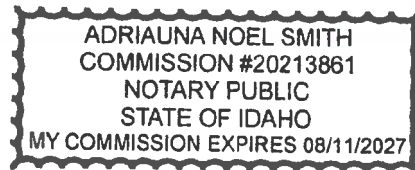
COUNTY OF CANYON

On this 10th day of March, in the year 2023, before me, Adrianna Noel Smith, a Notary Public, personally appeared Michael R Kiewert, known or identified to me (or proved to me on the oath of ID Drivers License), to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Adrianna Noel Smith
Notary Public

Print Name: Adrianna Noel Smith

My Commission Expires: 08/11/2027



(Tenant's Signature Page to Memorandum of Lease)

WITNESSES:

Janelle Castillo
Name: Janelle Castillo
Elizabeth
Name: Elizabeth

TENANT:

VB BTS II, LLC
a Delaware limited liability company

Tim Tuck
By: Tim Tuck
Name: Vice President - Lease Administration
Title: Vice President - Lease Administration
Date: 3/20/23

LEGAL ds
19

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this 20th day of March, 2023, before me Jeanne M. Bruning, a Notary Public, personally appeared Tim Tuck (name of signatory), known or identified to me, to be the VP LEASE ADMIN (title of signatory) of the company that executed the above instrument or the person who executed the instrument on behalf of said company and acknowledged to me that such company executed the same.

Jeanne M Bruning
Notary Public
Print Name: JEANNE M BRUNING
My Commission Expires: 4/20/24

EXHIBIT A
(TO MEMORANDUM OF LEASE)

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

Canyon County Parcel ID: 32418000 0
36-3N-2W SW TX 25 IN SWSW LS TX 46,25A & RD

Access and utilities serving the Premises (as defined in the Lease) 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.

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area

PROJECT DESCRIPTION:
 CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 99 FT. MONOPOLE CELL TOWER FOR CARRIER ANTENNAS AND MICROWAVE, INSTALLED INSIDE A 50'X50', 8 FT. HIGH CHAIN LINK FENCE. EQUIPMENT COMPARTMENT, W/WORKED OR LIGHT TAN COLOR FILTER SLATS WITH SPACE FOR CARRIER EQUIPMENT, ON OR SPHERE REQUIRED. ONE (1) BRIDGE, A MAINTENANCE UTILITY SERVICE MOUNTED TO NEW H-FRAME. NO WATER OR SPHERE REQUIRED. WILL BE AN UNMANNED FACILITY.

- CODE COMPLIANCE:**
- 1. 2018 INTERNATIONAL BUILDING CODE
 - 2. 2017 NATIONAL ELECTRIC SAFETY CODE
 - 3. 2018 INTERNATIONAL LIFE SAFETY CODE
 - 4. 2018 INTERNATIONAL FIRE CODE
 - 5. 2018 INTERNATIONAL PLUMBING CODE
 - 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 13TH EDITION
 - 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
 - 8. AWS/F155/F156-22-C
 - 9. ASCE/SEI-7-16
 - 10. NATIONAL ELECTRICAL SAFETY CODE
 - 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE
 - 12. TELECOMMA GR-1275
 - 13. ANSI/T 311
 - 14. 2018 INTERNATIONAL PLUMBING CODE
 - 15. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 16. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 17. LOCAL BUILDING CODES
 - 18. CITY/COUNTY ORDINANCES
 - 19. STATE BUILDING CODE
 - 20. CITY/COUNTY ORDINANCES
 - 21. 2009 IBC/ANSI/A117.1



PROJECT INFORMATION

SITE NAME: LEXIS LANE
 SITE NUMBER: US-ID-5091
 SITE ADDRESS: 3406 E. GREENHURST RD.
 NAMPA, ID 83686

OWNER: RAGE DEVELOPMENT LLC
 PROJECT #1: 201801032 (ACCOUNT: R3241180000)
 PROJECT #2: 201801032 (ACCOUNT: R3241180000)
 1,053 ADRES (FLU ZONE CODE-4E5)

LOT AREA: 20,000 SQ. FT.
 OCCUPANCY: U
 ZONING CLASSIFICATION: ENCLAVED (RR - RURAL RESIDENTIAL)
 CANYON COUNTY

FLOOD ZONE: X
 FLOOD ELEVATION: 42,530 FT.
 GROUND ELEVATION: MONOPOLE
 STRUCTURE TYPE: 99 FT. (MONOPOLE)
 STRUCTURE HEIGHT: 50' X 50' = 2,500 SF
 CONSTRUCTION AREA: 43' 32" 15.36" N 43.547415" W
 116' 31" 56.05" W 116.528511" W
 LONGITUDE:

PROJECT WORK SCOPE

REPOLE SERVICE AND CELL SERVICE AT APPROVED ACCESS POINT FACILITY.

- A 50 FT. X 50 FT. CHAIN LINK FENCE COMPOUND 6'-0" FT. HIGH, W/WORKED OR LIGHT TAN COLOR FILTER SLATS WITH DOUBLE 12 FT. WIDE 8 FT. HIGH ACCESS GATE AND 3 FOOT WIDE SERVICE LANE GATE.
- A 6" CRUSHED STONE GRAVEL COMPOUND COVER OVER WEED PROOFER AND RETAIN THE NEW COMMUNICATIONS TOWER, 99 FT. HIGH, WITH 50' X 50' CELL SERVICE AND CELL SERVICE EQUIPMENT.
- ELECTRICAL SERVICE AND PROVIDE A MINIMUM OF AT LEAST ONE (1) 200 AMP METERS SOCKET FOR METAL CABINET.
- PROVIDE AND INSTALL ASSOCIATED CONDUITS, WIRING AND MOUNTING FOR NEW ELECTRICAL S.E.S. PER UTILITY OWNERS. INSTALL COMPOUND AND TOWER GROUND RINGS ALONG WITH CONNECTIONS FOR EQUIPMENT GROUNDING.
- CONCRETE TO PROVIDE AND INSTALL THE FOLLOWING:
 - NEW 8 FT. X 13 FT. CONCRETE EQUIPMENT PAD.
 - NEW TWO (2) COMMUNICATION EQUIPMENT CABINETS ON CONCRETE PAD.
 - NEW 12" WIDE ICE BRIDGE / H-FRAME
 - NEW 300 AMP SERVICE METERS, PER UTILITY.
 - FOUR (4) NEW LED TECH LIGHTS AND WEATHERPROOF LIGHT SMOOTH W/NEK.
 - NEW TIE-ROD BOX, PFC, AND CORNER ON ICE BRIDGE H-FRAME.
 - NEW TIE-ROD BOX AND JUNCTION BOXES ON ICE BRIDGE H-FRAME.
 - NEW TWO (2) HYBRID CABLE TIGHT REMOVALS.
 - NEW TIE-SECTION FRAME ANTENNA MOUNT W/SPLITTER KIT
 - NEW (8) RINGS (2)PER SECTION.
 - NEW (8) ANTIWIND (2) PER SECTION.
 - NEW REGULATOR & SITE B SERVICE.

DRAWING INDEX

ORIG. #	TITLE	REV. #	DATE
SD-1	SUMMARY	A	7/13/23
C1	OVERALL SITE PLAN	1	7/13/23
C2	COMPOUND SITE PLAN	1	7/13/23
C3	ENCLOSURE COMPOUND PLAN	1	7/13/23
C4	ELEVATIONS	1	7/13/23
C7	EQUIPMENT & ANTENNA LAYOUTS	1	7/13/23

RAGE DEVELOPMENT LLC

US-ID-5091
 LEXIS LANE
 3406 E. GREENHURST ROAD
 NAMPA, ID 83686
 (99' MONOPOLE)

TENANT SITE DETAILS

SITE ID: SL03614B

SITE NAME: -

DESIGN TYPE: NEW SITE DEVELOPMENT
 MONOPOLE

SITE ADDRESS: 3406 E. GREENHURST RD.
 NAMPA, ID 83686
 CANYON COUNTY

PROJECT DIRECTORY

PROPERTY OWNER: MICHAEL R. NIKWER
 3406 E. GREENHURST RD.
 NAMPA, ID 83686

CONTACT: -
 PHONE: -

APPLICANT: RAGE DEVELOPMENT

CONTACT: C/O LAWSON QUICK
 PHONE: (360) 222-5199

ENGINEER: CLEAR BLUE SERVICES
 3530 E. ATLANTA AVE.
 PHOENIX, AZ 85040
 PHONE: (602) 405-8803
 STEVEN DUMNINE
 STEVEN@CLEARBLUESERVICES.COM

POWER COMPANY: -

TELECO COMPANY: -

JURISDICTIONAL APPROVAL

7/13/23

Steven L. Dalalage
 STATE OF IDAHO
 EXPIRES 8-9-2024

LICENSED ARCHITECT
 AR 987629

Project Title: LEXIS LANE
 3406 E. GREENHURST ROAD
 NAMPA, IDAHO 83686

Project Number: JCS-5091

Design Stamp: [Stamp]

Clear Blue Services

verticalbridge

RAGE DEVELOPMENT LLC

DATE: 7/13/23

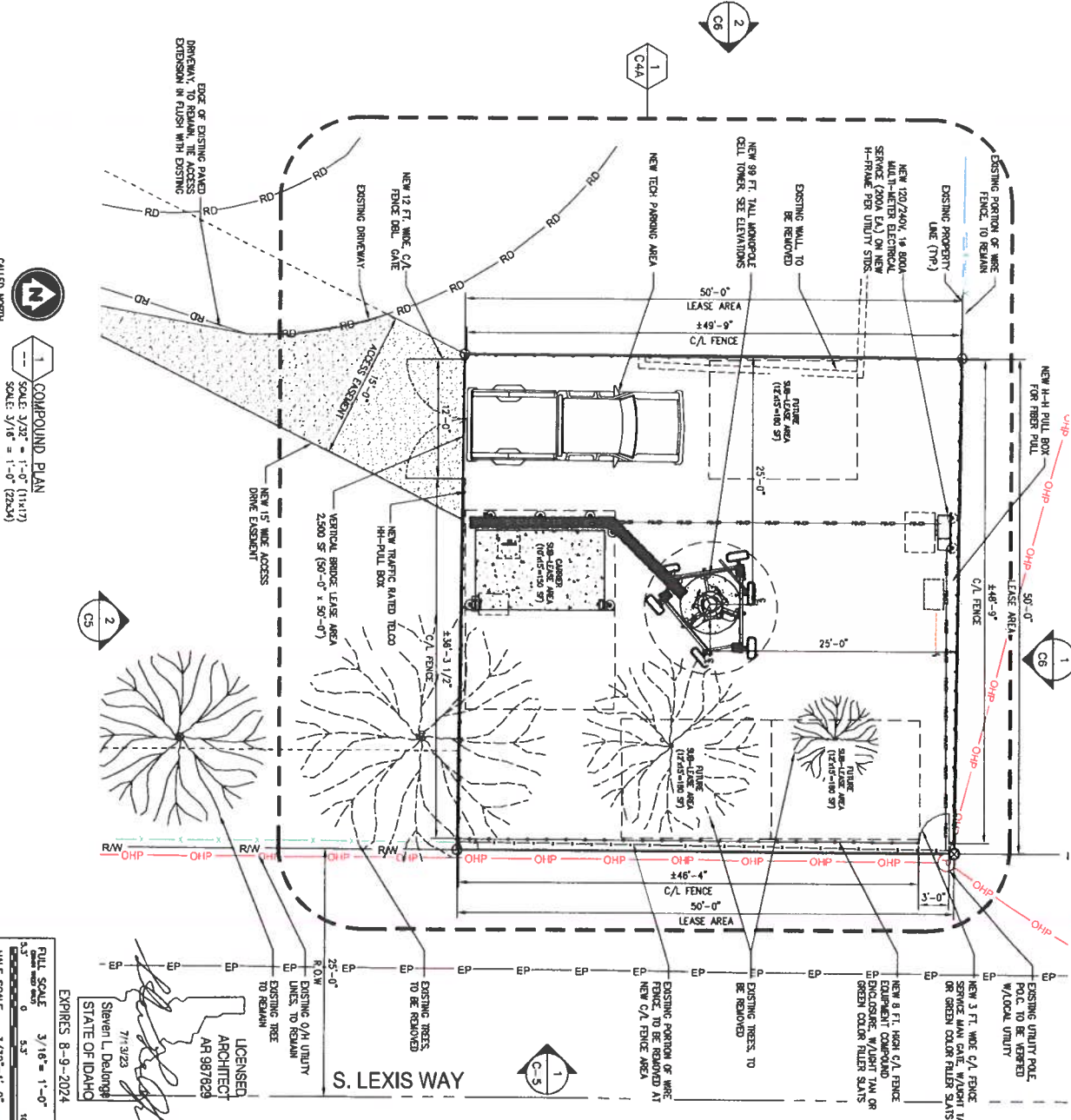
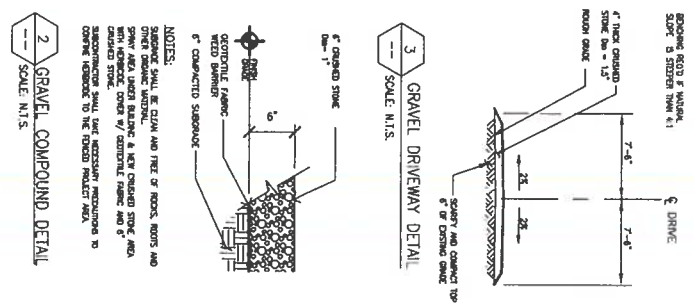
SCALE: AS NOTED

PROJECT: ZD

DATE: 07/13/23

PROJECT NUMBER: T1

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING.
 EMERGENCY:
 CALL 911



1 COMPOUND PLAN
SCALE 3/32" = 1'-0" (1:1417)
SCALE 3/16" = 1'-0" (2:234)

2 GRAVEL COMPOUND DETAIL
SCALE: N.T.S.

FULL SCALE 3/16" = 1'-0"
HALF SCALE 3/32" = 1'-0"
SCALE 3/32" = 1'-0"

10.8'

EXPIRES 8-9-2024

7/13/23
Steven L. DeLange
STATE OF IDAHO

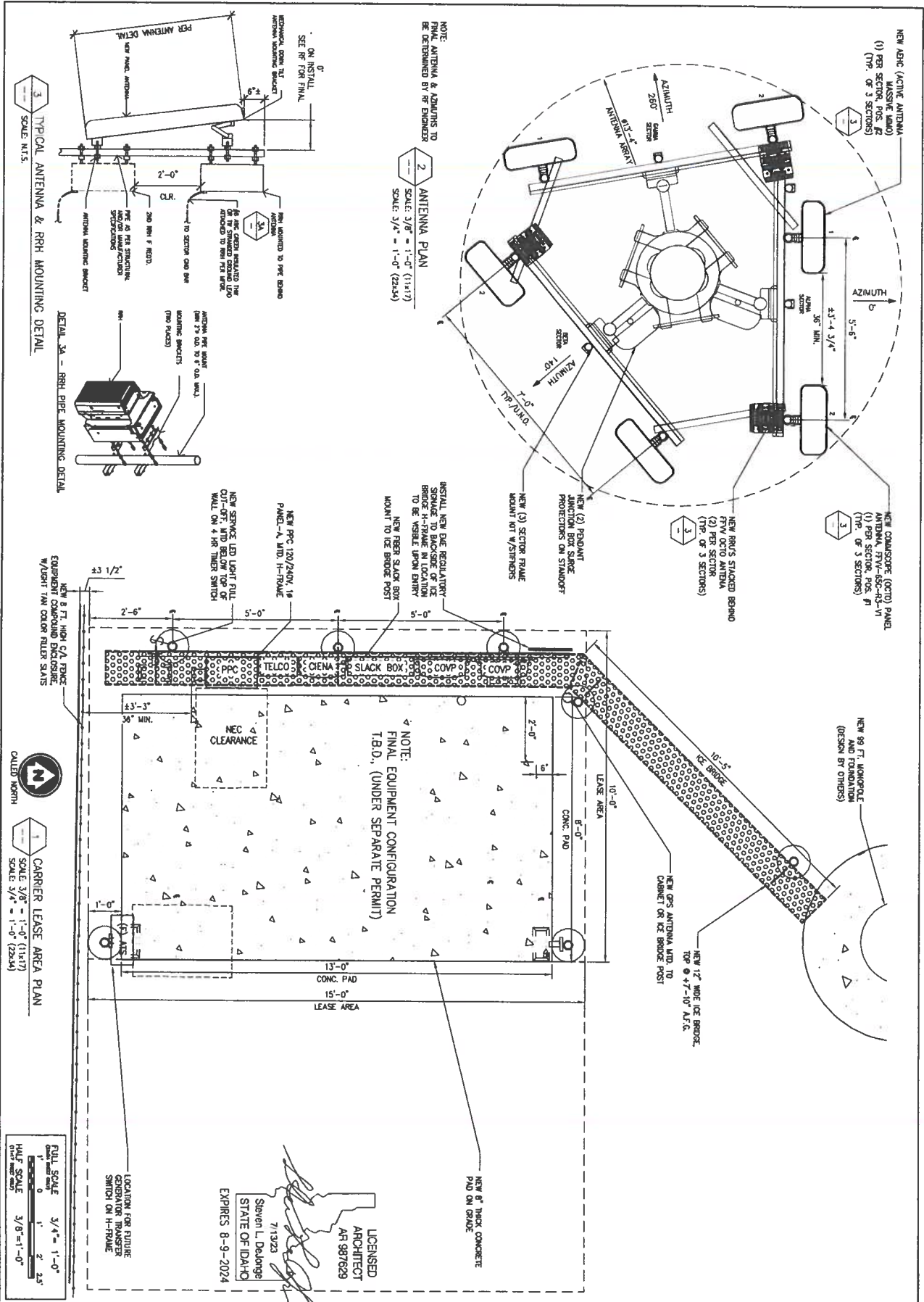
LICENSED ARCHITECT
AR 987829

COMPOUND SITE PLAN
ZD

Project Number: 14050503

Project Name: LEXIS LANE 340 E CHESTERSTOWN MANUA, IDAHO 2024

NO.	DATE	DESCRIPTION
1	10/17/23	PRELIMINARY
2	11/14/23	REVISED
3	12/11/23	REVISED
4	1/8/24	REVISED
5	2/5/24	REVISED
6	3/4/24	REVISED
7	4/1/24	REVISED
8	4/29/24	REVISED
9	5/27/24	REVISED
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296	9/17/46	REVISED
297	10/15/46	REVISED
298	11/12/46	REVISED
299	12/10/46	REVISED
300	1/7/47	REVISED
301		



PROJECT TITLE LEKIS LANE 340 E. GARDENSTOWN MURKIN, IDAHO 83405	PROJECT NUMBER 25-05-001	DATE 07/19/23
DESIGNED BY J.S. MORTO	CHECKED BY J.S. MORTO	DATE 07/19/23
OWNER ZD	PROJECT NUMBER 25-05-001	DATE 07/19/23
SCALE FULL SCALE 3/4" = 1'-0" HALF SCALE 3/8" = 1'-0" 1" = 2'-0"	PROJECT NUMBER 25-05-001	DATE 07/19/23

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 80865

Date: 10/24/2023

Date Created: 10/24/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Rage Development LLC
Comments: CU2023-0022
Site Address: 3406 E GREENHURST RD, Nampa ID / Parcel Number: 32418000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0022	\$950.00	\$0.00	\$0.00
	Sub Total:	\$950.00		
	Sales Tax:	\$0.00		
	Total Charges:	\$950.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2884	\$950.00
	Total Payments:	\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00