

# EMPOWERING CONNECTIVITY FROM COAST TO COAST

Bowdoinham, ME  
57 Post Road  
Bowdoinham, ME 04008

TowerCo. | 5000 Valleystone Dr., Suite 200, Cary, NC 27519 | 919-659-5700 | 919-469-5530 (fax)

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# TowerCo Company Background

- Development Expertise – 18 years developing communication towers across all 50 states with a polished track record of building over 1000 towers and owning over 6000 towers since inception.
- TowerCo employees come from a long history of developing towers with an average of 15+ years' experience. We know what it takes to efficiently complete a successful build through site acquisition, regulatory, zoning and construction.
- We pride ourselves on being a quick and nimble company that is easy to do business with.
- TowerCo is a privately owned company

01

TowerCo has been in business since 2004 and has owned and marketed **over 6,000 wireless tower assets** throughout the United States.

02

We are currently one of **the largest privately held tower companies** in the US.

03

**6,000 land assets** under agreement

04

Our core business is **owning, building and managing wireless communication towers** in the United States and marketing those tower assets for colocation.

# TowerCo Contact Information

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Corporate address and phone number:

5000 Valleystone Drive, Suite 200, Cary NC 27519

Phone: (919) 653-5700

Fax: (919) 469-5530

Number of Employees: 59

Relevant Project Team:

Todd Boyer, CEO

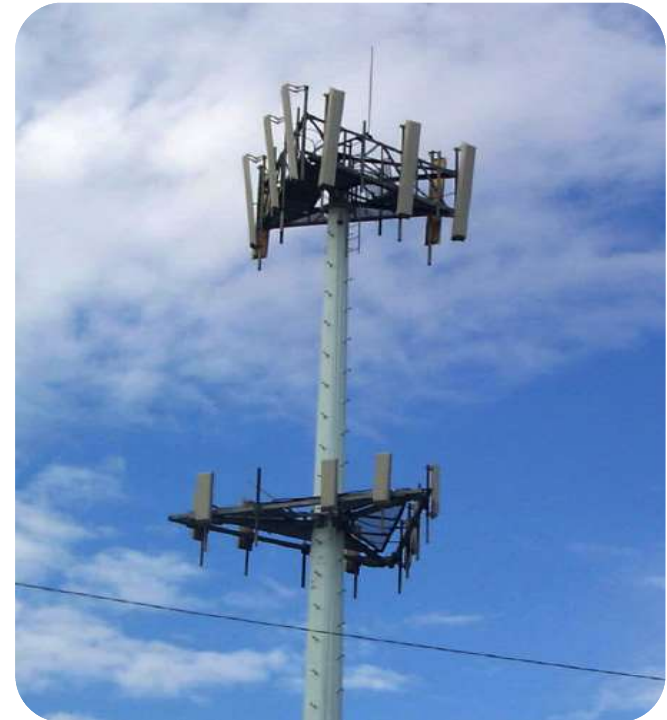
27 years of experience in the tower industry

Jason Catalini, General Counsel, Senior VP, Colocation  
& Real Estate

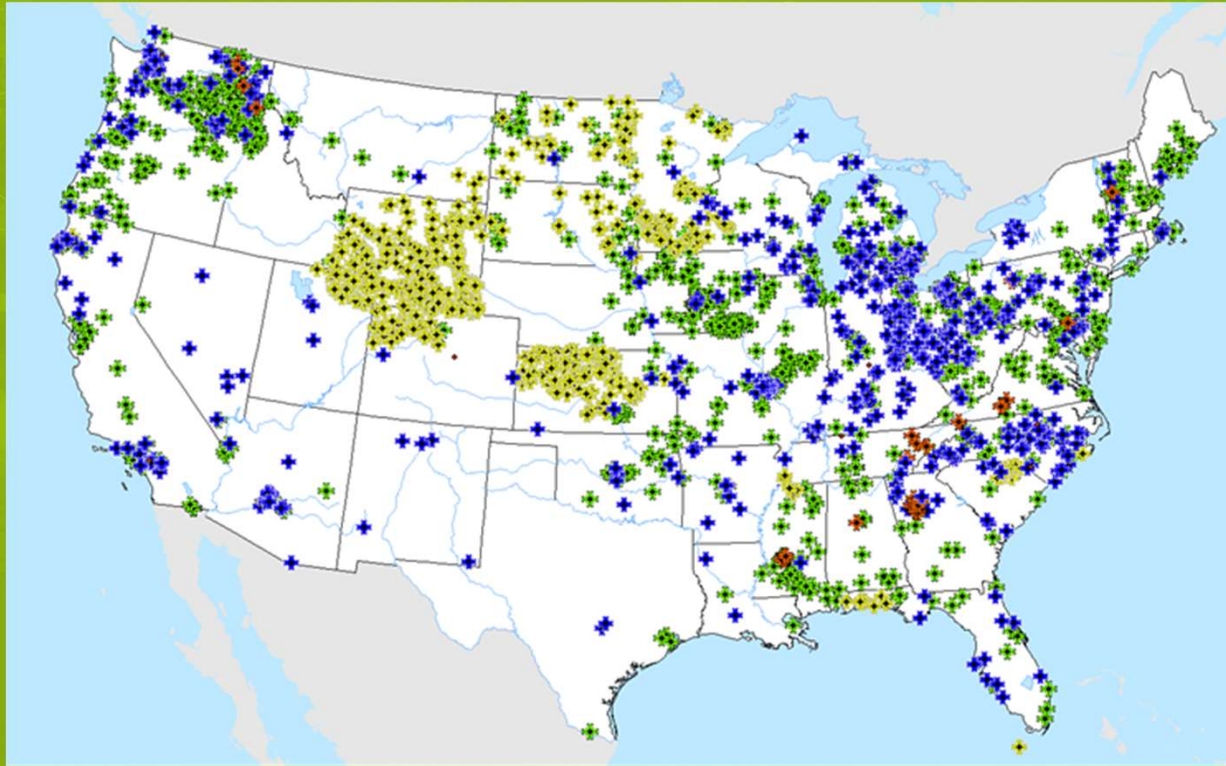
24 years of experience in the tower industry

Steve Caldwell, Senior VP, Operations

26 years of experience in the tower industry



# CURRENT TOWER PORTFOLIO



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# EXISTING ASSET PORTFOLIO - MAINE



# EXISTING ASSET PORTFOLIO – MAINE

▪ ME0016 Lucas Tree	Portland, ME	Monopole
▪ ME0021 Augusta	Augusta, ME	Self – Support
▪ ME0022 Augusta CO	Augusta, ME	Self – Support
▪ ME0023 Bangor CO	Bangor, ME	Self – Support
▪ ME0024 Bath CO	Bath, ME	Self – Support
▪ ME0025 Benner Hill Radio / Rockland	Rockland, ME	Self – Support
▪ ME0026 Bowdoin/Whitten Hill	Bowdoin, ME	Self – Support
▪ ME0027 China Tower	China, ME	Self – Support
▪ ME0028 Dodge Mountain Radio / Rockland	Rockland, ME	Monopole
▪ ME0029 Ellsworth	Ellsworth, ME	Self – Support
▪ ME0030 Ellsworth CO Tower	Ellsworth, ME	Self – Support
▪ ME0031 Lewiston CO	Lewiston, ME	Self – Support
▪ ME0032 Medford	Medford, ME	Self – Support
▪ ME0033 Monhegan Island	Monhegan, ME	Self – Support
▪ ME0038 Waterville CO Tower	Waterville, ME	Self – Support

# TOWERS IN DEVELOPMENT – MAINE



# TOWERS IN DEVELOPMENT – MAINE

Site ID / Name	Location	Property Owner	Tower
• ME0017 Falmouth Town Hall	Falmouth, ME	Town of Falmouth	Monopole
• ME0040 Union 2	Union, ME	Private Owner	Monopole
• ME0041 Raymond 2	Raymond, ME	Private Owner	Monopole
• ME0042 Saco N	Saco, ME	Private Owner	Monopole
• ME0043 Saco S	Saco, ME	Private Owner	Monopole
• ME0044 Eustis 3	Eustis, ME	TBD	Monopole
• ME0045 Dixmont 3	Dixmont, ME	Private Owner	Monopole
• ME0046 Milford	Milford, ME	Private Owner	Monopole
• ME0047 Whitefield	Whitefield, ME	TBD	Monopole
• ME0049 Owls Head 2	Owls Head, ME	Private Owner	Monopole
• ME0050 Seboeis	Seboeis, ME	TBD	Self – Support
• ME0051 Montville	Montville, ME	TBD	Monopole
• ME0052 Windsor	Windsor, ME	Private Owner	Monopole
• ME0053 Ellsworth	Ellsworth, ME	TBD	Monopole
• ME0054 Newcastle 2	Newcastle, ME	Town of Newcastle	Monopole
• ME0055 Bowdoinham	Bowdoinham, ME	Town of Bowdoinham	Monopole
• ME0056 Hancock 3	Hancock, ME	Private Owner	Monopole



# TOWERS IN DEVELOPMENT - MAINE

ME0017 Falmouth Town Hall

Municipal Lease with Town of Falmouth

TowerCo is currently working with the Town of Falmouth and the Falmouth School Board to develop a monopole tower for Verizon (very similar to our proposal with Bowdoinham) on High School property. Currently, the school board and town are reviewing our proposal for the placement of the tower.

ME0054 Newcastle 2

Municipal Lease with Town of Newcastle

TowerCo is currently in lease negotiations with the Town of Newcastle to develop a monopole tower for Verizon on property owned by the Town of Newcastle. The Town Manager has been provided with a copy of TowerCo's ground lease. The agreement is currently under review with the Town.

# TowerCo, Partnering with Local Municipalities

## N. Olmsted Rec (OH0391)

- 25990-26000 Lorain Road, North Olmsted, Cuyahoga County, OH 44070
- Ground Lease with City of North Olmsted
- 145-ft Monopole
- Contact Information for City of North Olmsted:
  - °Max Upton, MPA
  - °City of North Olmsted
  - °Director, Department of Economic and Community Development
  - °5200 Dover Center Road
  - °North Olmsted, OH 44070
  - °(o) 440-716-4118
  - °(c) 216-938-1198



# TowerCo, Partnering with Local Municipalities

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Gahanna NW (OH0375)

- 1047 Cherry Bottom Road, Gahanna, Franklin County, OH 43230
- Ground Lease with City of Gahanna
- 120-ft Monopole
- Contact Information for City of Gahanna:
  - ° Kevin Schultz
  - ° Senior Director of Operations
  - ° 200 S. Hamilton Road
  - ° Gahanna, OH 43230
  - ° (o) 614-342-4042
  - ° (m) 614-395-1148
  - ° kevin.schultz@gahanna.gov



# TowerCo, Partnering with Local Municipalities

## Otis (DC0002)

- 1900 Perry St NE
- District of Columbia, DC 20018
- Ground Lease with District of Columbia Dept of General Services
- 85' Monopole (replacement of light pole)
- Contact Information for Dept of General Services:
  - ° Dan Rieth
  - ° Wireless Infrastructure Manager
  - ° Portfolio Management Division
  - ° Dept of General Services
  - ° Gov't of the District of Columbia
  - ° 2000 14<sup>th</sup> St NW, 8<sup>th</sup> Floor
  - ° Washington, DC 20009
  - ° (M) 913-9998
  - ° dan.rieth@dc.gov



# TowerCo, Partnering with Local Municipalities

Spinarn (DC0003)

- 2500 Benning Rd NE
- Washington, DC 20002
- Ground Lease with District of Columbia Dept of General Services
- 85' Monopole (replacement of light pole)
- Contact Information for Department of General Services:
  - ° Dan Rieth
  - ° Wireless Infrastructure Manager
  - ° Portfolio Management Division
  - ° Dept of General Services
  - ° Gov't of the District of Columbia
  - ° 2000 14<sup>th</sup> St NW, 8<sup>th</sup> Floor
  - ° Washington, DC 20009
  - ° (M) 913-9998
  - ° dan.rieth@dc.gov



# TowerCo, Partnering with Local Municipalities

Thetford (VT0038)

- 906 Five Corners Road
- Thetford, VT 05075
- Ground Lease with Town of Thetford
- 199' lattice tower
- Contact Information for Town of Thetford:
  - ° Bryan R. Gazda, MPA
  - ° Town Manager
  - ° Thetford, VA
  - ° [bgazda@thetfordvt.gov](mailto:bgazda@thetfordvt.gov)
  - ° (802) 785-2922, ext. 2



# Bowdoinham, ME Project Summary

To develop a communication tower on the Town of Bowdoinham property located at 57 Post Road, Bowdoinham, ME 04008

- Project calls for a 115' monopole communications tower
- TowerCo would request to lease 3,600 square foot ground space for the tower and ground equipment
- Tower would be designed for an anchor tenant – Verizon, with ability to collocate carriers, T-Mobile, AT&T & Dish.
- Purpose of the tower would be to increase capacity and enhance coverage within the Town of Bowdoinham
- All maintenance inside the compound and tower are the responsibility of TowerCo
- TowerCo will be responsible for obtaining all applicable permits, including but not limited to, zoning permit and building permit, from Town of Bowdoinham and/or Sagadahoc County
- Base Rent = \$1,475/mo.
- Escalator = 1.5% annual
- 5 year initial term
- Seven (7) additional five (5) year renewal terms (35 years total)
- Options for rental payments:
  - Prepay the initial term (5 years) Base Rent upon lease commencement; OR
  - Monthly rental payments beginning in the amount of \$1,475/mo. (subject to 2% annual escalator)
- Revenue share = \$300/month per additional tenant (applies to all tenants except anchor tenant)
- Town's usage of one (1) rad center rent-free, for Town's emergency service providers

# Bowdoinham, ME Project Summary

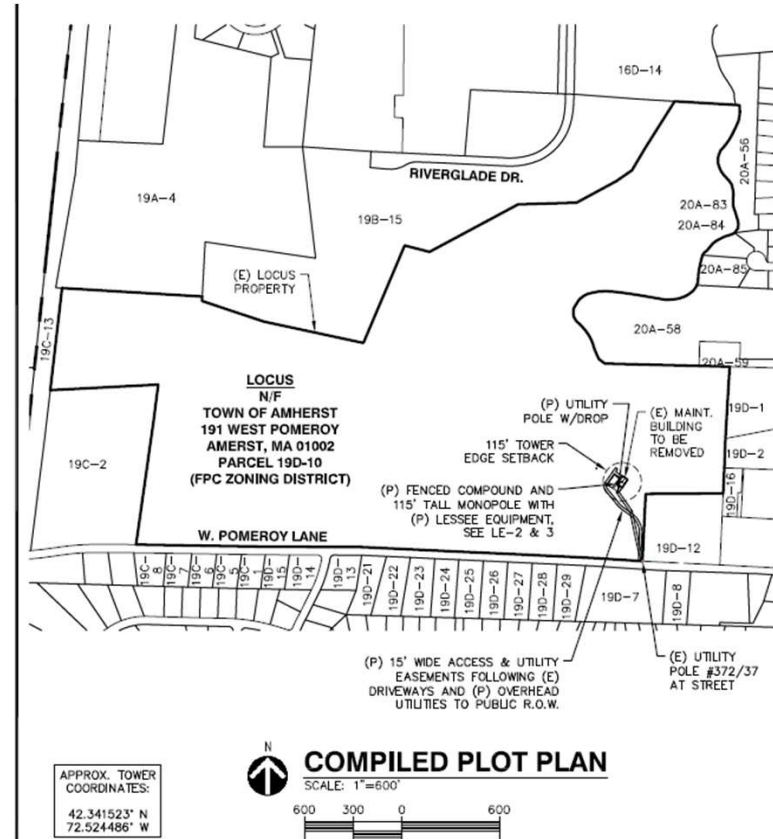
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To develop a communication tower on the Town of Bowdoinham property located at 57 Post Road, Bowdoinham, ME 04008

- Concerns with Visual Impact – we can provide photo simulations to show (propose monopine)
- Lighting Concerns-
- Noise Concerns -
- Fall Zone Letter



# Bowdoinham, Site Plan



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# Thank you

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