

LIVEOAK FIBER LICENSE AGREEMENT
FOR
LIVE OAK CHURCH ROAD SITE

THIS LICENSE AGREEMENT is hereby made and entered into this 7th day of May, 2024 by and between **Okaloosa County, a political subdivision of the State of Florida**, whose address is 1250 N. Eglin Parkway, Suite 102, Shalimar, FL 32579 (hereinafter referred to as the "Licensor") and **Liveoak Fiber LLC, a Delaware limited liability company**, whose address is 808 Gloucester Street, Brunswick, GA 31250 (hereinafter referred to as the "Licensee"), certified by the Florida Division of Corporations/Secretary of State to perform work in the State of Florida.

WITNESSETH:

WHEREAS, Licensor is the fee simple owner of certain property, approximately 240 square feet, located adjacent to Live Oak Church Road, Crestview, Florida, in Okaloosa County, Florida, as more particularly identified in Exhibit "A" (hereinafter the "property"), attached hereto and by reference made a part hereof; and

WHEREAS, Licensee desires to use Licensor's property for locating communications equipment and ancillary facilities and improvements; and

WHEREAS, the Licensee's actions on the property will result in providing internet services to the surrounding areas; and

WHEREAS, Licensor desires to grant to Licensee a license for the aforementioned purpose.

NOW, THEREFORE, for and in consideration of the terms, conditions and mutual covenants contained herein and other good and valuable consideration received by each party, the sufficiency of which are hereby acknowledged, Licensor and Licensee, hereby agree as follows:

1. Licensor hereby grants Licensee, its agents and contractors the right, privilege and license to use the property described in Exhibit "A" (hereinafter "License Area") for the purpose of installing, maintaining, replacing, adding and operating its communication equipment together with ancillary facilities and equipment related thereto, including but not limited to wires, cables, pipes, utility cabinet structures, emergency power generators, and electric fiber, gas and other utility connections to provide internet services to the surrounding area, upon and across said License Area and to fence the License Area for the security and protection of Licensee's equipment; and attain ingress and egress to and upon said License Area for the purpose of exercising the rights, privileges and license granted herein. (Identified in Exhibit B.) Licensee shall not use adjacent property for storage, staging or parking during or after construction of the intended site.

2. The License is granted for a primary term of ten (10) years from the date first written above (the "Initial Term") and shall continue in full force and effect thereafter unless terminated by Licensor or Licensee as provided herein. This License shall automatically be renewed for two (2) additional five (5) year terms unless either party gives written notice of its intent to terminate at least three (3) months prior to the expiration of the then current term. If the License is not renewed the term shall automatically, without the necessity for written notice, terminate on the last day of the term then in effect.
3. Licensee shall be responsible for paying a Licensing Fee in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) annually. Payment is due 30 days prior to the anniversary date of this agreement. Payment shall be remitted to the Okaloosa County Board of County Commissioners, 101 East James Lee Blvd, Crestview, Florida 32536.
4. Licensor retains the right to use the License Area in any manner not inconsistent with the rights herein granted to the Licensee provided, however, that the Licensor shall not disturb the communications equipment and ancillary facilities without first notifying the Licensee with five (5) days written notice, except for, when necessary, as a result of an emergency situation, in which case notification will be provided to Licensee within a reasonable time. Further, the Licensor retains the right to permit other Licensees in the License Area when in its sole discretion Licensor believes it to be appropriate, but in no event shall any other licensee be allowed to use the License Area for any purpose that interferes with or disrupts the Licensee's operations or use of its equipment.
5. The Licensee expressly acknowledges and accepts its responsibility under applicable law for loss, damage, or injury to persons or property arising out of or resulting from constructing, installing, operating, inspecting, altering, improving, maintenance, repairing, moving and rebuilding communications equipment and ancillary facilities, or authorized use of the License Area, and agrees to hold harmless the Licensor, unless the claim or demand arises solely from the negligence or willful misconduct of Licensor, its agents, employees or assigns.
6. Licensee agrees that all work performed in the License Area and in association with the performance of this License shall be done in good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations, and ordinances.
7. The height of all structures within the License Area shall be limited to 8ft including any fencing or antennas. The Licensee at their expense shall utilize coated exterior chain fencing with slats, in earth tone colors, to provide an opaque screen for adjoining properties/users. Alternative opaque fencing may be approved by the Lessor. Additionally, no exterior fencing shall have barb wire, concertina wire, electrical current or other active deterrent other than customary residential fencing.

The Licensor reserves the right, at Licensor's expense, to add supplemental screening such as vegetation and other mitigative measures. The generator shall be a natural or propane fueled generator. Additional structures and equipment, including any buildings, beyond what is shown on the site plan in Exhibit B shall require the express written approval of the Licensor. Such approval shall not be unreasonably withheld and may be approved by the County Administrator or his designee.

8. Upon termination of this License Agreement, Licensee shall, within one hundred twenty (120) days and at Licensee's sole cost and expense, remove all equipment, accessories, and materials owned by Licensee from the License Area and restore the License Area as nearly as practicable to its condition prior to the granting of the License.
9. For the safety and security of Licensee's equipment and facilities neither Licensor nor Licensee shall allow the general public to use the License Area.
10. For the duration of the License Agreement, Licensee shall maintain the insurance required by Licensor as set forth in Exhibit "C" attached hereto and incorporated by reference herein.
11. All written notices required by the parties shall be via electronic mail or U.S. Postal Services Certified Mail to the following individuals, emails and addresses:

For the Licensor:
Deputy County Administrator, Operations
1250 N. Eglin Parkway
Suite 102
Shalimar, Florida 32579
ccoffey@myokaloosa.com
Director, Department of Information Technology
1250 N. Eglin Parkway
Shalimar, Florida 32579

For the Licensee:
Liveoak Fiber, LLC
Attn: Gabrielle Jensen, Chief of Staff
808 Gloucester Street
Brunswick, Georgia 31520
gabrielle.jensen@liveoakfiber.com

12. This License shall supersede any previous agreements, oral or in writing by the parties.

IN WITNESS WHEREOF the undersigned parties have executed this License Agreement on the day and year first above written.

LICENSOR:


Paul Mixon, Chairman
Okaloosa County, Florida



ATTEST:


JD Peacock II, Clerk of Courts




LICENSEE:

LIVEOAK FIBER, LLC, a Delaware limited liability company

By: 
Lou Martinez, Vice President

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

Before me, the undersigned authority, the foregoing instrument was acknowledged and subscribed by means of ☐ physical presence or ☐ online notarization, this 17 day of April 2024 by Lou Martinez, Vice President, LIVEOAK FIBER, LLC, a Delaware limited liability company, on behalf of the Company, who is ☐ personally known to me or ☐ who produced "personally known" as identification.


NOTARY PUBLIC
Commission expires: Oct. 15, 2027

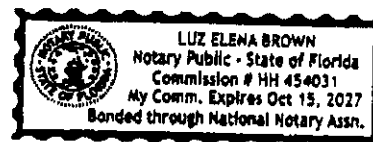


Exhibit A
License Area

A 12' x 20' utility easement described as:

A 12 FT BY 20 FT UTILITY EASEMENT BEING A PORTION OF PARCEL "B" DESCRIBED IN OFFICIAL RECORDS BOOK 2748, PAGE 4028, PUBLIC RECORDS OF OKALOOSA COUNTY FLORIDA LYING IN SECTION 8, TOWNSHIP 2N, RANGE 23W, OKALOOSA COUNTY FLORIDA DESCRIBED AS FOLLOWS:

[illegible]

RETENTION POND

TREE LINE

1200' UTILITY EASEMENT

SIR LB2255

SIR LB2256

POB LEASE

POB ACCESS EASEMENT

22 FT WIDE ACCESS EASEMENT

L16

L17

L18

L19

63.94

66.25

66.93

67.98

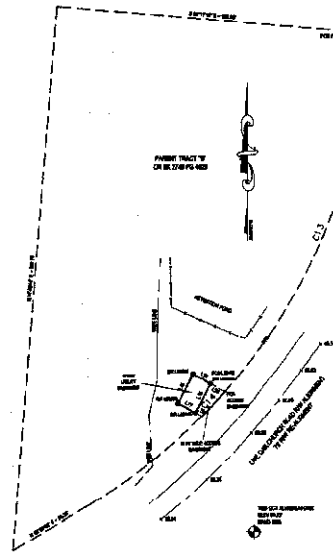
68.83

69.51

LIVE OAK CHURCH ROAD R/W ALIGNMENT

TS R/W ALIGNMENT

T&E GCT ALUMINUM DISK
ELEV 66.23'
NAVD 1988



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C19	408.28	55°48'34"	304.64	557°04'26"W - 379.77
C12	3437.75	1°53'17"	293.28	526°39'27"W - 293.31
C13	348.42	37°37'39"	228.82	522°36'10"W - 224.77
C14	348.42	37°37'15"	20.80	543°08'37"E - 20.80

LINE	BEARING	LENGTH
L15	N80°46'44"W	12.00
L16	S27°29'00"W	20.00
L17	S60°46'47"E	12.00
L18	N27°29'00"E	20.00
L19	S60°46'44"E	4.38
L20	N60°46'44"W	9.93

NOTE: LEASE AREA NOT 80' BECAUSE CLIENT
ROUGH STAKED AND PAINTED PROPOSED LEASE
BOUNDARY

02-05-2024 REVISED BOUNDARY AND DESCRIPTION
11-13-2023 REVISED BOUNDARY AND DESCRIPTION

[illegible]

PANHANDLE ASSOCIATES INC.
701-A EDGE STREET, FORT WALTON BEACH, FLORIDA 32547 (850) 864-1968 LAND SURVEYING BUSINESS LICENSE NO. 2385

Exhibit B
Site Plan

PROJECT PROPOSAL

THIS PROPOSAL IS FOR THE ASQUISITION OF A UTILITY EASEMENT FOR A 20'x12' PARCEL OF THE PROPERTY LOCATED AT ALONG OLD LIVE OAK CHURCH RD IN CRESTVIEW FLORIDA OUTSIDE THE RIGHT OF WAY. THIS PROPERTY BELONGS TO OKALOOSA COUNTY AND IS LOCATED NEAR 4501 BETH CIRCLE SERVING THE SOUTH CRESTVIEW AREA.

LIVE OAK IS PROPOSING THIS LOCATION TO SERVE AS ITS CENTRALIZED DISTRIBUTION HUB FOR THE SURROUNDING AREA AS THEY BUILD OUT THEIR FIBER OPTIC NETWORK THROUGHOUT OKALOOSA COUNTY. THIS SITE WILL HAVE FIBER OPTIC CABLES ENTERING AND EXITING, AS WELL AS ANY POWER INFRASTRUCTURE NEEDED. LIVE OAK MUST BE ABLE TO ACCESS THE SITE AT ANY TIME, DURING ANY SITUATION SO AS TO BE ABLE TO MAINTAIN AND WORK ON THE PREMISES FOR THE CONTINUED MAINTENANCE OF THEIR FIBER FACILITIES IN THE COUNTY.

GENERAL NOTES

1. THE PLANS SHOWN REPRESENT A LAYOUT FOR AN EASEMENT TO BE UTILIZED BY LIVE OAK FIBER FOR TELECOMMUNICATIONS EQUIPMENT.
2. NATURAL GAS IS AVAILABLE AT THIS LOCATION AND WILL BE USED TO FEED A BACKUP GENERATOR ON THE SITE.
3. INSIDE THE EASEMENT WILL BE ELECTRICAL AND GAS LINES TO BE PLACED INSIDE BURIED CONDUIT AT THE APPROPRIATE DEPTH PER UTILITY.
4. EASEMENT TO BE SECURED BY PRIVACY FENCING AS DESCRIBED IN THE PLANS.
5. TELECOM CONDUIT WILL BE DIRECT BURIED TO PROPOSED EASEMENT AT LEAST 24" DEPTH OF COVER.
6. CONDUIT FOR USE OF POWER SERVICE WILL BE BURIED ALONG SAME ROUTE AT LEAST 48" DEPTH OF COVER.
7. GAS SERVICE LINE WILL BE BURIED AT DEPTH APPROPRIATE TO STATE AND MUNICIPAL STANDARDS.
8. AFTER LEAVING PRIVATE EASEMENT, CONDUIT WILL TERMINATE IN A LIVE OAK OWNED VAULT (HANDHOLE) OF 30"x48" TYP. SIZE FOR DISTRIBUTION LOCATED IN OLD LIVE OAK CHURCH RD ROW.
9. AN APPROVED PERMIT OR PERMITS WILL BE REQUIRED BEFORE STARTING CONSTRUCTION AND POSTED AT THE JOB SITE.
10. ALL WORK TO COMPLY WITH - "GENERAL PROVISIONS" OF THE PERMIT AND THESE SUCH PROVISIONS WILL EXTEND TO WORK PERFORMED ON PRIVATE PROPERTY UNLESS OTHERWISE SPECIFIED BY THE PROPERTY OWNER.
11. LOCATION OF ALL UTILITIES TO BE VERIFIED. CALL UTILITIES PROTECTION CENTER (UPC) AT 811 OR 800-282-7411 TO REQUEST UNDERGROUND LOCATE SERVICE OR SAFEGUARDS FOR WORK AREA PRIOR TO COMMENCING ANY WORK.
12. CONTRACTOR WILL BE RESPONSIBLE FOR VISUALLY LOCATING CONFLICTING FACILITIES AND UTILITIES BY DIGGING, EXPOSING (POTHOLE) OR OTHER APPROVED METHODS.
13. FINAL INSPECTION/WALK THROUGH IS REQUIRED UPON PROJECT COMPLETION.

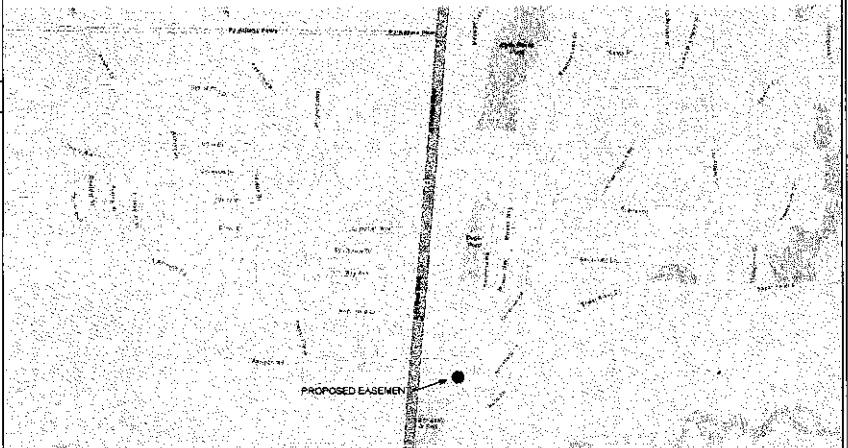
NO.	REVISIONS	BY	DATE
1	REROUTE CONDUIT PER OKALOOSA WATER	DAP	1/15/24
-	-	-	-
-	-	-	-
-	-	-	-

VICINITY MAP

PROJECT:
LIVE OAK FIBER CAB PROPOSAL
CRVWFL01 -
OLD LIVE OAK CHURCH RD
CONTRACTOR: SOURCEONE CORP.

SCALE: 1"=40'

PROPOSED EASEMENT
COUNTY PROPERTY
OKALOOSA, FL
PARCEL: 05-2N-23-0000-0002-0040



LIVE OAK CONTACT INFORMATION:

MARK MCGUINNESS
MANAGER OF NETWORK ENGINEERING
303-956-2093
MARK.MCGUINNESS@LIVEOAKFIBER.COM

CHERYL SAVAGE
DIRECTOR, PROGRAM MANAGEMENT
912-782-1712
CHERYL.SAVAGE@LIVEOAKFIBER.COM

WWW.LIVEROAKFIBER.COM

LIVE OAK SITE NAME: CRVWFL01
LIVE OAK ZONE NAME: CRV1
HOMES PASSED IN ZONE: 6683
CABINET #1: CRVWFL01-01
GPS: 30.699493, -86.569491

LIVE OAK SITE NAME: CRVWFL01
LIVE OAK ZONE NAME: CRV1
HOMES PASSED IN ZONE: 6683
CABINET #1: CRVWFL01-01
GPS: 30.699493, -86.569491

PROPOSED EASEMENT
COUNTY PROPERTY
OKALOOSA, FL
PARCEL: 05-2N-23-0000-0002-0040

PROPOSED LIVE OAK VAULT
30"x48" TYP. HANDHOLE
PLACED 1'3" BEHIND EOP ON
OLD LIVE OAK CHURCH RD
NAME: CRVWFL01-01

A) PROPOSED (4) 4" HOPE CONDUITS
FROM PROPOSED VAULT TO PROPOSED
VAULT INSIDE ROW FOR LIVE OAK FIBER
OPTICS USE. APPROX. 8' DIRECT BURIED
AT LEAST 24" DEPTH

B) PROPOSED (1) 2" HOPE CONDUIT
FROM FIBER CABINET TO PROPOSED
LIVE OAK VAULT. APPROX. 8' DIRECT
BURIED AT LEAST 48" DEPTH.

NOTE:
AREA FOR EQUIPMENT EASEMENT AND THE ACCESS EASEMENT
WILL NEED TO HAVE FILL DIRT BROUGHT IN TO SLIGHTLY RAISE
ELEVATION.
PLEASE SEE ATTACHED GRADING PLAN AND SURVEY IN THE PERMIT
PACKAGE FOR DETAILS.

NOTE:
EXACT LOCATION OF EASEMENT WITHIN
PROPERTY SUBJECT TO CHANGE ONCE
SURVEY COMPLETE. REFER TO FINALIZED
SURVEY WITHIN PACKAGE.

C) PROPOSED 30"x12" UTILITY EASEMENT:
FENCED IN WITH TELECOM CAB, AND
POWER GENERATOR FOR USE BY LIVE OAK
FIBER FOR SERVICE IN THE VICINITY OF
CRESTVIEW SOUTH - OKALOOSA COUNTY.
TYPICAL TO BE FOUND ON SHEET #3

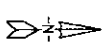
NOTE:
PRIVACY FENCE TO UTILIZE A COATED EXTERIOR CHAIN
FENCING WITH SLATS, IN EARTH TONE COLORS TO PROVIDE
AN OPAQUE SCREEN FOR ADJOINING PROPERTIES.

D) PROPOSED (2) 2" HOPE CONDUITS
FROM PROPOSED VAULT TO POWER
POLE INSIDE ROW FOR LIVE OAK FIBER
OPTICS USE. APPROX. 70' DIRECT BURIED
AT LEAST 24" DEPTH

E) PROPOSED (1) 2" HOPE CONDUIT
FROM FIBER CABINET TO PROPOSED
LIVE OAK VAULT. APPROX. 78'
DIRECT BURIED AT LEAST 48" DEPTH.

*BY DIRECTIONAL BORE

PLACE FIBER CABLE MARKERS AT
FENCE LINE WHERE CONDUIT
ENTERS THE SITE (TYP.)



CRESTVIEW 1
NEAR 4501 BETH CIRCLE
CRESTVIEW FL, 32539

CONFIDENTIALITY INFORMATION
Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.

REV	BY	DATE	NOTES
REV 1:	DAF	1/16/24	REROUTE CONDUIT PER WATER
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-



PROJECT:
LIVE OAK FIBER
CAB PROPOSAL
PROJECT SITE: CRVWFL01-CRV1
CONTRACTOR:
SOURCEONE CORP.

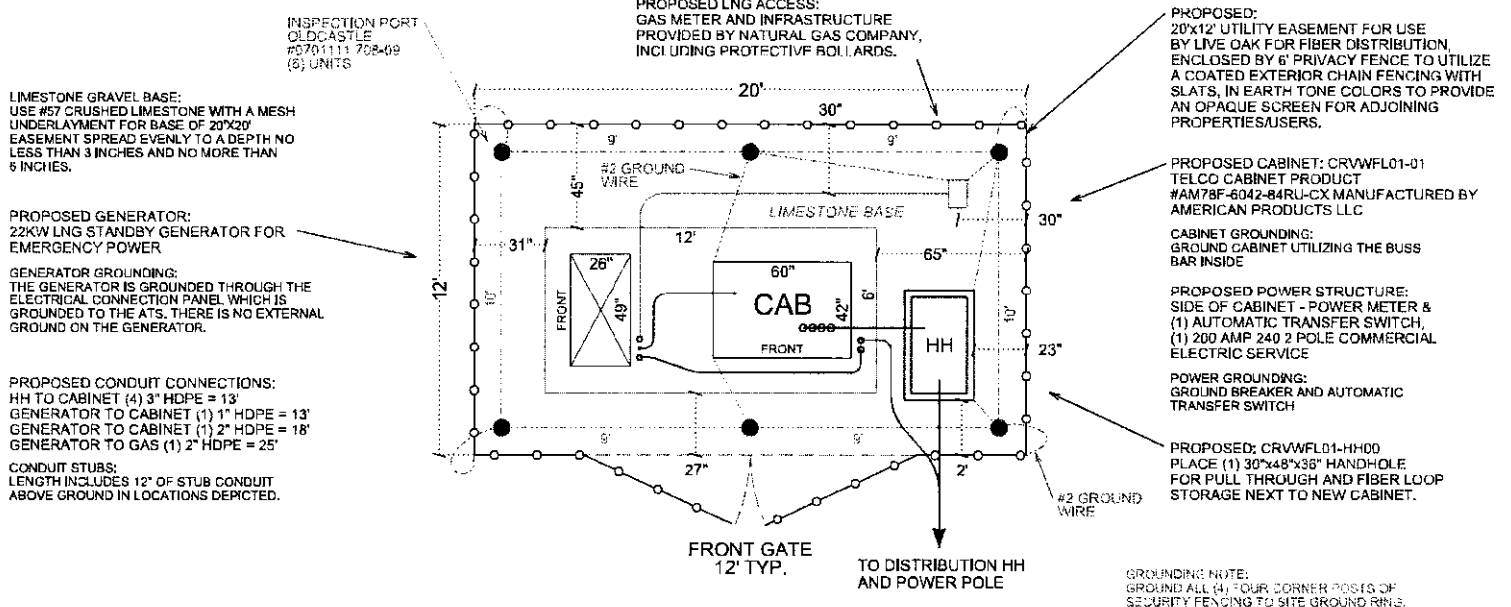
SHEET: 2 OF 15
NO: N/A
DATE: 01/31/24
SCALE: 1" = 40'

LIVE OAK SITE NAME: CRVWFL01
LIVE OAK ZONE NAME: CRV1
HOMES PASSED IN ZONE: 6683
CABINET #1: CRVWFL01-01
GPS: 30.599493, -86.569491



PROPOSED CONCRETE PAD:
 12' X 6' X 6" CONCRETE PAD WITH FIBER
 CABINET AND BACKUP GENERATOR
 PLACED ON IT.
PAD ELEVATION NOTE:
 ENSURE THAT BOTTOM OF PAD IS MINIMUM 6" ABOVE
 LOWEST POINT WITHIN SITE AND SLOPE SITE
 AWAY FROM PAD.

PROPOSED FIBER PLACEMENT INSIDE
 (4) 3" HDPE CONDUIT CAB-HH:
 CONDUIT 1 - (1) FDP-BACKBONE 48F TAIL
 CONDUIT 2 - (1) FDP-DISTRIBUTION 288F TAIL
 CONDUIT 3 - (1) FDP-DISTRIBUTION 144F TAIL
 CONDUIT 4 - SPARE
FIBER COILS:
 LEAVE EXCESS FIBER COILED IN PROPOSED
 HANDHOLE, MINIMUM 50' LOOP

GENERAL NOTES:
 1. THE PLANS SHOWN REPRESENT A GENERALIZED
 LAYOUT THAT IS SUBJECT TO CHANGE AFTER SITE
 SURVEY HAS BEEN COMPLETED
 2. INSIDE THE EASEMENT WILL BE ELECTRICAL AND
 GAS LINES TO BE BURIED AS NEEDED AT
 THE APPROPRIATE DEPTH.
 3. EASEMENT TO BE SECURED BY PRIVACY FENCING
 AND UNDER LOCK AT ALL TIMES
 4. MEASUREMENTS CAN BE TAKEN FROM THE SURVEY
 STAKES IN THE EVENT FENCE IS NOT IN PLACE.



ADDITIONAL INFORMATION:
 SEE FOLLOWING SHEETS FOR TYP. DETAILS

 SITE DETAIL	CONFIDENTIALITY INFORMATION		By:	DATE:	NOTES:			PROJECT:	SHEET: 3 OF 15
	Confidential, Trade Secret, and Proprietary Information. Do Not Disseminate.		REV 1:	-	-			LIVE OAK FIBER CAB PROPOSAL	NO. 1: N/A
			REV 2:	-	-			PROJECT SITE: CRVWFL01-CRV1	DATE: 01/31/24
			AS BUILT:	-	-			CONTRACTOR: SOURCEONE CORP.	SCALE: NTS
			PERMITTING AGENCY:	-	-				

PAD MOUNTING DETAIL




1. USE ONLY CONCRETE FOR NEW PAD CONSTRUCTION.
2. USE A MINIMUM OF 6" OF SAND OR (3/4") GRAVEL FOR BASE OF CABINET PAD FOR LEVELING PURPOSES.
3. THE MINIMUM COMPRESSIVE STRENGTH OF THE PAD MUST BE AT LEAST 4000 PSI AS DETERMINED BY ASTM C39 TEST OF COMPRESSION STRENGTH. THE SLOPE OF THE CONCRETE SHALL BE 2" TO 4" AS DETERMINED BY ASTM C143 TEST METHOD.
4. PRIMARY CHOICE FOR MATERIAL SHALL BE A GFRC (GLASS FIBER-REINFORCE CONCRETE) WHICH COMPLIES WITH PCI MNL 128 STANDARD.
5. CONFORMING TO THE PRIOR REQUIREMENTS AND ADHERING TO ASTM C150, C595 OR C1157 SHALL ALSO BE USED ALONG WITH 5"x8" #10 MESH FROM EDGE OF PAD TO EDGE.
6. A VAPOR VAPOR RETARDER IS NOT REQUIRED, BUT MAY BE USED.

PAD ELEVATION NOTE:
ENSURE THAT BOTTOM OF PAD IS MINIMUM 6" ABOVE
LOWEST POINT WITHIN SITE AND SLOPE SITE
AWAY FROM PAD.

1. CABINET IS MOUNTED TO THE FOUNDATION BY (6) 0.5" HOLES DRILLED INTO PAD USING THE CABINET BASE AS A STENCIL
2. THERE ARE (2) 18.5"x4.5" OPENINGS FOR LIVE OAK TO STUB UP CONDUIT FOR FIBER ENTRANCE AS SHOWN

1. GENERATOR IS MOUNTED TO THE FOUNDATION BY (3) 3/8" HOLES
DRILLED INTO PAD USING THE GENERATOR BASE AS A STENCIL

SITE PAD DETAIL	CONFIDENTIALITY INFORMATION			BY:	DATE:	NOTES:		PROJECT:	SHEET:
	Confidential, Trade Secret, and Proprietary Information. Do Not Disseminate.			REV 1:	-	-		LIVE OAK FIBER CAB PROPOSAL	4 OF 15
	REVISIONS			REV 2:	-	-		NO.:	N/A
	AS BUILT:			AS BUILT:	-	-		PROJECT SITE:	CRVWFLO1-CRV1
	PERMITTING AGENCY:			PERMITTING AGENCY:	-	-		DATE:	01/31/24
							CONTRACTOR:	SCALE:	
							SOURCEONE CORP.	NTS	

BULKU304836

BULK VAULT HDPE STRUCTURAL FOAM SHIELD X COMPOSITE COVER



FEATURES:

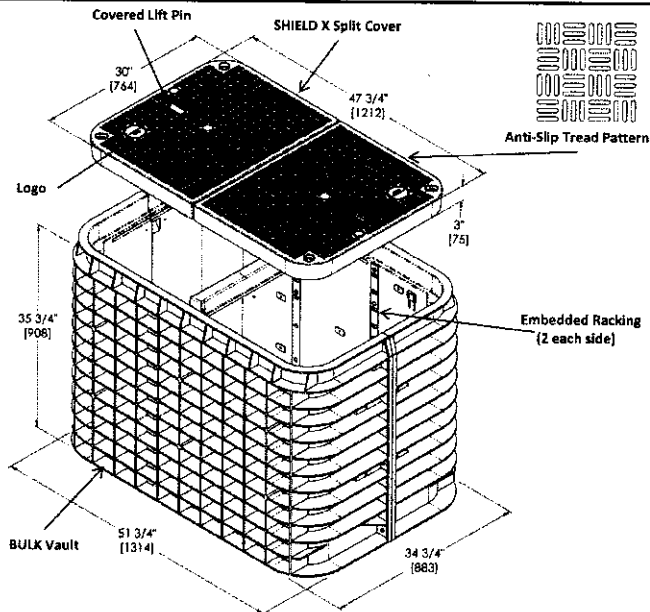
- 30" X 48" X 36" (open floor) (actual dimensions on drawing)
- BULK VAULT – SHIELD X Split COVER- Tier 22 Load Rated (ANSI/SCTE 77: 2013)
- (4) Cover locking Auger bolts, Hex (9/16") or Penta (7/8") head with washer
- (4) Non-Seizing Fastening System, Field Replaceable
- (4) Embedded Composite Rack Support
- (1) Lifting slot equipped with stainless steel pin (slot is approximately 2 1/4" X 1/4")
- (4) Winterized Cable Drop slide (1 1/4" X 1 1/4")
- (1) Galvanized Center Beam
- (2) Logo Disk

WEIGHT & SHIPPING:

- Cover Weight: 50 lbs (Per Half)
- Box Weight: 129 lbs
- Assembly Weight : 229 lbs

PERFORMANCE TESTING:

- ANSI/SCTE 77: 2013 - TIER 22 Rated (33,750 lbs)
- AS3996 – Class C
- EN124 Class B125
- ASTM C1028-07 & AS-4586 (Slip Resistance)
- 10,000 Hour Xenon-Arc Exposure (No fiber-bloom)
- ASTM D635-06 (Flammability)



Inside Dimensions		
Length	Width	Depth
46 1/4" [1180]	28 1/4" [730]	32 1/4" [832]


CHANNELL

HANDHOLE DETAIL

CONFIDENTIALITY INFORMATION

Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.

	BY:	DATE:	NOTES:
REV 1:	-	-	-
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-

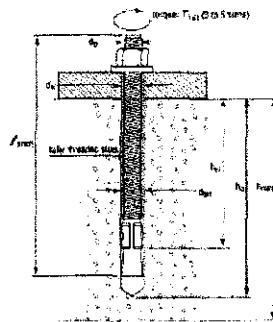


PROJECT:
LIVE OAK FIBER
CAB PROPOSAL
PROJECT SITE: CRVWFLO1-CRV1
CONTRACTOR:
SOURCEONE CORP.

SHEET: 5 OF 15
WG: N/A
DATE: 01/31/24
SCALE: NTS

Mounting Hardware

When securing the American Products *AP INDEPENDENCE*® Enclosure to a concrete pad, we recommend utilizing a minimum of a 3/8" nominal diameter expansion anchor for maximum stability. Specifications below are for the Truebolt brand Wedge Type Expansion Anchor.



	Symbol	Units	Nominal Anchor Diameter (in)
Anchor outer diameter	d_o	in	.375
Nominal carbide bit diameter	d_c	in	3/8
Effective embedment depth	h_{eff}	in	1-3/4 2-5/8
Min hole depth	h_o	in	2-1/2 3-3/8
Min slab thickness	h_{min}	in	4 5
Installation torque	T_{inst}	ft-lb	25
Min hole diameter in fixture	d_h	in	7/16



MOUNTING BOLT DETAIL

CONFIDENTIALITY INFORMATION

Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.

811
SourceOne Corp.
10000 N. 10th St.
Suite 100
Scottsdale, AZ 85258
Phone: 480.344.8111
Fax: 480.344.8112
Email: info@sourceonecorp.com
Website: www.sourceonecorp.com

REV	BY	DATE	NOTES
REV 1:	-	-	-
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-



PROJECT: LIVE OAK FIBER
CAB PROPGSAL
PROJECT SITE: CRVWFL01-CRV1
CONTRACTOR: SOURCEONE CORP.

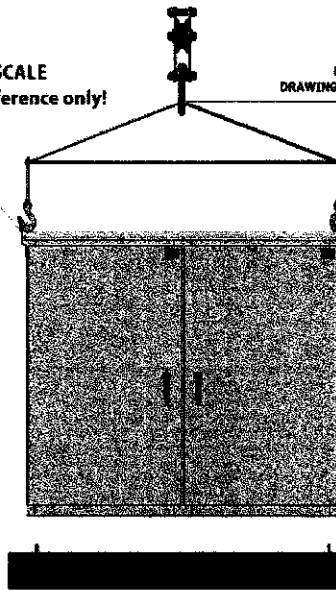
SHEET: 6 OF 15
NO: N/A
DATE: 01/31/24
SCALE: NTS

Lifting Provisions

NOT TO SCALE
Drawing for Reference only!

NOT TO SCALE
DRAWING FOR REFERENCE ONLY

TOTAL MAX LOAD
OF ALL FOUR LIFTING
PROVISIONS 1500LBS



1500LBS

ALL FOUR LIFTING
PROVISIONS REQUIRED

CONCRETE PAD 4" TO 6" IN
ACCORDANCE WITH
INDUSTRY STANDARD
AND COMPLY WITH
LOCAL BUILDING CODES

Constructing a New Pad

- Use only concrete for new pad construction. Do not use substitute materials since they lack the rigidity for enclosure placement.
- Observe local building practices for pad construction. American Products recommends that the pad should extend a minimum of 8" beyond the enclosure base on all sides.
- Use a minimum of 6" of sand or gravel as a base for the pad for leveling purposes.



WARNING

When pad mounting, the compression strength of the pad must be at least 4000 psi as determined by ASTM C39 test of compression strength of concrete cylinders. The slump of the concrete shall be 2" to 4" as determined by ASTM C143 test method.

CABINET PAD DETAIL

CONFIDENTIALITY INFORMATION

Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.

THIS DOCUMENT IS THE PROPERTY OF
811. IT IS TO BE USED ONLY FOR THE
PROJECT AND NOT BE LOANED, REPRODUCED,
COPIED, OR DISSEMINATED IN ANY MANNER.

	BY:	DATE:	NOTES:
REV 1:	-	-	-
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-



PROJECT:
LIVE OAK FIBER
CAB PROPOSAL

PROJECT SITE: CRVWFL01-CRV1

CONTRACTOR:
SOURCEONE CORP.

SHEET: 7 OF 15

NO: N/A

DATE: 01/31/24

SCALE: NTS

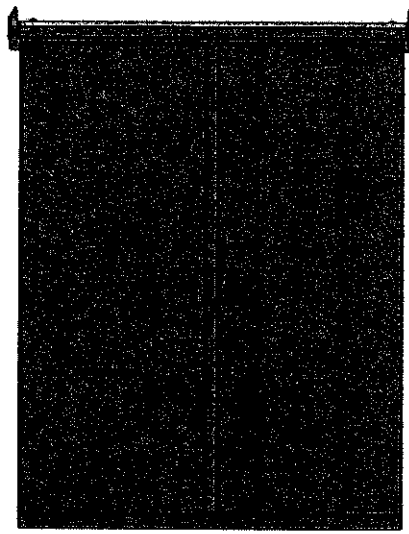
**Available
Cabinet
Heights**

32" Min
47"
58"
78" Max



36" Min
42" Max

**Available
Cabinet
Depth**



60"

**Available
Cabinet
Width**

CABINET DETAIL

CONFIDENTIALITY INFORMATION

Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.
This information is the property of
SourceOne Corp. and is to be used
only for the purpose intended. It is
not to be distributed, copied, or
reproduced in any form without the
written permission of SourceOne Corp.

REV 1:

REV 2:

AS BUILT:

PERMITTING AGENCY:

BY:

DATE:

DATE:

DATE:

DATE:

NOTES:



PROJECT:

LIVE OAK FIBER

CAB PROPOSAL

PROJECT SITE:

CONTRACTOR:

SOURCEONE CORP.

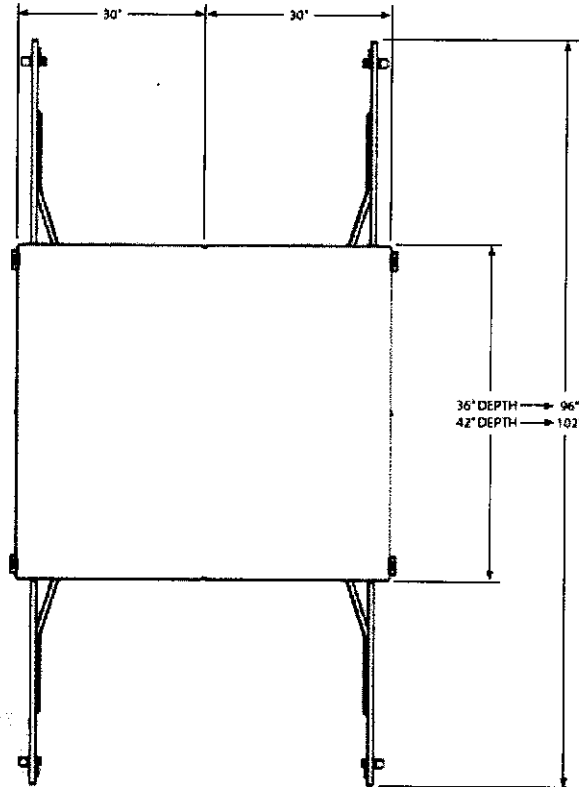
SHEET: 8 OF 15

NO. N/A

DATE: 01/31/24

SCALE: NTS

See Figure below for top view of cabinet footprint.



CABINET DETAIL

CONFIDENTIALITY INFORMATION

Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.

THIS DOCUMENT CONTAINS
UNCLASSIFIED INFORMATION
WHICH, WHEN DISCLOSED, COULD
BE DANGEROUS TO THE NATIONAL
DEFENSE.

	By:	Date:	Notes:
REV 1:	-	-	-
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-



PROJECT:	LIVE OAK FIBER CAB PROPOSAL	SHEET:	9 OF 15
PROJECT SITE:	CRVWF01-CRV1	WO #:	N/A
CONTRACTOR:	SOURCEONE CORP.	DATE:	01/31/24
		SCALE:	NTS

****PLEASE NOTE! WITH PALLET
SHIPPING HEIGHT WILL BE 98 1/2"**
**PLEASE CONFIRM RECEIVING
AREA CAN UNLOAD.**

[illegible]

CONFIDENTIALITY INFORMATION

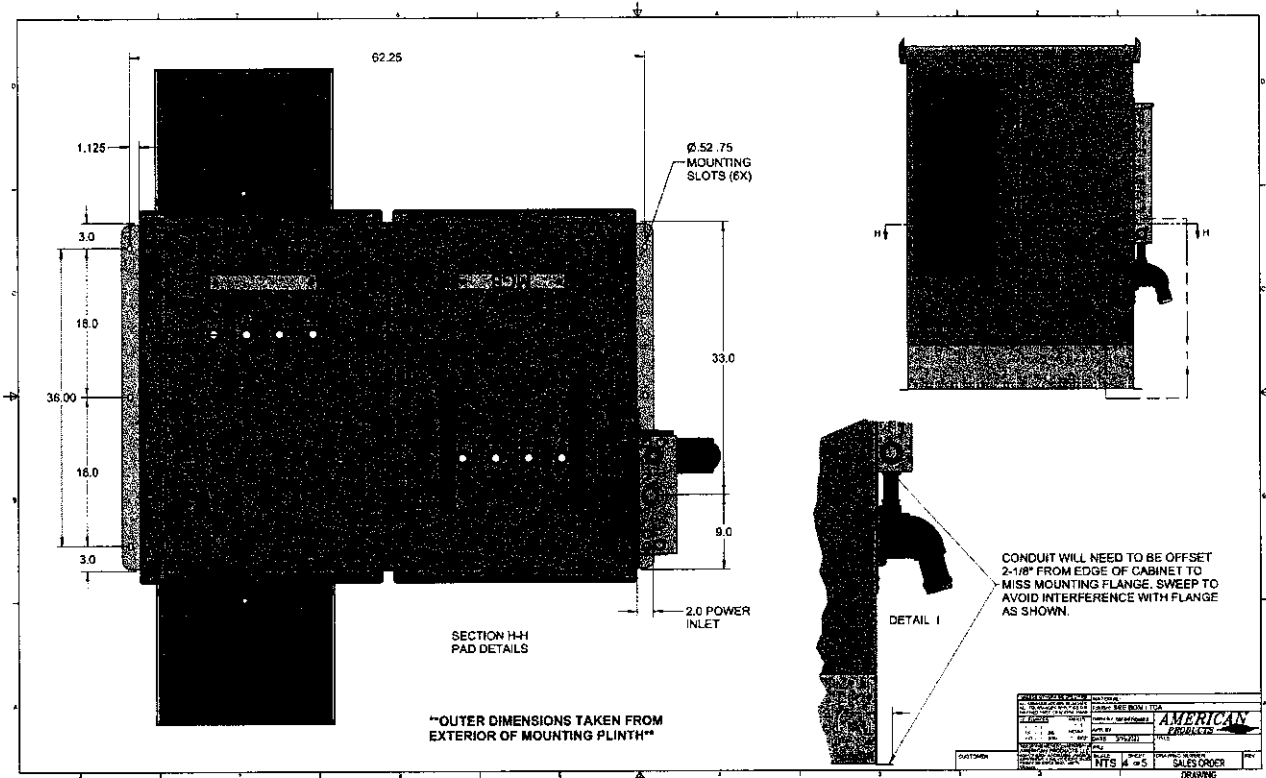
**Confidential, Trade Secret, and
Proprietary Information.
Do Not Disseminate.**

REV	BY:	DATE:	NOTES:
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REV 2:	"	"	"
AS BUILT:	"	"	"
PERMITTING AGENCY:	"		"



PROJECT:	LIVE OAK FIBER CAB PROPOSAL
PROJECT SITE:	CRVWFL01-CRV1
CONTRACTOR:	SOURCEONE CORP.

SHEET:	10 OF 15
WD #:	N/A
DATE:	01/31/24
SCALE:	NTS



CABINET DETAIL

CONFIDENTIALITY INFORMATION

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THIS DOCUMENT IS THE PROPERTY OF
811. IT IS TO BE USED ONLY FOR THE
PROJECT AND NOT BE LOANED, REPRODUCED,
COPIED, OR DISSEMINATED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF 811.

	BY:	DATE:	NOTES:
REV 1:	-	-	-
REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-



PROJECT: LIVE OAK FIBER
CAB PROPOSAL

PROJECT SITE: CRVWFL01-CRV1

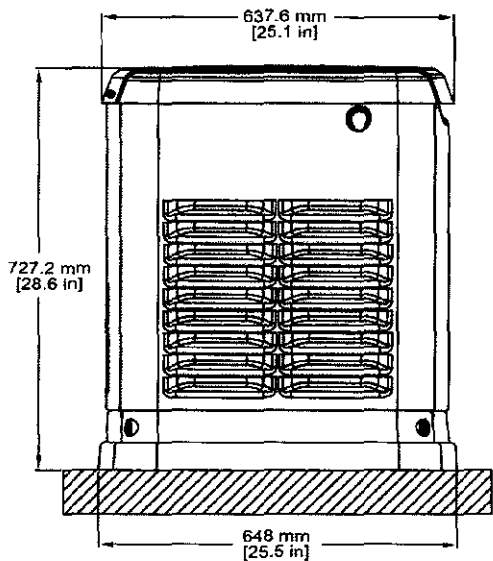
CONTRACTOR: SOURCEONE CORP.

SHEET: 11 OF 15

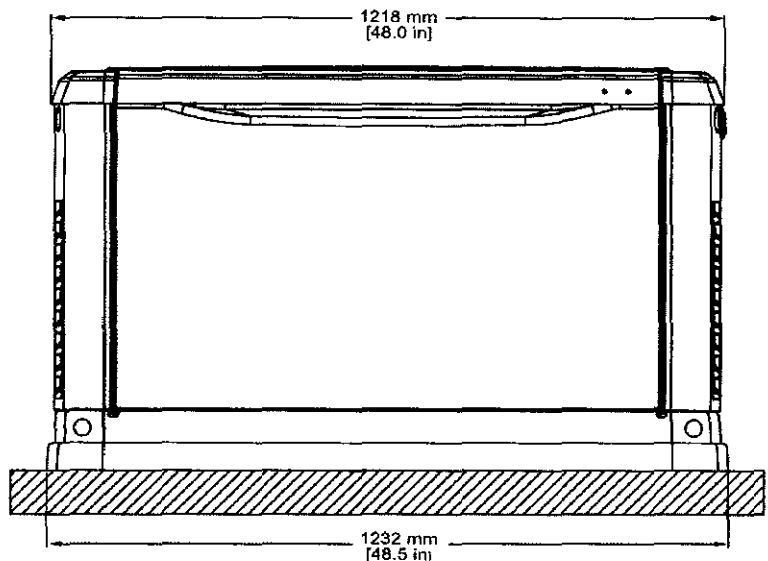
WD: N/A

DATE: 01/31/24

SCALE: NTS



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

GENERATOR DETAIL

CONFIDENTIALITY INFORMATION

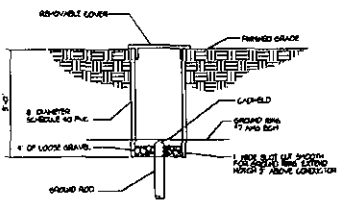
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Do Not Disseminate.

REV	BY	DATE	NOTES
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REV 2:	-	-	-
AS BUILT:	-	-	-
PERMITTING AGENCY:	-	-	-

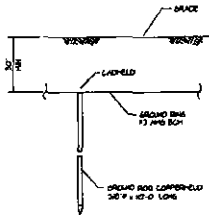


PROJECT: LIVE OAK FIBER
CAB PROPOSAL
PROJECT SITE: CRVWFLO1-CRV1
CONTRACTOR: SOURCEONE CORP.

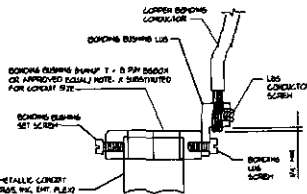
SHEET: 13 OF 15
NO: N/A
DATE: 01/31/24
SCALE: NTS



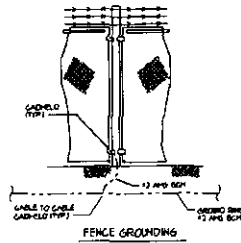
GROUND ROD INSPECTION WELL
NOT TO SCALE



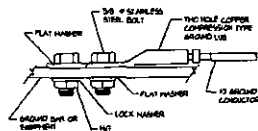
GROUND ROD DETAIL
NOT TO SCALE



CONDUIT BONDING BUSHING
NOT TO SCALE

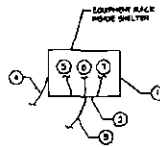


FENCE GROUNDING
NOT TO SCALE



MECHANICAL GROUND CONNECTION
NOT TO SCALE

- KEY NOTES:
1. PROPOSED GROUND BARS WITH INSULATORS MOUNTED AT TOP OF ALL NEW EQUIPMENT RACKS
 2. PROPOSED 1/2" AND STRANDED GREEN INSULATED COPPER WIRE FROM THE EQUIPMENT RACK GROUND BAR TO THE MAIN GROUND BAR
 3. PROPOSED 1/2" AND STRANDED GREEN INSULATED COPPER WIRE FROM EACH NEW EQUIPMENT RACK TO THE MAIN GROUND BAR
 4. PROPOSED 1/2" AND STRANDED GREEN INSULATED COPPER WIRE FROM THE PROPOSED RACK MAIN WIRE TO THE GROUND BAR, BRANCHED FOR MANUFACTURER'S SPECIFICATIONS
 5. PROPOSED 1/2" AND STRANDED GREEN INSULATED COPPER WIRE FROM THE PROPOSED MAIN WIRE TO THE GROUND BAR, BRANCHED FOR MANUFACTURER'S SPECIFICATIONS
 6. PROPOSED 1/2" AND STRANDED GREEN INSULATED COPPER WIRE FROM THE PROPOSED MAIN WIRE TO THE GROUND BAR, BRANCHED FOR MANUFACTURER'S SPECIFICATIONS



EQUIPMENT RACK GROUNDING
NOT TO SCALE

Grounding Notes:

Route #2 ground wire from principle bus bar directly to nearest ground rod per NEC code Section 250.
Ground wire may not be spliced and should be routed as directly as possible.

When installed, AC Power Pedestal should be located within 4' of the cabinet. This permits the pedestal to be grounded on the cabinet's buried ring ground system. Use #2, Tinned bare solid copper wire for all ground connections. Place minimum 6" of gravel in new Power Pedestal and replace gravel in any existing AC Power Pedestal re-entered.

If the power pedestal containing the main ac service disconnect is within 4' of the electrical equipment enclosure the grounding electrode conductor connects to the closest ground rod. If the power pedestal containing the main ac service disconnect is greater than 4' from the electrical equipment enclosure the grounding electrode conductor connects to a DEDICATED GROUND ROD bonded to the closest ground ring ground rod.

Install minimum of 4 (5/8" x 8' copper clad) ground rods. All connections to the ground ring including the attachment to the ground rods will be Cadweld connections. All ground rods will be covered with a Flush Mount Ground Rod Closure for inspection purposes. A minimum of 6" of gravel will be required in the ground rod inspection window. Tag all ground conductors inside the inspection window.

Route ground wire from equipment Bus Bar to the ground rod and Cadweld to ground rod/ground ring.
Insure no-oxide is applied to GND leads Terminated on Principle Bus Bar. Approved two (2) hole compression connectors with the correct dye marking must be used to connect the solid #2 conductor to the cabinet ground bus.

The GND Ring must be below the frost line, see notes on ground ring depth. GND Ring must also be approximately 6" to 24" from the edge of the cabinet pad.

The GND Ring should be tested in compliance with local standards upon completion using the Meg-Ohm test of less than or equal to 5 Ohms.

The GND Ring should be grounded to security fence at all (4) four corner posts.

USE INSPECTION PORT PRODUCT - OLDCASTLE #0701111 708-09

GROUNDING DETAIL

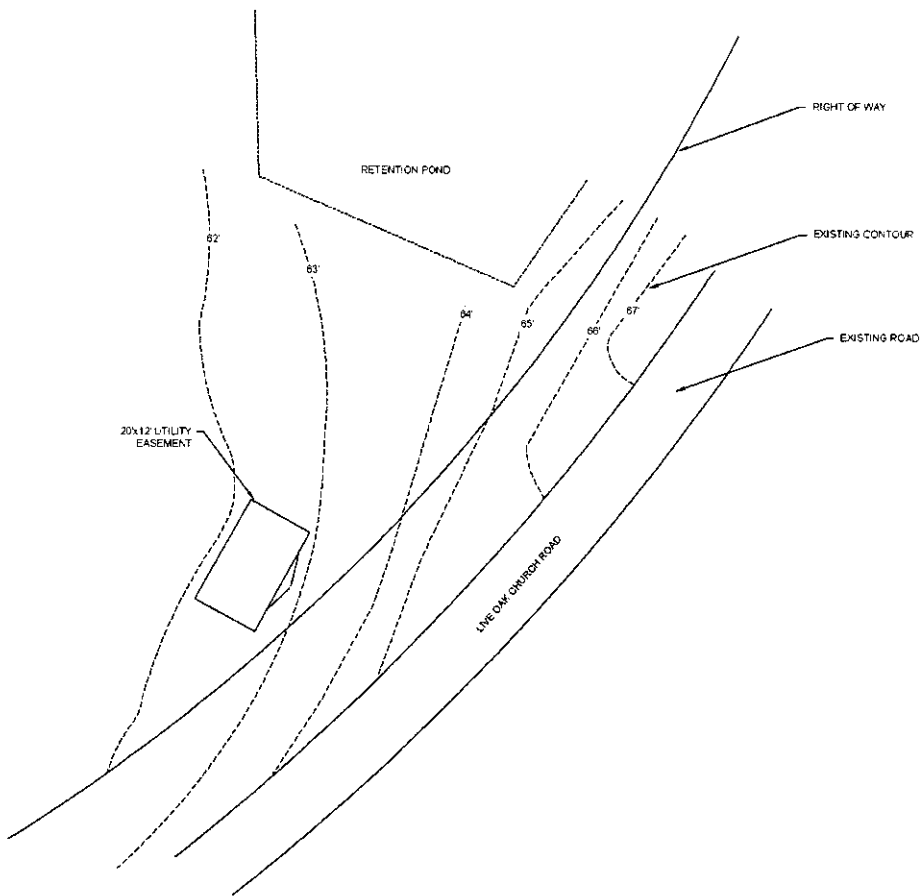
CONFIDENTIALITY INFORMATION	BY:	DATE:	NOTES:
Confidential, Trade Secret, and Proprietary Information. Do Not Disseminate.	REV 1:	-	-
	REV 2:	-	-
	AS BUILT:	-	-
	PERMITTING AGENCY:	-	-



PROJECT:	LIVE OAK FIBER CAB PROPOSAL	SHEET: 14 OF 15
PROJECT SITE:	CRYWFL01-CRY1	NO: N/A
CONTRACTOR:	SOURCEONE CORP.	DATE: 01/31/24
		SCALE: NTS

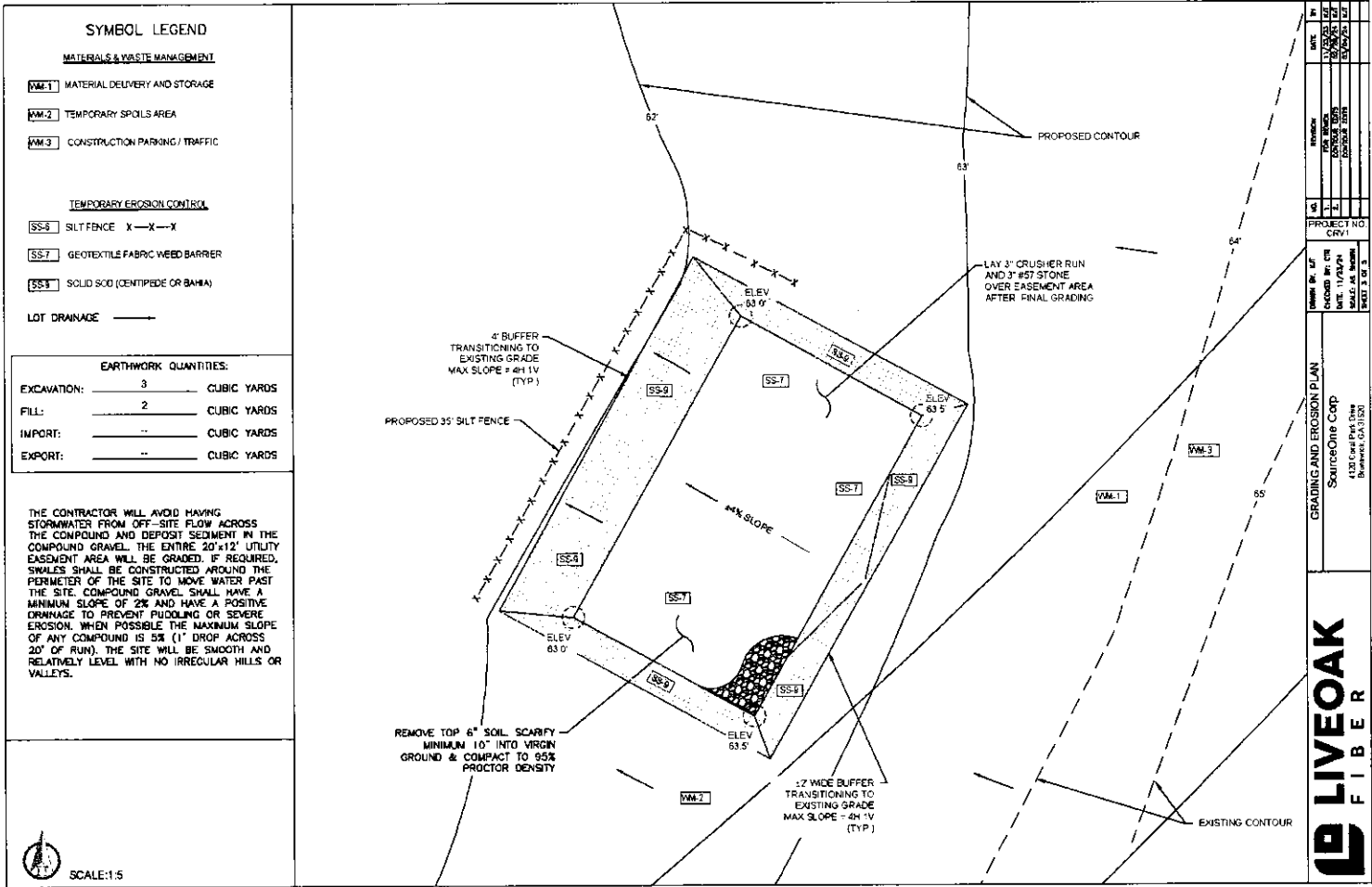


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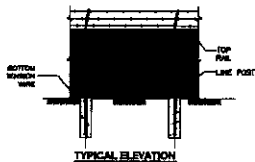
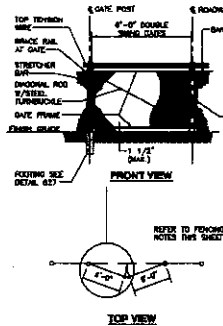
OVERALL SITE PLAN		DATE	BY
SourceOne Corp		11/27/21	1/2
4130 Grand Park Drive		11/27/21	1/2
Brentwood, CA 91303		11/27/21	1/2
PROJECT NO.		11/27/21	1/2
CITY		11/27/21	1/2
SHEET NO.		11/27/21	1/2
SHEET TOTAL		11/27/21	1/2
DRAWN BY: JLT		11/27/21	1/2
CHECKED BY: CJS		11/27/21	1/2
DATE: 10/27/21		11/27/21	1/2
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SHEET: 1 OF 1		11/27/21	1/2



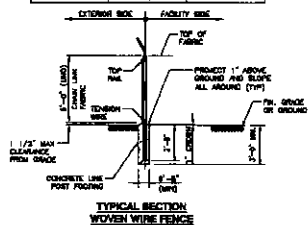


NOTES:

1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 1 7/8" SCHEDULE 40 PIPE GATE RISING UP THROUGH 8 FEET OR 15 FEET FOR DOUBLE SWING GATE PER ASTM-F1063.
2. LINE POST: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1063.
3. GATE FRAME: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1063.
4. TOP RAIL & BRACE RAIL: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1063.
5. FENCING: 6 GA. COIL WIRE SIZE 2" HIGH, CONFORMING TO ASTM-A325 CLASS 1.
6. THE WIRE MINIMUM 11 GA. GALVANIZED STEEL, INSTALL A SINGLE WRAP TO WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. GATE LATCH: 1-1/2" DIA. PLUMBER ROD W/VAIRBORN TYPE CATCH AND LOCK.
9. HEIGHT = 6' VERTICAL, UNLESS SHOWN.
10. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.



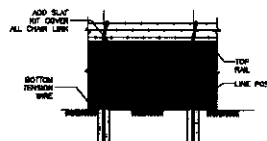
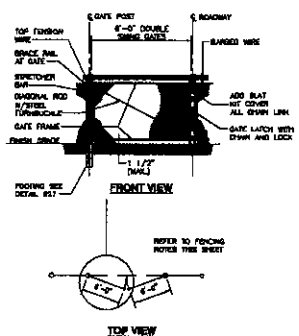
6'-0" HIGH FENCE	STEEL PIPE	FOOTING
LINE POST	1-1/2"	8"x8"
CORNER POST	2-1/2"	12"x12"
GATE POST	2-1/2"	12"x12"



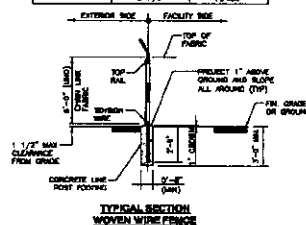
CHAINLINK FENCE DETAIL

NOTES:

1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 1 7/8" SCHEDULE 40 PIPE GATE RISING UP THROUGH 8 FEET OR 15 FEET FOR DOUBLE SWING GATE PER ASTM-F1063.
2. LINE POST: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1063.
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7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
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9. HEIGHT = 6' VERTICAL, UNLESS SHOWN.
10. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.

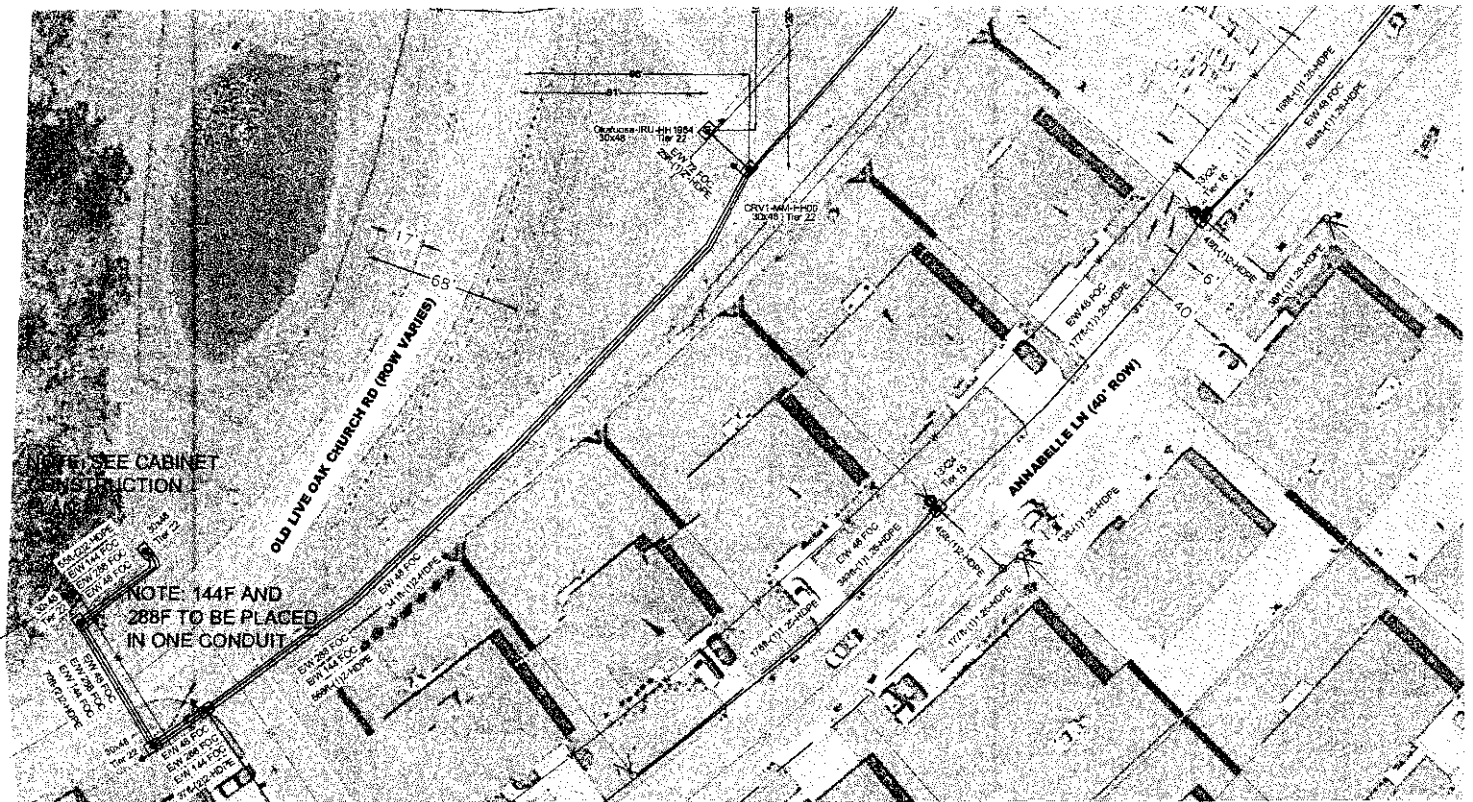


6'-0" HIGH FENCE	STEEL PIPE	FOOTING
LINE POST	1-1/2"	8"x8"
CORNER POST	2-1/2"	12"x12"
GATE POST	2-1/2"	12"x12"



CHAINLINK FENCE W/ SLATS DETAIL

TO SHEET 04



TO SHEET 02



LIVEOAK
FIBER

22



SURCEONE COR.

1 = 40

Exhibit C
GENERAL SERVICES INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

1. The Licensee shall not utilize said premises until all required insurance has been obtained and the certificate of insurance has been approved by the Okaloosa County Risk Manager or designee.
2. All insurance policies shall be with insurers authorized to do business in the State of Florida and having a minimum rating of A, Class X according to the Best Key Rating Guide published by A.M. Best & Co. Inc.
3. All insurance shall include the interest of all entities named and their respective officials, employees & volunteers of each and all other interests as may be reasonably required by Okaloosa County. The coverage afforded the Additional Insured under this policy shall be primary insurance. If the Additional Insured have other insurance that is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the company's liability under this policy shall not be reduced by the existence of such other insurance.
4. With the exception of Workers' Compensation insurance, the County shall be shown as an Additional Insured with Endorsement for each policy on the Certificate of Insurance.
5. The County shall retain the right to reject all insurance policies that do not meet the requirement of this lease. Further, the County reserves the right to change these insurance requirements with 60-day prior written notice to the Lessee.
6. The County reserves the right at any time to require the Lessee to provide copies of any insurance policies to document the insurance coverage specified in this lease.

WORKERS' COMPENSATION INSURANCE

1. The Licensee shall secure and maintain during the life of this License Agreement Workers' Compensation insurance for all of his employees employed at the site or any site connected with this lease; evidence of insurance shall be furnished to the County.
2. Such insurance shall comply with the Florida Workers' Compensation Law.

3. No class of employee, shall be excluded from the Workers' Compensation insurance coverage. The Workers' Compensation insurance shall also include Employer's Liability coverage.
4. If there is an existing approved State of Florida Exemption for Workers' Compensation it must be provided to Okaloosa County.
5. A Waiver of Subrogation is required to be shown on the Certificate of Insurance.

BUSINESS AUTOMOBILE LIABILITY

Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than \$1,000,000 (One Million Dollars) combined single limit each accident. If the Lessee does not own vehicles, the Lessee shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Policy. Licensee must maintain this insurance coverage throughout the life of this lease.

COMMERCIAL GENERAL LIABILITY INSURANCE

1. The Licensee shall carry Commercial General Liability insurance against all claims for Bodily Injury, Property Damage and Personal and Advertising Injury liability caused by the lessee.
2. Commercial General Liability coverage shall be endorsed to include the following:
 - 1.) Premises & Operations Liability
 - 2.) Occurrence Bodily Injury and Property Damage Liability

INSURANCE LIMITS OF LIABILITY

The insurance required shall be written for not less than the following, or greater if required by law and shall include Employer's liability with limits as prescribed in this contract:

	<u>LIMIT</u>
1. Workers' Compensation	
1.) State	Statutory
2.) Employer's Liability	\$100,000 each accident
2. Business Automobile	\$1,000,000 each accident (A combined single limit)

- | | | |
|----|---------------------------------|---|
| 3. | Commercial General Liability | \$1,000,000 each
occurrence
(A combined single limit) |
| 4. | Personal and Advertising Injury | \$1,000,000 each
occurrence |

NOTICE OF CLAIMS OR LITIGATION

The Licensee agrees to report any incident or claim that results from this lease. The County representative shall receive written notice in the form of a detailed written report describing the incident or claim within ten (10) days of the Licensee's knowledge. In the event such incident or claim involves injury and/or property damage to a third party, verbal notification shall be given the same day the Licensee becomes aware of the incident or claim followed by a written detailed report within ten (10) days of verbal notification.

INDEMNIFICATION & HOLD HARMLESS

To the fullest extent permitted by law, Licensee shall indemnify and hold harmless the County, its officers and employees from liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by the negligence, recklessness, or wrongful conduct of the Lessee.

CERTIFICATE OF INSURANCE

1. Certificates of Insurance, evidencing all required coverage, and if applicable any State of Florida approved Workers' Compensation Exemption must be submitted to and approved by Okaloosa County. The certificate holder(s) shall be as follows: Okaloosa County, 5479A Old Bethel Road, Crestview, Florida, 32536.
2. The lessee shall provide a Certificate of Insurance to the County with a thirty (30) day prior written notice of cancellation; ten (10) days prior written notice if cancellation is for nonpayment of premium).
3. In the event that the insurer is unable to accommodate the cancellation notice Requirement, it shall be the responsibility of the lessee to provide the proper notice. Such notification shall be in writing by registered mail, return receipt requested, and addressed to the Okaloosa County Purchasing Department at 5479-A Old Bethel Road, Crestview, FL 32536
4. All certificates shall be subject to Okaloosa County's approval of adequacy of protection. The Certificates of Insurance shall disclose any and all deductibles or self-insured retentions (SIRs).

5. In no way will the entities listed as Additional Insured be responsible for, pay for, be damaged by, or limited to coverage required by this schedule due to the existence of a deductible or SIR.

GENERAL TERMS

Any type of insurance or increase of limits of liability not described above which, the Lessee required for its own protection or on account of statute shall be its own responsibility and at its own expense.

The carrying of the insurance described shall in no way be interpreted as relieving the Licensee of any responsibility under this License Agreement.

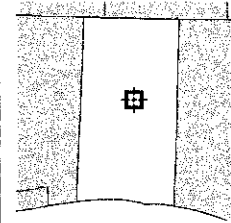
The Licensee hereby waives all rights of subrogation against Okaloosa County and its consultants and other indemnities of the Licensee under all the foregoing policies of insurance.

EXCESS/UMBRELLA INSURANCE

The Licensee shall have the right to meet the liability insurance requirements with the purchase of an EXCESS/UMBRELLAS insurance policy. In all instances, the combination of primary and EXCESS/UMBRELLAS liability coverage must equal or exceed the minimum liability insurance limits stated in this lease. An EXCESS liability policy must be submitted showing which policy it applies to.



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Water
- ☐ City Labels

Parcel ID	05-2N-23-0000-0002-0040	Physical Address	0 LIVE OAK CHURCH RD CRESTVIEW	Land Value	\$97,633	Last 2 Sales			
Acres (GIS)	2.48	Mailing Address	BCC OKALOOSA COUNTY	Ag Land Value	\$0	Date	11/13/2006	Price	\$100
Property Class	COUNTY		101 E JAMES LEE BLVD RM 108	Building Value	\$0		n/a	Reason	N/A
Taxing District	1		CRESTVIEW, FL 32536	Misc Value	\$0			Qual	U
				Just Value	\$97,633				
				Assessed Value	\$97,633				
				Exempt Value	\$97,633				
				Taxable Value	\$0				

Date created: 4/18/2024
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Developed by  Schneider
GEOSPATIAL