



**The "1 Source" for Specialized  
Infrastructure Services for the  
Wireless Communications  
Tower Industry.**



Created in 2004, the company is led by a management team with over 15 years experience specializing in the development of wireless tower communication facilities. The team has participated in the development of over 500 tower sites nation-wide in that time. 1 Source Wireless is consistently evolving and adapting to ensure we provide the most efficient and superior service possible.

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# Common Questions

- **How much space do you need for a tower site?**
  - We ask for about 5,000sq/ft. That space will include the tower, space for the carrier's equipment, a security fence, and any landscaping buffer required. The exact size, shape, and location will be mutually agreed upon with respect to your current and future uses, as long as consideration is made to the local jurisdiction's development review requirements.
- **How tall will the tower be?**
  - Tower height is dependent on your location in relationship to the existing towers and by the carrier's coverage/capacity objectives. Jurisdictions also regulate tower heights based on your property's zoning designation. As an example, in urban areas we have designed tower as short as 60' and in rural areas as tall as 190'.
- **What will the tower look like?**
  - 1SW has numerous tower designs that can be utilized to be efficient in providing the needs to the carriers, compatible with jurisdictional requirements, and aesthetically pleasing to you and neighbors. Please review some of our designs on page 5.
- **Will there be lights on the tower?**
  - We typically don't build sites over 200 feet which is the FAA requirement height for flashing navigation lighting, however if your location is within close proximity to an airport, lighting might become a requirement.
  - Flagpole designed towers will require up lighting of the flag at night under Federal Flag Flying laws. There will be no lighting for lighting the compound.
- **What about what my neighbors think?**
  - 1SW takes a proactive approach to working with our sites and neighboring landowners. We have found that if we approach neighbors early in the process, provide them information about towers in general and give an opportunity to ask questions about the project, we can dismiss any negative feelings about it. We commonly host what we call "Community Meetings" to provide that opportunity.
- **What will it cost me?**
  - We direct no cost onto you as the landowner, ever. If you choose to have your own attorney review any documents, we do ask that you be responsible for those cost (it's our policy that we are not going to pay your attorney to fight with our attorney). 1SW is responsible for all development, construction, and maintenance cost associated with the tower site.

- **Who can use your tower?**
  - We design our towers to accommodate the maximum number of tenants possible. Our focus is on wireless telecommunication providers (Example: AT&T, Verizon, T-Mobile, Etc.) however we do try and provide space on the tower for any local Emergency Services and other community needs.
- **Do you have insurance?**
  - For each of our sites, we carry a \$1 Million commercial general liability insurance policy insuring 1SW against liability for personal injury, death or damage to personal property arising out of use of the Leased Premises by 1SW.
- **What if my taxes go up due to the tower?**
  - It is written into our lease that “1SW will pay all personal property taxes assessed against the Communications Facility and all real property taxes assessed against the Leased Premises”.
- **Who will maintain the tower site?**
  - We are responsible for all maintenance and upkeep of the tower, lease area, flags, and access/utility easements.
- **How long will it take to develop the site and start collecting rent?**
  - Our goal is 9 months to a year. We factor in the time of negotiating a lease with you as the land owner, then marketing and negotiating terms with tenant(s), gathering our required due diligence and preparing zoning applications, jurisdictional review and hearings, preparing building permits, and finally construction. We can't start the process until we have a lease in place with you.

