



May 8, 2026

Columbia County Building & Zoning
Troy Crews, Director
P.O. Box 1529
Lake City, FL 32055

Re: Site Acquisition Methodology for US-FL-5773 Columbia Lake City

Dear Mr. Crews:

I lead the site acquisition process on site US-FL-5773 Columbia Lake City ("US-FL-5773") for VB BTS III, LLC ("Vertical Bridge"). US-FL-5773 is a 199' AGL monopole style communication tower proposed on parcel 11-5S-16-03576-000, in Columbia County, Florida, to solve a known service gap in the area. T-Mobile will be the anchor tenant.

My team began site acquisition work for Roberta on September 6th, 2022. During the search efforts, I drove an area larger than T-Mobile's search ring, looking for different locations while searching for a suitable property that met the requirements of the Columbia County's Land Development Code (LDC), was in the known gap area, and had a landlord willing to lease their land. My research was additionally informed by T-Mobile's specific placement needs per their search ring. The initial site acquisition search lasted until November 16th 2022, when I located two landowners that were interested in our proposal. The site acquisition process ultimately took over 4 years to complete.

The site acquisition process usually begins when I receive the anchor tenant's structure requirements and search area. Search Ring parameters are informed by the carrier's RF needs. Whenever I am performing a search for any gap area, I first look to the LDCs to guide me in my search and map the search area to identify any existing towers or tall structures that may be within it. Then I perform a reconnaissance drive, which confirms whether there are unregistered towers or structures of adequate height that could be viable for colocation. If neither of those are present, I will also begin identifying potential locations for a new tower during the reconnaissance drive.

The process of identifying the appropriate landowner "contact" varies from search area to search area. It can be as short as a few days or, in extreme cases, it can last many months. During that time, I contact candidate properties via phone, email, and websites; physically visit locations; and send letters to property owners of record. Once contact is established, I am often "bounced" around within organizations until the appropriate decision maker is identified. In many cases, once I speak with a potential "contact," they immediately decline the proposal.

When an interested landowner wishes to pursue the proposal, communication can continue for months as information and lease negotiations are shared with boards, family members, and other stakeholders. Unfortunately, the majority of the time, the proposal will be declined. Below is a list of all parcels located



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within the search, excluding parcels that are residentially zoned, lacking frontage on a major road, and are smaller than the parent parcel that was ultimately selected. Analyzed parcels located within the search ring are organized into "blocks." These are parcels grouped together for ease of analysis and do not correlate with city or platting blocks. Aerials for each block, as well as an overall aerial showing the search area and all candidates, are below.

Based upon guidance received from the Columbia County Board of Adjustment, this letter focuses on parcels that are at least the same size as the chosen candidate and designated agricultural on the future land use map. Further, 14-5S-16-03621-010 is included due to the intensive nature of its current use. Parcel 11-5S-16-0583-005 is also included as it was a candidate that reached later levels of consideration. Finally, parcels with frontage on SW County Road 240 and State Road 47 are generally included in the analysis.

Search Area:



T-Mobile Search Ring Map



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Block 1 (North Side of SW County Road 240)



Block 1 Map (The area north of SW County Rd 240).

Block 1 consists of 15 parcels that are either front the two major roads in the ring or are the same size as the selected candidate.

- 10-SS-16-03533-002 – This property owner declined the tower proposal due to location of tower required to meet RF search area location requirements and Zone A floodplain.
- 10-SS-16-03533-005 – This property owner declined the tower proposal due to location of tower required to meet RF search area location requirements.
- 10-SS-16-03533-004 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.
- 10-SS-16-03553-000 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.
- 10-SS-16-03537-007 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.



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- 10-5S-16-03569-017 – This property owner was unresponsive to two certified letters and several voicemails.
 - 11-5S-16-03570-000 – This property was excluded due to Zone A floodplain
 - 11-5S-16-03570-107 – This property owner declined tower proposal due to future plans to build a house on the parcel.
 - 11-5S-16-03570-108 – This property owner declined tower proposal due to future plans to build a house on the parcel.
 - 11-5S-16-03570-109 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.
 - 11-5S-16-03570-110 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.
 - 11-5S-16-03570-111 – This parcel is not suitable for tower siting because the existing primary residence is located within 30' of the calculated fallzone setback for the proposed structure.
 - 11-5S-16-03568-002 – Property owner declined due to working farm operation.
 - 11-5S-16-03568-005 – Property owner declined due to working farm operation.
 - 11-5S-16-03568-001 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.—

SNW

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Block 2 (South Side of SW County Rd 240)



Block 2 Map (The area south of SW County Rd 240).

Block 2 consists of 36 parcels.

- 10-5S-16-03532-000 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.
- 10-5S-16-03554-000 – This property was excluded because it is a cemetery.
- 11-5S-16-03570-106 – This property owner was unresponsive to two certified letters and several voicemails.
- 11-5S-16-03570-105 – The property owner declined participation after determining that the required setback distances would situate the tower within view of the primary dwelling.
- 11-5S-16-03570-104 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.



- 11-5S-16-03570-103 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.
- 11-5S-16-03570-102 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.
- 11-5S-16-03570-101 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.
- 11-5S-16-03567-003 – This property's owner declined the tower proposal due to a long term lease agreement in place with a local cattle farmer.
- 11-5S-16-03567-001 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.
- 11-5S-16-03567-000 – This 0.56acre property was excluded because the tower cannot be sited in any location that meets the Code's required setbacks from property lines
- 11-5S-16-03567-004 – This property was excluded the tower could not be sited on it in a way that would meet the Code's required setbacks.
- 11-5S-16-03567-002 – This property's owner declined the tower proposal.
- 11-5S-16-03573-000 – This property's owner did not respond to our certified letter and I was unable to obtain working phone number.
- 11-5S-16-03582-007 – This property's owner did not respond to our certified letter and I was unable to obtain working phone number.
- 11-5S-16-0583-005 – This property's owner did not respond to our certified letter and I was unable to obtain working phone number.
- 11-5S-16-03576-000 – This property is the candidate submitted for zoning approval.
- 10-5S-16-03528-001 – This property was excluded because it is a cemetery.
- 10-5S-16-03528-002 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.



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- 10-5S-16-03528-000 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.
 - 10-5S-16-03529-151 – This 1.01-acre property was excluded because the tower cannot be sited in any location that meets the Code's required setbacks from property lines.
 - 10-5S-16-03529-152 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.
 - 10-5S-16-03529-153 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.
 - 11-5S-16-03577-000 – The property owner declined tower proposal due pending sale of property.
 - 11-5S-16-03580-000 – Property declined the proposal.
 - 11-5S-16-03582-009 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure due to a large pond (sinkhole) situated on the property.
 - 11-5S-16-03564-113 – This parcel is not suitable for tower siting because the existing primary residence is located within 25' of the calculated fallzone setback for the proposed structure.
 - 11-5S-16-03583-006 – The property owner declined participation after determining that the only setbackcompliant tower location, due to a significant sinkhole on the west side of the parcel, would be situated near the primary residence.
 - 11-5S-16-03583-001 – The property owner declined participation after determining that the only setbackcompliant tower location, due to a significant sinkhole on the west side of the parcel, would be situated near the primary residence.
 - 14-5S-16-03612-006 – This property's owner declined tower proposal.
 - 14-5S-16-03619-000 – This property's owner did not respond to my certified letter and I unable to obtain working phone number.
 - 14-5S-16-03621-010 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure.



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- 14-5S-16-03621-023 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure
 - 14-5S-16-03621-024 – This parcel is not suitable for tower siting because the existing primary residence is located within the calculated fallzone setback for the proposed structure
 - 14-5S-16-03621-018 – This property's owner did not respond to my certified letter and I unable to obtain working phone number.
 - 15-5S-16-03622-000 – This property is owned by the State of Florida, which requires all private property options in the area to be excluded prior to reviewing a telecommunications tower proposal.



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Thank you in advance for your time on this project. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Kelley Fauchaux

Kelley Fauchaux
Director of Site Acquisition
SMW Engineering Group, INC.

STATE OF NC
COUNTY OF New Hanover

The foregoing instrument was acknowledged before me this 27 day of May, 2026, _____ as _____
Kelley Fauchaux of SMW Engineering, on behalf of the company. _____ He/She/They is/are
personally known to me.

Witness my hand and official seal.

Kathy Britt

Name: Kathy Britt
Notary Public, State of NC
Commission No. # 2018 124 00061
My Commission Expires: May 2, 2025

(Seal)



ANY GENERATORS, IF INSTALLED, SHALL BE PROPANE FUELED AND COMPLIANT WITH THE COLUMBIA COUNTY NOISE ORDINANCE.

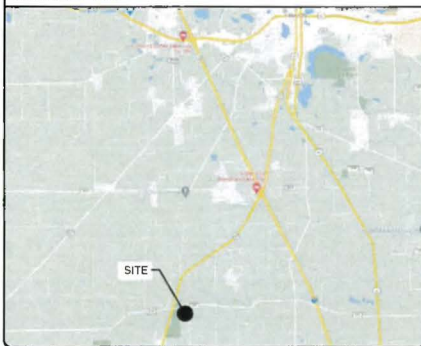


US-FL-5773
BONNIE WARD
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PROJECT DESCRIPTION

PROPOSED 195' AGL MONOPOLE TOWER
OVERALL STRUCTURE HEIGHT INCLUDING APPURTENANCES - 199' AGL

VICINITY MAP



LOCATION MAP



PROJECT SUMMARY

VERTICAL BRIDGE SITE NUMBER: US-FL-5773
VERTICAL BRIDGE SITE NAME: BONNIE WARD
T-MOBILE SITE ID: 9JK1877
SITE ADDRESS: 202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
LATITUDE: 30° 03' 55.36"
LONGITUDE: -82° 41' 34.80"
ELEVATION: 82.5'
JURISDICTION: COLUMBIA COUNTY
ZONING: A-3
PARCEL ID: 11-55-16-03576-000
TELEPHONE COMPANY: TBD
POWER COMPANY: CLAY ELECTRIC
LAND OWNER: PAM DAVIS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
APPLICANT: VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
A&E PROJECT MANAGER: TRIUMPH SOLUTIONS
3482 KEITH BRIDGE ROAD #251
CUMMING, GA 30041
JOHN CUNNINGHAM
404-642-5210
A&E FIRM: RICHARD L. PETERMAN
FLORIDA P.E. LICENSE # 78733
EFI GLOBAL, INC.

DRAWING INDEX

T-1 PROJECT TITLE SHEET
1 SURVEY
2 SURVEY
3 SURVEY
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C-1 OVERALL SITE PLAN
C-1.1 AERIAL SITE PLAN
C-2 TOWER ELEVATION AND COMPOUND LAYOUT PLAN
C-3 SECURITY FENCE DETAILS
C-4 SITE SIGNAGE

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

CODES/STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
• FLORIDA BUILDING CODE, BUILDING - 2023 EDITION
• FLORIDA BUILDING CODE, FUEL GAS - 2023 EDITION
• FLORIDA FIRE PREVENTION CODE - 2023 EDITION
• NATIONAL ELECTRIC CODE - 2020 EDITION
• STRUCTURAL STANDARD FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES - (TIA/EIA-222-H)

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. DISABLED ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CURRENT CODE REGULATIONS.



Know what's below.
Call before you dig.

PREPARED FOR



A&E PROJECT MANAGER



ENGINEER SEAL

Digitally signed by Richard Peterman
Date: 2026.05.21 14:54:05 -04'00'

A&E FIRM



DESIGN REVISION	ISSUED FOR	TIME
3 05/18/26	ZONING	
2 01/22/26	ZONING	
0 08/28/25	ZONING	
NO	DATE	REVISIONS BY
NOT VALID WITHOUT SIGNATURE AND DATE		

SITE ID: US-FL-5773

PROJECT ADDRESS: 202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID: 11-55-16-03576-000

T-MOBILE ID: 9JK1877

PREPARED BY: TME
DRAWN BY: TME
CHECKED BY: JRC

SHEET NAME: PROJECT TITLE SHEET

SHEET NUMBER: T-1

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 18 EAST
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD DOCUMENT NO. 100478
GRID NORTH = 302777.2368 FEET
GRID EAST = 2338749.7006 FEET
LATITUDE = 30°4'03.3" NORTH
LONGITUDE = 82°41'36.5" WEST
CORNER NOT RECOVERED AS A PART OF THIS SURVEY (CALCULATED POSITION)

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 30°03'55.36" N ±20"
LONGITUDE = 82°41'34.80" W ±20"

NAD'27
LATITUDE = 30°03'54.52" N $\pm 20'$
LONGITUDE = 82°41'35.36" W $\pm 20'$

GROUND ELEVATION = 82.5'±3' NAVD'88
GROUND ELEVATION = 83.3'±3' NGVD'29

FOUND 4" x 4" CONCRETE MONUMENT
WITH DISK STAMPED "RLS1443"

SOUTHWEST WILLIAM YOUNG LANE
(50' WIDE PUBLIC RIGHT-OF-WAY)
18.3± WIDE ASPHALT ROAD

JAN P. COLE LIVING TRUST
PARCEL NUMBER: 11-55-16-03575-000
OFFICIAL RECORD BOOK 1432, PAGE 238

THOMAS J. MCCRARY
PARCEL NUMBER: 11-5S-1B-03582-003
OFFICIAL RECORD BOOK 1163, PAGE 1863

PARENT PARCEL

BONNIE KATE ARSUA
PARCEL NUMBER: 11-55-18-03578-000
OFFICIAL RECORD BOOK 250, PAGE 50

PAMELA D. DAVIS AND THEODORE DAVIS
PARCEL NUMBER: 11-55-18-03578-001
OFFICIAL RECORD BOOK 1182, PAGE 2359

LAWRENCE O. HASSEBROEK
PARCEL NUMBER: 11-35-16-03501-000

POINT OF COMMENCEMENT:
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF
SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST
-FOUND 1/2" IRON PIPE (NO IDENTIFICATION)

LEGEND

- INDICATES SET 1/2" REBAR WITH GEDLINE LB 7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- INDICATES CONCRETE MONUMENT FOUND AS NOTED
- ⊕ INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 4' TALL FIELD FENCE
- INDICATES ASPHALT

NAVD88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (4) TORONTO DOWNTOWN (TEXAS) LLC, AS ADMINISTRATIVE AGENT, ITSELF AND/OR BELIEF OF OWNERS PARTIAL INTERESTS IN TORONTO DOWNTOWN (TEXAS) LLC, AS AMENDED AND RESTATED LMA AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER AGENCY, LLC".

DEBORAH L. MARSHALL
PARCEL NUMBER: 11-35-16-03582-004
OFFICIAL RECORD BOOK 1470, PAGE 2453

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST
COLUMBIA COUNTY, FLORIDA
FOR: VB BTS 4, LLC

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NAD83 ADJUSTMENT, AS EXISTING. THE BEARING OF THE BOUNDARY LINES RUN EAST ALONG THE NORTH LINE OF THE PARCEL PARCEL.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY THE LANDOWNER NO SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 28, 2023.
4. REPRODUCTIONS OF THIS SURVEY ARE THE RASSED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARCEL PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE DATUM OF 1983, WITH AN EGDS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKS GPS RECEIVER.
7. BEARINGS HEREON ARE REFERENCED TO THE NAVD83 DATUM.
8. PARCEL PARCEL STREET ADDRESS: 10404 W. BAYVIEW BLVD. UNIT 1000, BAYVIEW YOUNG LANE, LAKE CITY, FL 32024
9. THE SUBJECT TOWER PARCEL, EGRESSED AND 30' FLOOD WIDE NON-EXCLUSIVE INGRESS, EGRESSED AND UTILITY EASEMENT SHOWN ON THIS SURVEY LIE ENTIRELY WITHIN THE PARCEL PARCEL.
10. THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TOWER AGENCY, FOR COMMITMENT NO. VTB-150071-C, WITH AN EFFECTIVE DATE OF 06/28/2023. THE COMMITMENT CONTAINS MATTERS OF RECORD, TITLE, EXCEPT LIENS AND/OR LEASES, IDENTIFIED IN THAT COMMITMENT THAT ARE PERTINENT TO THE SUBJECT TOWER PARCEL AND ASSOCIATED EASEMENT. MATTERS OF RECORD, INGRESS, EGRESSED AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THE SURVEY. THE SURVEYOR RELIES UPON THE COMMITMENT AND A VISUAL INSPECTION OF THE PROPERTY WITH RESPECT TO EASEMENTS, ENCUMBRANCES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
11. AT THE TIME OF THIS SURVEY, THERE WERE NO APPARENT ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJOINING PARCELS ONTO THE SUBJECT TOWER PARCEL, OR ON THE SUBJECT TOWER PARCEL, OR ON ADJOINING PARCELS ONTO THE SUBJECT TOWER PARCEL, AND ASSOCIATED EASEMENT ONTO ADJOINING PARCELS.
12. THE SUBJECT TOWER PARCEL HAS ACCESS TO SW MILITARY TOWNE LANE, A 66' WIDE PUBLIC RIGHT-OF-WAY) VIA THE ASSOCIATED 30' FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESSED AND UTILITY EASEMENT.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120070 0379 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLUMBIA COUNTY, FLORIDA, DATED 2/4/2009, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

G E  L I N E
SURVEYING, INC.

Professional Land Surveyors
10480 NW 18th Terrace, Suite A
Alachua, Florida 32310
(386)418-0000 Fax (386)483-9999
osolins@osolinsinc.com

DEPARTMENT	FLOYD CURTIS	NAME	AS SHOWN
GRADING	FLOYD CURTIS	DATE	JUNE 20, 2023
CO-INVESTIGATOR	DALE BRACKETT	INVESTIGATOR	DALE BRACKETT

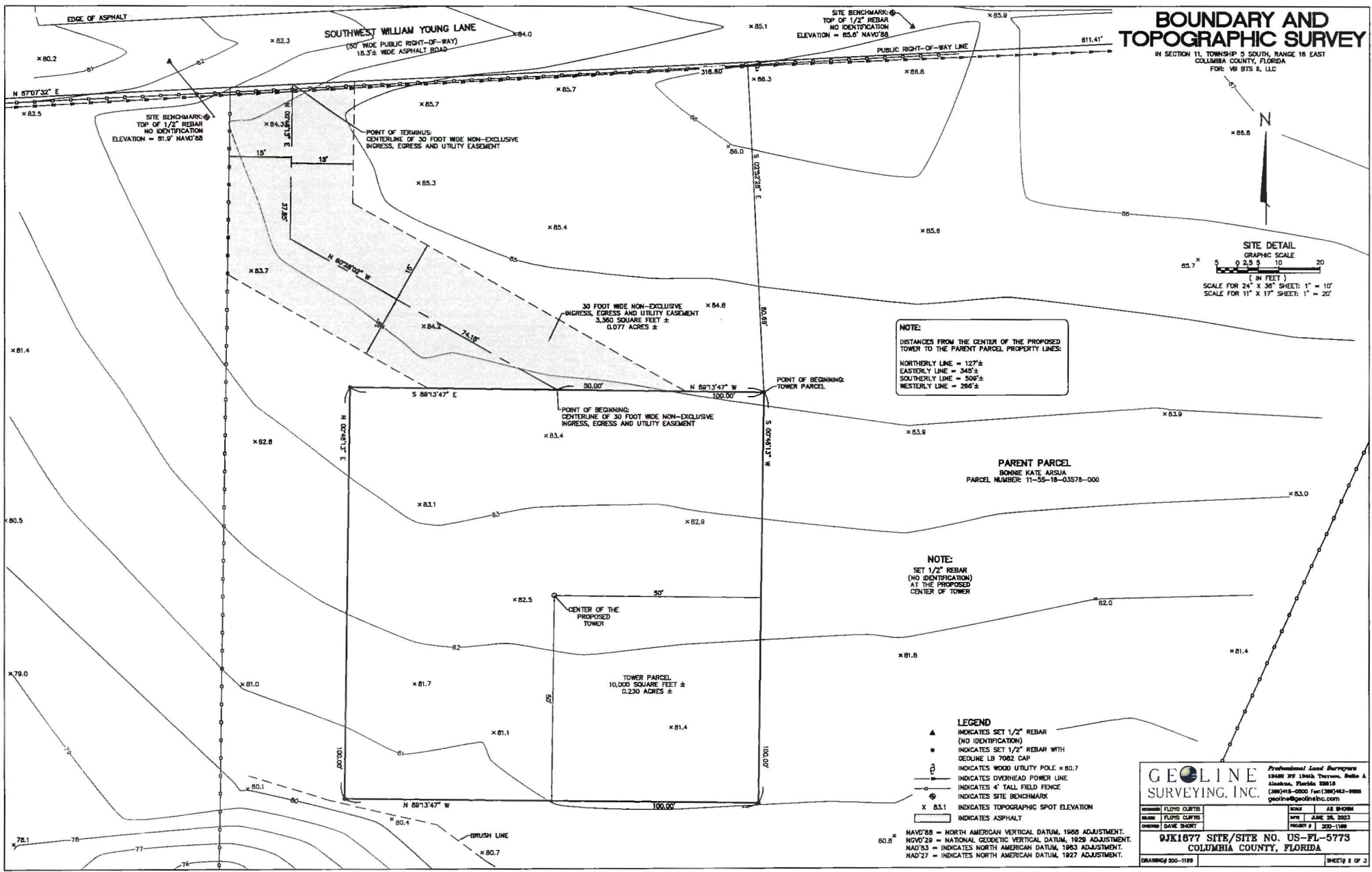
9JK1A77 SITE/SITE NO. US-EI.-5779

COLUMBIA COUNTY, FLORIDA	
ORALINCA 200-1189	PAGE 1 OF 3

GEDLINE SURVEYING, INC., LB 7082

David J. Schwartz 9/1/2022

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

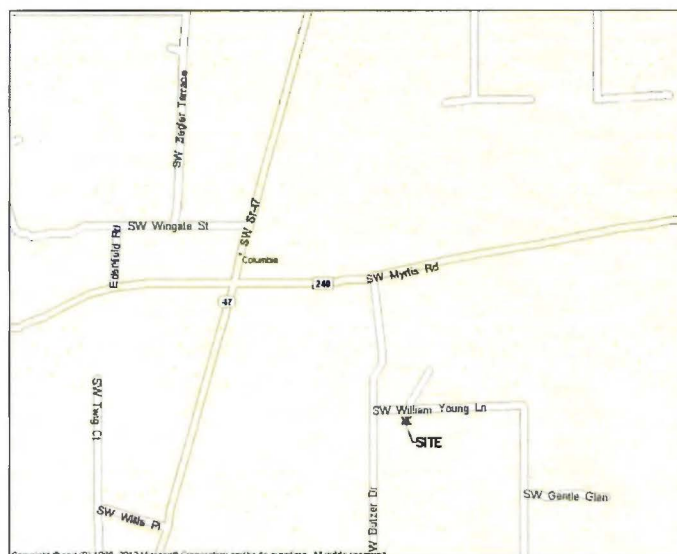


BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA
FOR: VB BTS II, LLC



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER VTB-155571-C, EXHIBIT A)

ALL THAT TRACT OR PARCEL OF LAND LOCATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, LESS AND EXCEPT 50 FEET OFF THE WEST END AND 25 FEET OFF THE NORTH SIDE.

LESS AND EXCEPT:

A PARCEL OF LAND BEING 220 FEET EAST AND WEST BY 220 FEET NORTH AND SOUTH IN THE SOUTHWEST CORNER OF THE SW 1/4 OF NW 1/4 OF SW 1/4, EXCEPT THE WEST 50 FEET FOR COUNTY GRADED ROAD, ALL LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL ID: 11-55-16-03576-000 (15757)

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT M. ARSUA AND BONNIE KATE ARSUA, HIS WIFE FROM LEWIS H. DICKS AND JULIA R. DICKS, HIS WIFE IN A WARRANTY DEED DATED JUNE 26, 1969 AND RECORDED JULY 8, 1969 IN BOOK 250 PAGE 50 IN COLUMBIA COUNTY, FLORIDA. ROBERT M. ARSUA DEPARTED THIS LIFE ON SEPTEMBER 30, 1991.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE NORTH 01°29'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR 1983.82 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WILLIAM YOUNG LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 87°07'32" EAST ALONG SAID WESTERLY PROJECTION FOR 51.82 FEET TO A 3" X 3" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BUTZER DRIVE; THENCE CONTINUE NORTH 87°07'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 316.80 FEET; THENCE SOUTH 62°32'28" EAST FOR 80.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°46'13" WEST FOR 100.00 FEET; THENCE NORTH 89°13'47" WEST FOR 100.00 FEET; THENCE NORTH 00°46'13" EAST FOR 100.00 FEET; THENCE SOUTH 89°13'47" EAST FOR 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET (0.230 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT (PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE NORTH 01°29'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR 1983.82 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WILLIAM YOUNG LANE (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 87°07'32" EAST ALONG SAID WESTERLY PROJECTION FOR 51.82 FEET TO A 3" X 3" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BUTZER DRIVE; THENCE CONTINUE NORTH 87°07'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 316.80 FEET; THENCE SOUTH 62°32'28" EAST FOR 80.89 FEET TO THE NORTHEAST CORNER OF A 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE NORTH 89°13'47" WEST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 80°28'02" WEST FOR 74.18 FEET; THENCE NORTH 00°46'13" EAST FOR 37.85 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 3,360 SQUARE FEET (0.077 ACRES), MORE OR LESS.

TITLE INSURANCE COMMITMENT NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY TOWER AGENCY, LLC, DATED JULY 19, 2023, COMMITMENT NUMBER: VTB-155571-C, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B-SECTION 2 OF SAID COMMITMENT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. AS DEPICTED HEREON.
5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
6. ANY WATER OR WELL RIGHTS, OR RIGHTS OR TITLE TO WATER OR CLAIMS THEREOF, IN, ON OR UNDER THE LAND. NOT THE TYPE TO BE DEPICTED HEREON.
7. UNPAID/NOTED MORTGAGE CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN THE ACTS AUTHORIZING THE ISSUANCE OF SAID PATENTS. NOT THE TYPE TO BE DEPICTED HEREON.
8. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. NOT THE TYPE TO BE DEPICTED HEREON.
9. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. NOT THE TYPE TO BE DEPICTED HEREON.

GEOLINE SURVEYING, INC.		Professional Land Surveyors 18400 HWY 19446, Tallahassee, Florida 32310 (904)418-0000 Fax: (904)482-8888 geoline@geolineinc.com	
FORMAT	FLUO CLUTRE	DATE	AS SHOWN
FORMAT	FLUO CLUTRE	DATE	JUNE 28, 2023
FORMAT	DATE SHORT	PROJECT #	200-1188
9JK1877 SITE/SITE NO. US-FL-5773 COLUMBIA COUNTY, FLORIDA			
DRAWING 200-1188		SHEET 3 OF 3	

GENERAL NOTES

1. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS.
2. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
4. VERTICAL BRIDGE CONSTRUCTION PROJECT MANAGER OR VERTICAL BRIDGE REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF VERTICAL BRIDGE'S CONSTRUCTION PROJECT MANAGER OR VERTICAL BRIDGE'S REPRESENTATIVE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
6. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
7. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
8. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO ITS PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
10. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
11. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
12. UNLESS OTHERWISE INDICATED, VERTICAL BRIDGE SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
14. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
15. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
16. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
17. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE EQUIPMENT DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION.
18. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -	GENERAL CONTRACTOR
SUBCONTRACTOR -	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OE -	ORIGINAL EQUIPMENT MANUFACTURER
19. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
20. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL, AN UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONS CODES, ORDINANCES AND APPLICABLE REGULATIONS.
21. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
22. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
23. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
24. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND FIBER CABLES. GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
25. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
26. CONTRACTORS SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIAL.

SITE WORK GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATION OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

MASONRY NOTES

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N, TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (Fm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC 360 "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
3. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL. WHEN DRILLING HOLES IN CONCRETE SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS.
6. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
7. CONNECTIONS
 - 7.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC 360 "MANUAL OF STEEL CONSTRUCTION". AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
 - 7.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - 7.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

- 7.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.

STEEL SHAPE:

- 8.1. W SHAPES - ASTM A992, GR 50
- 8.2. PLATES, ANGLES, CHANNELS - ASTM A36, PIPES A53 GR B

GENERATOR, DIESEL & LPG TANK NOTES

1. INSTALLATION OF ALL GENERATORS AND DIESEL/LPG TANK INSIDE OR OUTSIDE MUST MEET ALL APPLICABLE NFPA CURRENT CODES.
2. ALL FUEL PIPING CONNECTION INSTALLED AT THE SITE MUST BE PRESSURE TESTED PER LOCAL CODE REQUIREMENTS BEFORE STARTING OF GENERATOR.
3. IN FLOOD ZONES LPG TANK FOUNDATION MUST BE INCREASED FROM A DEPTH OF 4" TO 20" TO PREVENT TANK FROM FLOATING AWAY IN A FLOOD.

CONCRETE NOTES:

1. DESIGN & CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINMENT (±1.5%) WITH A MAXIMUM 4" SLUMP AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE. SLAB DESIGN ASSUMES ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
4. CONCRETE MATERIALS

PORTLAND CEMENT	ASTM C 150, TYPE I
NORMAL WEIGHT AGGREGATE	ATSM C 33
WATER	POTABLE
ADMIXTURES	NON-CHLORIDE
5. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED, UNLESS NOTED OTHERWISE. WWF SHALL CONFORM TO ASTM A183 UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE ASTM STANDARD UNLESS NOTED OTHERWISE.
7. MINIMUM COVER FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH	3 IN
EXPOSED CONCRETE	#6 & LARGER - 2 IN, #5 & SMALLER - 1 1/2 IN
8. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
9. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. NO REINFORCING SHALL BE CUT WITHOUT ENGINEER'S APPROVAL.
10. CURING COMPOUNDS SHALL CONFORM TO ASTM C 309.
11. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
12. DO NOT WELD OR TACK WELD REINFORCING STEEL.
13. ALL PENETRATIONS SHALL BE IN PLACE PRIOR TO CONCRETE PLACEMENT.
14. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
15. CONCRETE SHALL NOT BE PLACED IN WATER, ICE, OR ON FROZEN GROUND.
16. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD.
17. FOR COLD WEATHER & HOT WEATHER PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	EGR	EQUIPMENT GROUND RING
BTS	BASE TRANSCEIVER STATION	AWG	AMERICAN WIRE GAUGE
(E)	EXISTING	MGB	MASTER GROUND BUSS
MIN.	MINIMUM	EG	EQUIPMENT GROUND
A.T.S.	NOT TO SCALE	BCW	BARE COPPER WIRE
REF	REFERENCE	SIAD	SMART INTEGRATED ACCESS DEVICE
RF	RADIO FREQUENCY	GEN	GENERATOR
T.B.D.	TO BE DETERMINED	IGR	INTERIOR GROUND RING (HALO)
T.B.R.	TO BE RESOLVED	RBS	RADIO BASE STATION
TYP	TYPICAL	U.N.O.	UNLESS NOTED OTHERWISE
REQ	REQUIRED		

PREPARED FOR



ASB PROJECT MANAGER



ENGINEER SEAL



ASB FIRM



DESIGN REVISION	DATE	ISSUED FOR	TIME
3	05/18/26	ISSUED FOR ZONING	
2	01/22/26	ISSUED FOR ZONING	
0	08/08/25	ISSUED FOR ZONING	
NO	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

SITE ID

US-FL-5773
PROJECT ADDRESS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID
11-55-16-03576-000

T-MOBILE ID
9JK1877

PREPARED BY
DRAWN BY: TIME
CHECKED BY: JRC

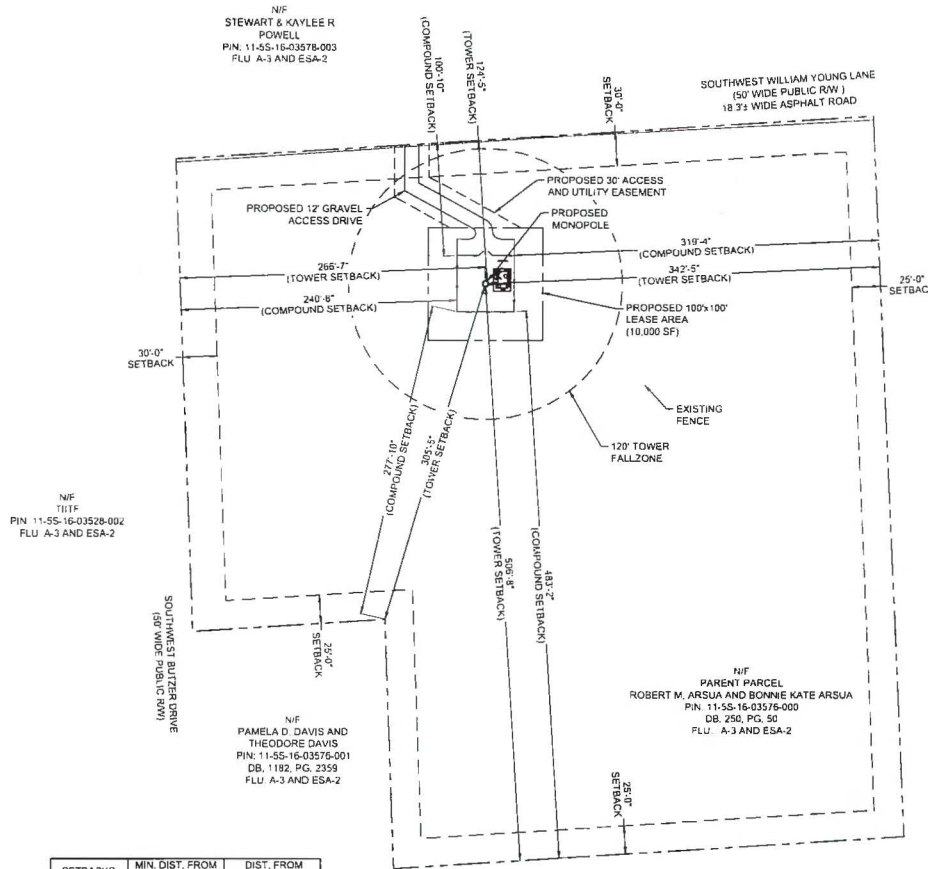
SHEET NAME
GENERAL NOTES

SHEET NUMBER
N-1

GENERAL CONSTRUCTION NOTES

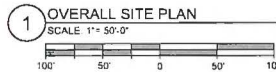
- SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL DESCRIPTION, EXISTING CONTOURS, AND ADDITIONAL SITE INFORMATION.
- DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
- REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER COMPOUND.
- RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT COMPLETION OF INSTALLATION.
- ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
- ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
- COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINED DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.



SETBACKS	MIN. DIST. FROM EDGE OF TOWER	DIST. FROM EDGE OF TOWER
NORTH	120'	124'-5"
SOUTH	120'	506'-10"
SOUTHWEST	120'	305'-6"
EAST	120'	342'-8"
WEST	120'	266'-8"

SETBACKS	MIN. DIST. FROM EDGE OF COMPOUND FENCE	DIST. FROM EDGE OF COMPOUND FENCE
NORTH	30'	100'-11"
SOUTH	25'	483'-3"
SOUTHWEST	25'	277'-11"
EAST	25'	315'-5"
WEST	30'	240'-9"



THE MIER LEVELS AT TELECOMMUNICATIONS SITE SHALL AT TIMES BE WITHIN THE THRESHOLD LEVELS ADOPTED BY THE FCC. THE HOLDER OF AN APPROVED APPLICATIONS SHALL, DURING THE MONTH OF DECEMBER IN EACH CALENDAR YEAR, CERTIFY IN WRITING TO THE COUNTY THE MIER LEVELS AT THE SITE AND THAT THOSE LEVELS ARE OR ARE NOT WITHIN THE THRESHOLD LEVELS ADOPTED BY THE FCC.

ANY GENERATORS, IF INSTALLED, SHALL BE PROPANE FUELED AND COMPLIANT WITH THE COLUMBIA COUNTY NOISE ORDINANCE.

N/F
JAN P. COLE LIVING TRUST
PIN: 11-55-16-03575-00
DB: 1432, PG. 2397
FLU: A-3

N/F
THOMAS J. MCCRARY
PIN: 11-55-16-03582-003
DB: 1183, PG. 1863
FLU: A-3

N/F
DEBORAH L. MARSHALL
PIN: 11-55-16-03582-004
DB: 1470, PG. 2453
FLU: A-3

PREPARED FOR



ARE PROJECT MANAGER



ENGINEER SEAL

ARE FIRM



DESIGN REVISION		ISSUED FOR ZONING	TM
3	05/18/26	ISSUED FOR ZONING	TM
2	01/22/26	ISSUED FOR ZONING	TM
0	08/28/25	ISSUED FOR ZONING	TM
NO	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

SITE ID
US-FL-5773

PROJECT ADDRESS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID
11-55-16-03576-000

T-MOBILE ID
9JK1877

PREPARED BY
DRAWN BY TME
CHECKED BY JRC

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-1

NOTE
PLAN SHOWN IS DRAWN
FROM SATELLITE IMAGERY.
DIMENSIONS SHOWN ARE
APPROXIMATE.

LIGHTING NOTE:

COMMUNICATION TOWERS SHALL BE MARKED AND LIGHTED AS REQUIRED BY FCC,
OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION

ABANDONMENT NOTE

ANY COMMUNICATION TOWER OR ANTENNA FOUND NOT TO BE
IN COMPLIANCE WITH CODE STANDARDS, OR FOUND TO CONSTITUTE A DANGER TO
PERSONS OR PROPERTY, UPON NOTICE TO THE OWNER OF THE COMMUNICATIONS
FACILITY, SUCH TOWER OR ANTENNA SHALL BE BROUGHT INTO COMPLIANCE OR
REMOVAL WITHIN 90 DAYS. IN THE EVENT THE USE OF ANY COMMUNICATION
TOWER HAS BEEN DISCONTINUED FOR A PERIOD OF ONE YEAR, THE TOWER SHALL
BE DEEMED TO BE ABANDONED. DETERMINATION OF THE DATE OF ABANDONMENT
SHALL BE MADE BY THE PLANNING AND ZONING ADMINISTRATOR WHO SHALL HAVE
THE RIGHT TO REQUEST DOCUMENTATION AND/OR AFFIDAVITS FROM THE
COMMUNICATION TOWER OWNER/OPERATOR REGARDING THE ISSUE OF TOWER
USAGE. UPON SUCH ABANDONMENT, THE OWNER/OPERATOR OF THE TOWER
SHALL HAVE AN ADDITIONAL 90 DAYS WITHIN WHICH TO

(1) REACTIVATE THE USE OF THE TOWER OR TRANSFER THE TOWER TO
ANOTHER OWNER/OPERATOR WHO MAKES ACTUAL USE OF THE TOWER, OR

(2) DISMANTLE AND REMOVE THE TOWER.
AT THE EARLIER OF ONE YEAR FROM THE DATE OF ABANDONMENT WITHOUT
REACTIVATION OR UPON COMPLETION OF DISMANTLING AND REMOVAL, ANY
SPECIAL EXCEPTION AND/OR VARIANCE APPROVAL FOR THE TOWER SHALL
AUTOMATICALLY EXPIRE.

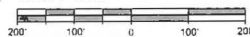
SIGNAGE NOTE

ADVERTISING SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS CONTAINED
WITHIN THESE ZONING REGULATIONS.



2 AERIAL SITE PLAN

SCALE: 1" = 100'-0"



PREPARED FOR



ASE PROJECT MANAGER



ENGINEER SEAL

ASE FIRM



DESIGN REVISION		ISSUED FOR ZONING	TIME
3	05/18/26	ISSUED FOR ZONING	TIME
2	01/22/26	ISSUED FOR ZONING	TIME
0	08/28/25	ISSUED FOR ZONING	TIME
NO	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

SITE ID
US-FL-5773

PROJECT ADDRESS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID
11-55-16-03576-000

TABULAR ID
9JK1877

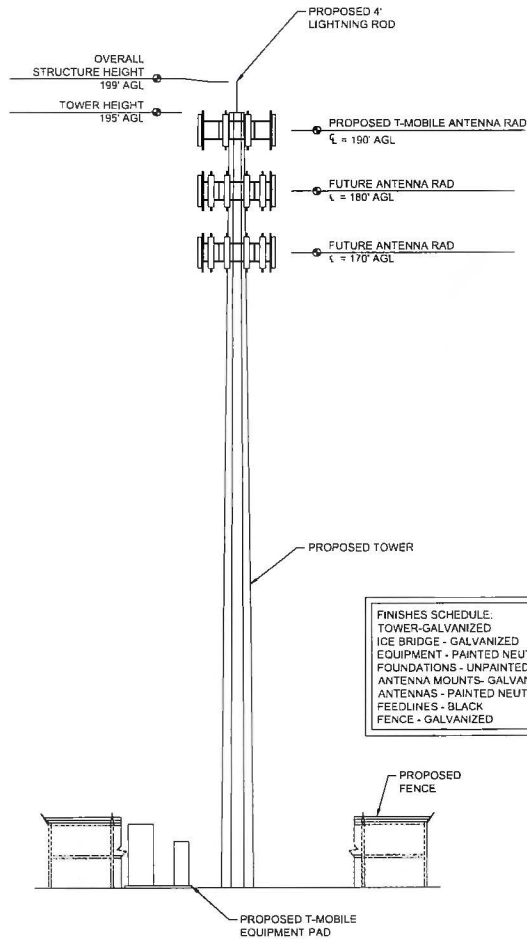
PREPARED BY
DRAWN BY: TME
CHECKED BY: JRC

SHEET NAME
AERIAL SITE PLAN

SHEET NUMBER
C-1.1

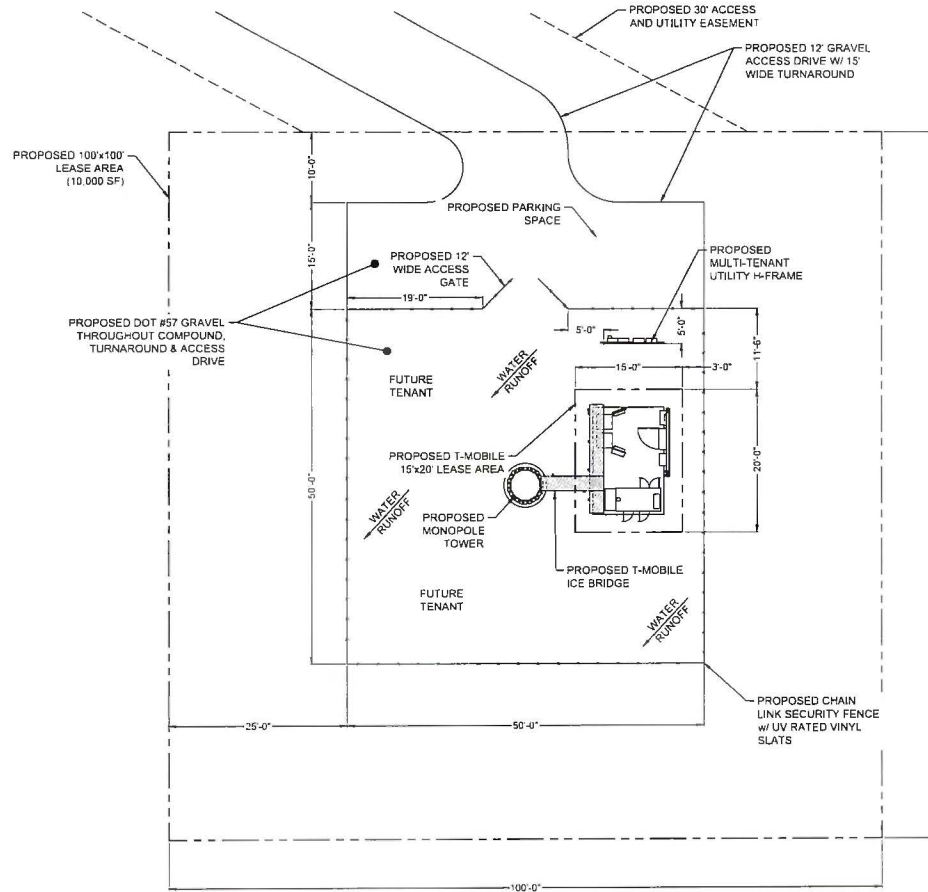
ANTENNA MOUNT AND TOWER STRUCTURAL DESIGN ARE PERFORMED BY OTHERS AND ARE EXCLUDED FROM THIS SCOPE. TRIUMPH SOLUTIONS/EFI GLOBAL, INC. ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE SUPPORTING STRUCTURES. CONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE TOWER DESIGN AND MOUNT CERTIFICATION PRIOR TO INSTALLATION OF EQUIPMENT ON THE TOWER

ANY GENERATORS, IF INSTALLED, SHALL BE PROPANE FUELED AND COMPLIANT WITH THE COLUMBIA COUNTY NOISE ORDINANCE.



1 TOWER ELEVATION
SCALE: NOT TO SCALE

FINISHES SCHEDULE:
TOWER - GALVANIZED
ICE BRIDGE - GALVANIZED
EQUIPMENT - PAINTED NEUTRAL
FOUNDATIONS - UNPAINTED
ANTENNA MOUNTS - GALVANIZED
ANTENNAS - PAINTED NEUTRAL
FEEDLINES - BLACK
FENCE - GALVANIZED



2 COMPOUND LAYOUT PLAN
SCALE: 1/8" = 1'-0"
16' 8' 0' 8' 16'

PREPARED FOR



AAE PROJECT MANAGER



ENGINEER SEAL

AAE FIRM



DESIGN REVISION	ISSUED FOR ZONING	TME
3 09/18/26	ISSUED FOR ZONING	TME
2 01/22/26	ISSUED FOR ZONING	TME
1 08/28/25	ISSUED FOR ZONING	TME
NO	DATE	REVISIONS BY
NOT VALID WITHOUT SIGNATURE AND DATE		

SITE ID
US-FL-5773

PROJECT ADDRESS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

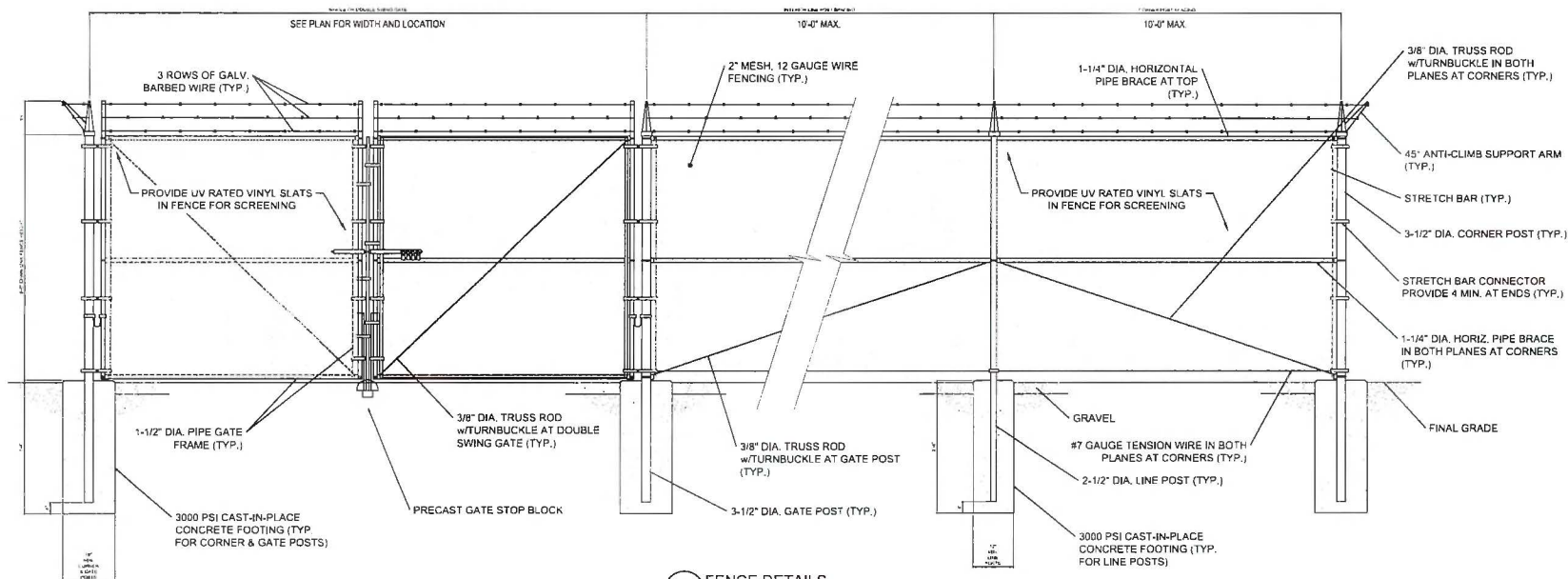
PARCEL ID
11-5S-16-03576-000

T-MOBILE ID
9JK1877

PREPARED BY
DRAWN BY TME
CHECKED BY JRC

SHEET NAME
TOWER ELEVATION &
COMPOUND LAYOUT
PLAN

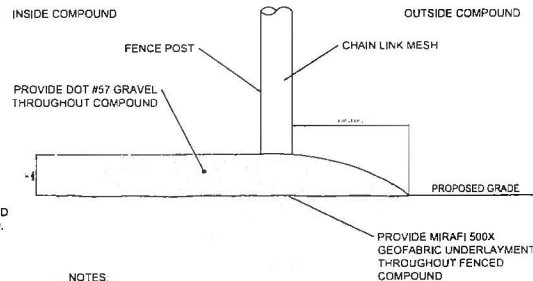
SHEET NUMBER
C-2



1 FENCE DETAILS
SCALE: NOT TO SCALE

FENCE NOTES

- FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
- POSTS, BRACES, AND GATE FRAMES SHALL BE SCHEDULE 40 PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
- DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BARS, 1 LOCK KEEPER, 1 LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, 1 CATCH FOR THE PLUNGER BAR, AND GATE STOPS PROVIDED FOR THE OPEN AND CLOSED POSITIONS LOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. COORDINATE LOCK TYPE AND KEY/COMBINATION WITH THE CONSTRUCTION MANAGER.
- ALL POSTS, CAPS, AND OTHER NECESSARY FENCE FITTINGS AND HARDWARE SHALL BE AS MANUFACTURED BY THE FENCE MANUFACTURER OR EQUAL. HINGES SHALL BE GALVANIZED STEEL.
- LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
- FOUNDATIONS ARE DESIGNED TO EMBED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
- FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT.



NOTES

- INSTALL MIRAFI GEOFABRIC WITH 18" MIN. LAP JOINTS ON FLAT, HORIZONTAL SURFACES OR PER THE MANUFACTURER'S SPECIFICATIONS FOR SLOPED SURFACES.
- LEVEL AND COMPACT GRAVEL TO PREVENT SHIFTING.

2 EDGE DETAIL
SCALE: NOT TO SCALE

CONTRACTOR SHALL PROVIDE UV RATED GREEN VINYL SLATS IN FENCE FOR SCREENING ALONG ALL SIDES. COORDINATE REQUIREMENTS WITH FENCE SUPPLIER

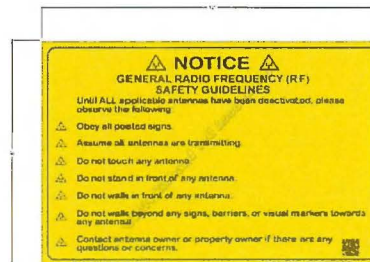
PREPARED FOR	
verticalbridge	
A/E PROJECT MANAGER	
TRIUMPH SOLUTIONS, LLC	
ENGINEER SEAL	
A/E FIRM	
efi global	
071 BLOOMING, INC. 1111 POKESSEN DRIVE, SUITE 100 LAKE CITY, FL 32824 TEL: 407.776-4600 FAX: 407.776-4601 WWW.EFI-GLOBAL.COM	
DESIGN REVISION	ISSUED FOR ZONING
3 05/18/26	TIME
2 01/22/26	ISSUED FOR ZONING
6 08/28/25	ISSUED FOR ZONING
NO.	DATE
REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE	
SITE ID	
US-FL-5773	
PROJECT ADDRESS	
202 SW WILLIAM YOUNG LANE LAKE CITY, FL 32024	
PARCEL ID	
11-55-16-03576-000	
I-MOBILE ID	
9JK1877	
PREPARED BY	
DRAWN BY TIME	
CHECKED BY JRC	
SHEET NAME	
SECURITY FENCE DETAILS	
SHEET NUMBER	
C-3	



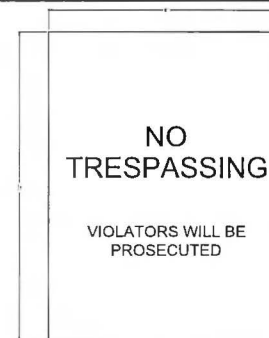
1 SITE ID SIGN
SCALE: NOT TO SCALE



2 NOTICE SIGN
SCALE: NOT TO SCALE



3 RF GUIDELINES
SCALE: NOT TO SCALE



4 NO TRESPASSING
SCALE: NOT TO SCALE

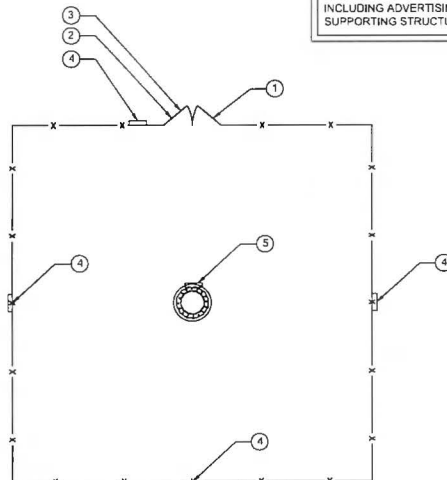
ASR # XXXXXXXX

5 ASR#
SCALE: NOT TO SCALE

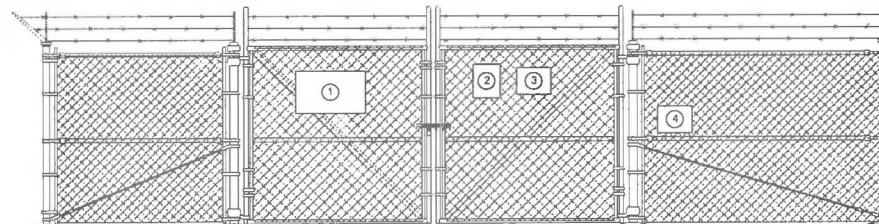
- WHEN REQUIRED, PLACE ON TOWER
- USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER
- LETTERS TO BE 3" MIN.

WIRELESS TELECOMMUNICATIONS FACILITIES SHALL CONTAIN A SIGN NO LARGER THAN FOUR SQUARE FEET AND, NO LESS THAN THREE SQUARE FEET, TO PROVIDE ADEQUATE NOTIFICATION TO PERSONS IN THE IMMEDIATE AREA OF THE PRESENCE OF AN ANTENNA THAT HAS TRANSMISSION CAPABILITIES. THE SIGN SHALL CONTAIN THE NAME(S) OF THE OWNER(S) AND OPERATOR(S) OF THE ANTENNA(S) AS WELL AS EMERGENCY PHONE NUMBER(S). THE SIGN SHALL BE LOCATED SO AS TO BE VISIBLE FROM THE ACCESS POINT OF THE SITE. THE SIGN SHALL NOT BE LIGHTED UNLESS PERMITTED BY THE BOARD OF COMMISSIONERS. THE SIGN SHALL BE APPROVED BY THE BOARD OF COMMISSIONERS BEFORE INSTALLATION. NO OTHER SIGNAGE, INCLUDING ADVERTISING, SHALL BE PERMITTED ON ANY FACILITIES, ANTENNAS, ANTENNA SUPPORTING STRUCTURES OR ANTENNA TOWERS, UNLESS OTHERWISE REQUIRED BY LAW.

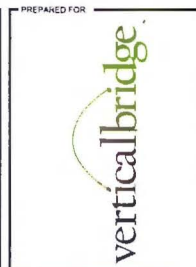
- 1. SITE ID
- 2. NOTICE
- 3. RF GUIDELINES
- 4. NO TRESPASSING
- 5. ASR# (3" NUMBERS)



6 SIGN PLACEMENT PLAN
SCALE: NOT TO SCALE
REFERENCE SITE PLAN FOR COMPOUNT ORIENTATION



7 FENCE SIGN PLACEMENT ELEVATION
SCALE: NOT TO SCALE



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3	05/18/26	ISSUED FOR ZONING
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0	06/28/25	ISSUED FOR ZONING
NO	DATE	REVISIONS BY
NOT VALID WITHOUT SIGNATURE AND DATE		

SITE ID: US-FL-5773

PROJECT ADDRESS: 202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID: 11-5S-16-03576-000

T-MOBILE ID: 9JK1877

PREPARED BY: TIME
DRAWN BY: JRC
CHECKED BY: JRC

SHEET NAME: SITE SIGNAGE

SHEET NUMBER: C-4

LEE PALLARDY, INC.

Real Estate – Appraiser, Broker & Consultant

LEE PALLARDY, MAI (1892-1967)
LEE PALLARDY, JR., MAI (1920-1987)
LEE F. PALLARDY, III, MAI STATE CERT. GEN. REA 0000121
JAMIE M. MYERS, MAI STATE CERT. GEN. REA 0000221
JAMES M. TALLEY, JR., MAI, SRA STATE CERT. GEN. REA 0001649
DAVID M. TAULBEE, MAI STATE CERT. GEN. REA 0001435



609 E. JACKSON STREET, SUITE 200
TAMPA, FLORIDA 33602-4933
TELEPHONE (813) 221-3700
FAX (813) 223-4140

leepallardyinc.com

May 12, 2026

Via Email: vcclark@thelawmpowered.com

Vicki L. Clark
Project Manager / Planner / Finance Manager
Law Office Mattaniah Jahn, P.A.
935 Main Street; Suite C4
Safety Harbor, Florida 34695

RE: A Telecommunication Tower Impact Study
Vertical Bridge
Site Number: US-FL-5773
Site Name: Bonnie Ward
202 SW William Young Lane
Lake City, Columbia County, FL 32024
Property Owner: Bonnie Kate Arsua and Robert M. Arsua

Dear Ms. Clark:

I have prepared this *Study* to summarize findings resulting from numerous Cellular Telecommunication Tower Value Impact Studies prepared by Lee Pallardy, Inc. Please be advised that neither I nor Lee Pallardy, Inc. have vested interests in the success of this or any other hearing nor the ultimate installation of any cellular communication cell tower.

Vertical Bridge is proposing a 195-foot Monopole Tower installation on the referenced property that is situated at the southeast corner of SW William Young Lane and SW Butzer Drive, south of SW County Road 240 and east of SW State Road 47 in Lake City, Columbia County, Florida. SW William Young Lane is a 50-foot-wide public right-of-way. SW Butzer Drive is a 50-foot-wide public right-of-way. As the crow flies, the property is approximately 3.8 miles west of Interstate-75.

The 7.86-acre, irregular-configured, residential Parent Parcel is identified by the Columbia County Property Appraiser's Office as Parcel No. 11-5S-16-03576-000. There is a residential mobile home positioned toward the mid-east boundary, accessed from SW William Young Lane. Adjacent and surrounding are similar mobile home and ranch-style single-family homesites of varying sizes and dimensions. Cut out of the southwest Parent Parcel is a 1.01-acre residential lot accessed from the east side of SW Butzer Drive, under the ownership of Pamela D. Davis and Theodore Davis. Across SW Butzer Drive from SW William Young Lane and the Parent Parcel

is a 155-acre heavily wooded State-owned property. North of the Parent Parcel, at the southwest corner of SW County Road 240 and SW Butzer Drive is Pinckney Hill Cemetery.

Identified by Vertical Bridge as Site US-FL-5773, the proposed *Lease Parcel* and Tower are situated in the north central area of the 7.86-acre Parent Parcel, just south of SW William Young Lane. The *Lease Parcel* measures 100.00' x 100.00' or 10,000 square feet, together with a 30-foot-wide non-exclusive ingress, egress, and utility easement that extends south and southeasterly from SW William Young Lane. The non-exclusive easement measures 3,360 square feet or 0.077 acre. Within the non-exclusive access and utility easement is a proposed 12'-wide gravel access drive with a 15'-wide gravel turnaround within the *Lease Parcel*. The proposed 195-foot monopole tower will be positioned toward the east-central area of the *Lease Parcel* with the tower installation positioned in the center of a 50.00' x 50.00' secured equipment compound. The compound is secured by double 12'-wide chain-link gates. The anchor tenant will be T-Mobile, but the tower is designed to accommodate up to two (2) collocations; three (3) carriers total. Within the boundaries of the *Lease Parcel* is a fenced compound area secured by a chain-link security fence with UV-rated vinyl slats, and finished with three-strands of barbed wire.



SW Butzer Drive looking north



SW Butzer Drive looking south



SW William Young Lane looking east



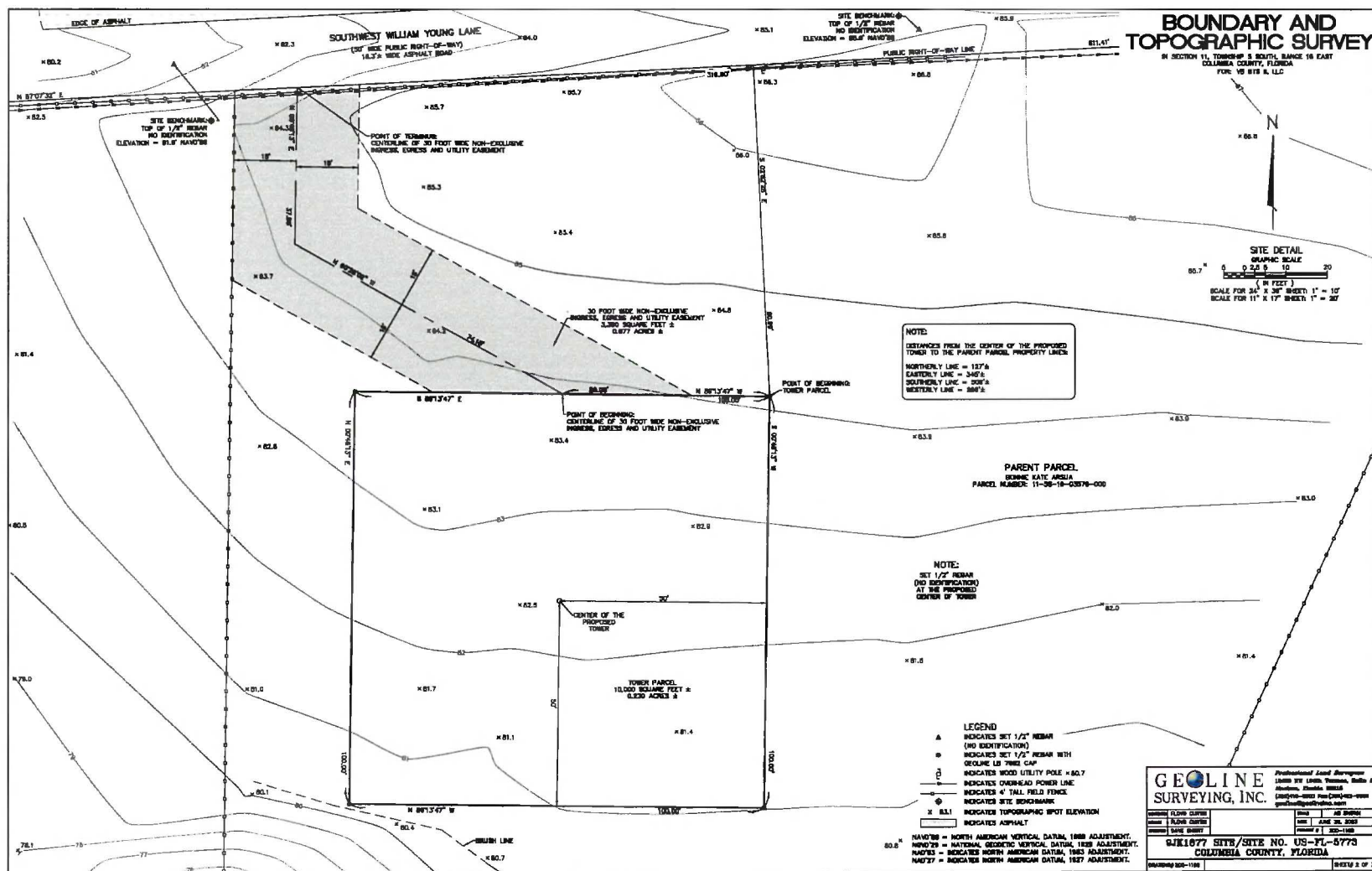
SW William Young Lane looking west



View across north Parent Parcel boundary in
vicinity of proposed *Lease Parcel* looking
east from Butzer Drive

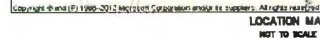


View across north Parent Parcel boundary in
vicinity of proposed *Lease Parcel* looking
south from SW William Young Lane





NOT TO SCALE



IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST
COLUMBIA COUNTY, FLORIDA
FOR VS 873 1, LLO

CONTAINING 3,390 SQUARE FEET (0.077 ACRES), MORE OR LESS.

NOT THE TYPE TO BE DELETED HEREON.

NAME DATE		DATE	ALL RIGHTS
NAME	DATE DATE	DATE	DATE DATE
NAME	DATE DATE	DATE	DATE DATE

9JK1877 SITE/SITE NO. US-FL-5773
COLUMBIA COUNTY, FLORIDA

NAME DATE	DATE DATE
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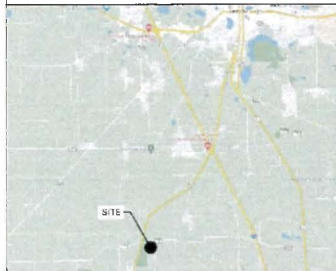


US-FL-5773
BONNIE WARD
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PROJECT DESCRIPTION

PROPOSED 195' AGL MONOPOLE TOWER
OVERALL STRUCTURE HEIGHT INCLUDING APPURTENANCES - 199' AGL

VICINITY MAP



LOCATION MAP



PROJECT SUMMARY

VERTICAL BRIDGE SITE NUMBER: US-FL-5773
VERTICAL BRIDGE SITE NAME: BONNIE WARD
1-MOBILE SITE ID: 9JK1877
SITE ADDRESS: 202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
37° 02' 30.38" N
-82° 41' 34.82" W
ELEVATION: 82.5
JURISDICTION: COLUMBIA COUNTY
ZONING: A-3
PARCEL ID: 11-SS-16-03576-000
TELEPHONE COMPANY: TBO
POWER COMPANY: CLAY ELECTRIC
LAND OWNER: RAM DAVIS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
APPLICANT: VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
A&E FIRM: TRIUMPH SOLUTIONS
3482 KEITH BRIDGE ROAD #281
CUMMING, GA 30041
JOHN CUNNINGHAM
404-542-5210
ENGINEER: RICHARD L. PETERMAN
FLORIDA P.E. LICENSE # 78733
EFL GLOBAL, INC.

DRAWING INDEX

T-1 PROJECT TITLE SHEET
1 SURVEY
2 SURVEY
3 SURVEY
N-1 GENERAL NOTES
C-1 OVERALL SITE PLAN
C-1.1 AERIAL SITE PLAN
C-2 TOWER ELEVATION AND COMPOUND LAYOUT PLAN
C-3 SECURITY FENCE DETAILS
C-4 SITE SIGNAGE

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐
SITE ACQUISITION	DATE	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐
PERMITTING	DATE	☐	☐
RF ENGINEERING	DATE	☐	☐

CODES/STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- FLORIDA BUILDING CODE, BUILDING - 2023 EDITION
- FLORIDA BUILDING CODE, FUEL GAS - 2023 EDITION
- FLORIDA FIRE PREVENTION CODE - 2023 EDITION
- NATIONAL ELECTRIC CODE - 2023 EDITION
- STRUCTURAL STANDARD FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA/ISA 222.1)

ACCESSIBILITY REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. DISABLED ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CURRENT CODE REGULATIONS.



Know what's below.
Call before you dig.



ENGINEER SEAL
Digitally signed by Richard Peterman
Date: 2026.01.26 13:14:26 -05'00'



DESIGN REVISION	REASON FOR CHANGE	DATE
1	ISSUED FOR CONSTRUCTION	TIME
2	ISSUED FOR CONSTRUCTION	TIME
3	ISSUED FOR CONSTRUCTION	TIME
4	ISSUED FOR CONSTRUCTION	TIME
5	ISSUED FOR CONSTRUCTION	TIME
6	ISSUED FOR CONSTRUCTION	TIME
7	ISSUED FOR CONSTRUCTION	TIME
8	ISSUED FOR CONSTRUCTION	TIME
9	ISSUED FOR CONSTRUCTION	TIME
10	ISSUED FOR CONSTRUCTION	TIME

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LAKE CITY, FL 32024

PARCEL ID: 11-SS-16-03576-000

1-MOBILE SITE ID: 9JK1877

PREPARED BY: TIME
DRAWN BY: JMC
CHECKED BY: JMC

PROJECT TITLE SHEET

SHEET NUMBER: T-1

NOTE:
PLAN SHOWN IS DRAWN
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DIMENSIONS SHOWN ARE
APPROXIMATE.

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SHALL BE MADE BY THE PLANNING AND ZONING ADMINISTRATOR WHO SHALL HAVE
THE RIGHT TO REQUEST DOCUMENTATION AND/OR AFFIDAVITS FROM THE
COMMUNICATION TOWER OWNER/OPERATOR REGARDING THE ISSUE OF TOWER
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AT THE EARLIEST OF ONE YEAR FROM THE DATE OF ABANDONMENT WITHOUT
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SIGNAGE NOTE

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WITHIN THESE ZONING REGULATIONS.



2 AERIAL SITE PLAN

SCALE: 1"=100'-0"

verticalbridge

TRIUMPH
SOLUTIONS, LLC

ENGINEER SEAL

efi global

DESIGN REVISION	ISSUED FOR	TIME
2 8/18/25	ISSUED FOR ZONING	TIME
1 8/18/25	ISSUED FOR ZONING	TIME
0 8/18/25	ISSUED FOR ZONING	TIME
NO. DATE	REVISIONS	BY
NCT (N.E. #102) & CANTON AND F&P		

SITE ID
US-FL-5773

PROJECT ADDRESS
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

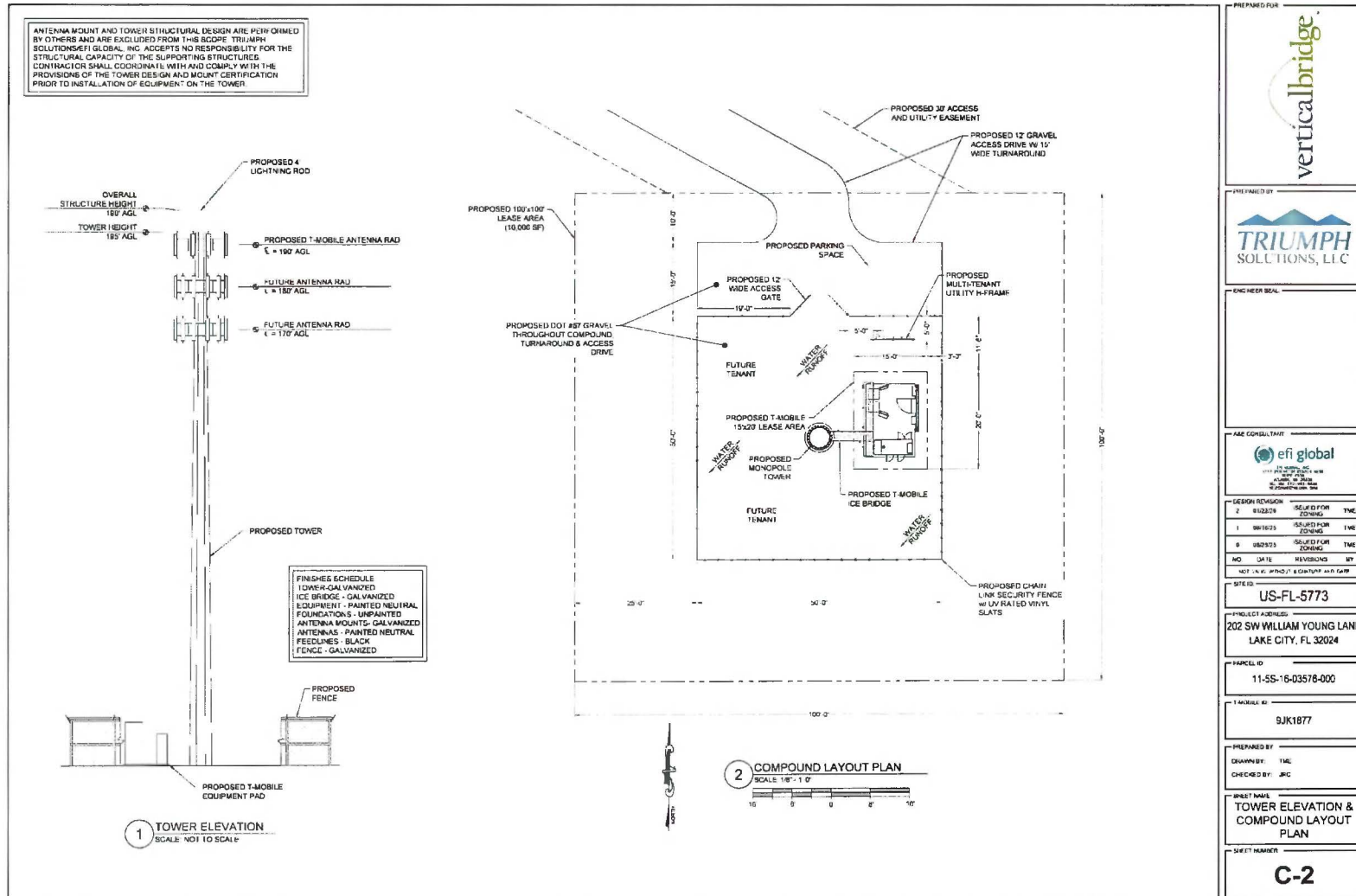
PARCEL ID
11-55-16-03578-000

PROJECT NO.
SJK1877

PREPARED BY
DRAWN BY: JMC
CHECKED BY: JMC

SHEET NAME
AERIAL SITE PLAN

SHEET NUMBER
C-1.1



To my knowledge, there may be no other real estate organization with as much history and knowledge concerning tower impact studies in Florida as Lee Pallardy, Inc. Based on these studies over many years, the evidence is clear that there is no market information supporting measurable impacts on residential or commercial property values because of proximity to a cellular communication tower installation.

Based on over two decades of research and analyses, studies performed, and taking into consideration market conditions such as property appreciation/depreciation rates and marketing times, I am led to the conclusion that there is no market evidence of measurable impact on residential or commercial property values because of proximity to a cellular communication tower installation. Residential property studies have included single-family dwellings, condominiums, townhomes, and land. Based on very objective studies including interviews with nearly 200 realtors, the market evidence is clear and conclusive. No adverse impacts resulting from a cellular communication tower can be supported by market sales.

On behalf of municipalities, property owners, tower companies, and cellular communication providers, our office has been preparing telecommunication impact studies going on 25-plus years. We have analyzed residential homes, residential land, and commercial land sales and resale data surrounding no less than 460 tower installations in west central Florida alone. Installations have included monopole towers, flagpole towers, flagless flagpole or unipole towers, lattice towers, and stealth towers such as a church cross or bell tower. Many individual test sites were eliminated as appropriate study areas for reasons such as location and the lack of surrounding sales data, either before or after installation.

Following the selection of installations, I then analyzed sale, resale, listing, and development activity from the surrounding area to measure and quantify impacts, if any. The intent was to collect information from areas exhibiting relatively homogenous uses (single-family dwellings) so that the number of variables other than the proximity to the cellular communication tower could be easily identified and quantified, leaving proximity to the cellular tower as the isolated variable. Supplementing these comparisons are conversations with impacted property owners, developers, and realtors.

Generally, the research has focused on installations in close proximity to residential development and mostly single-family dwellings, but I have also surveyed installations in proximity to residential (subdivision) land, rural land, multi-family housing, and commercial property. Over the years, hundreds of sales have been identified as potential study properties. Of these, no less than 300 residential sales and 30-plus commercial sales have been confirmed to the degree necessary to be relied upon for studies. It should be noted that another 300-plus sales, which may or may not have been confirmed, indicate similar results. In the studies, most of the towers existed prior to each sale and resale, which is expected because "before" and "after" comparisons oftentimes require market condition adjustments. Generally, I have analyzed sales focusing on the current time period both proximate and distant from a tower installation to measure the potential impact from proximity. The sales were confirmed with as many sources to the transaction as possible, including, but not limited to the respective county public records and recorded deeds, Multiple Listing Service (MLS), listing realtor, buyer, and/or seller. In all confirmations, whether or not the tower was visible and/or in existence at the time of sale, sources were asked to state what impact the tower had on the value of the property and/or purchase decision. Over the years,

I have come to believe that these interviews are perhaps the best indication whether or not an installation impacts surrounding property values. These interviews supplement the match-pairs or market-derived analyses.

Prominent supplements to the *Studies* have been interviews conducted with the County Property Appraiser Offices; a few summarized below:

During the development of this *Impact Study*, I conducted an interview with Chuck Moore, Supervisor of Field Inspections for the Columbia County Property Appraiser's Office. Mr. Moore has been with Columbia County for 37 years and is not aware of any reduction in a property assessment due to proximity to a tower installation. In fact, he is not aware of any sales with any impacts. Furthermore, Mr. Moore is not aware of any property owner challenging an assessment due to proximity to a tower.

During the development of a site-specific *Impact Study* in Spring Hill, I conducted an interview with Doug Mack, Residential Analyst for the Hernando County Property Appraiser's Office. Mr. Mack represented that he has never made an adjustment to a residential property valuation assessment because of proximity to a cellular communication tower, nor to his knowledge has the Hernando County Property Appraiser's Office ever made an adjustment, downward or otherwise because of proximity to a cellular communication tower.

Renea Peters, CFA and elected Washington County Property Appraiser (850-638-6205) was interviewed on December 19, 2026 as to cellular communication tower impacts and property valuations. Ms. Peters has been with the Property Appraiser for 29 years and is in her first term as the elected Property Appraiser. Ms. Peters reported that to her knowledge there has never been a reduction in a property assessment due to proximity to a cellular communication tower installation, nor to her knowledge has a property owner ever applied for an assessment reduction.

Daniel Villa, Senior Chief Deputy of Valuation with the Pasco County Property Appraiser's Office (352-521-4433, ext. 4027) has been with the County Property Appraiser's Office for about 22 years and to his knowledge, Pasco County has never made a reduction (or an increase) to an assessment because of the proximity to a cellular communication tower, stealth or otherwise. During one call, Mr. Villa recalled a reduction in assessment to a property adjacent to a junkyard. Chris Poe, a residential appraiser on Villa's staff represents that the office bases assessments on market data and to his knowledge no adjustments have been applied to a property assessment downwards or upwards due to proximity to a tower installation.

Tod Abrahamson, Residential Valuation Manager for Sarasota County (941-861-8200), who has worked for the Property Appraiser's Office for 16+ years represented that no residential property assessment has been adjusted due to proximity to a cellular communication tower installation. Previously, Wynta Loughrey, former Assistant Residential Valuation Manager with the Sarasota County Property Appraiser's Office, verified that no adjustments, downward or

otherwise, had been made to a property assessment because of proximity to a cellular communication tower installation, nor to her knowledge has there been a challenge to an assessment due to tower proximity. If there was to be a complaint, market data would be analyzed to support whether or not there has been any impact. Ms. Loughrey did acknowledge that considerable adjustments have been applied for proximity to overhead powerlines.

Tamara Doolittle, Assessment Analysis Manager with the Lee County Property Appraiser's Office (239-533-6234) represents that in her time in the Residential Assessment Division, Lee County has not applied a reduction to an assessment because of proximity to a cellular communication tower, nor is it part of Lee County's normal assessment practice. Also, to her knowledge, no Lee County property owner has applied for an assessment reduction due to proximity to a cellular communication tower.

Mark Taylor, Chief Appraiser for St. Johns County (904-827-5500), represented that the County has never made an adjustment to a property valuation assessment because of proximity to a cellular communication tower, nor to his knowledge has a property owner ever made an appeal for an adjustment. Taylor commented that there is enough data to support an adjustment, downward or otherwise.

Tracy West, Director of Appraisals for Manatee County (941-748-8208), stated that to her knowledge there has never been a reduction in a property assessment due to proximity to a cellular communication tower. Her predecessor, Mark Johns, Director of Appraisal for Manatee County for over 30 years stated on several occasions that there had never been a request to reduce a property assessment due to proximity to a cellular communication tower nor had the County made an adjustment to an assessment. Ms. West acknowledges that there could be opposition to a tower installation, but there is simply no market evidence to support an effect on property values.

Brian McGeehee, Senior Appraiser for Charlotte County was interviewed for a prior *Study*. Mr. McGeehee points to market sales as to whether or not a cellular communication tower has an impact on surrounding residential property values. A few years back, a property owner challenged an assessment, and in a Value Adjustment Board (VAB) hearing, the County produced a study which indicated that a cellular communication tower embedded within a single-family residential subdivision had no impact on property values, which was supported by market sales. Thus, Charlotte County has never applied a reduction to an assessment, residential or commercial, because of proximity to a cellular communication tower.

Bill Hauck, Senior Appraiser with the Collier County Property Appraiser's Office oftentimes considers external influences and bases assessments on market analyses such as sales and resales. Typical external influences are water treatment plants, sewage treatment plants, canals, easements, and powerlines. Mr. Hauck has been with the Property Appraiser's Office for over 30 years and would consider impacts from cellular communication towers if a market analyses indicated a diminution in

value, in terms of location. However, to his knowledge, Collier County has never made a reduction in assessment for a cellular communication tower installation alone, nor to his knowledge have property owners brought that to the attention of the Property Appraiser's Office. More recently, Darin Jones with the Collier County Property Appraiser's Office indicated that to his knowledge the County has never made a reduction in an assessment due to proximity to a cellular communication tower.

Nicholas Durant, Residential Appraiser with the Orange County Property Appraiser's Office has been interviewed twice and confirmed both times that there have been no adjustments to improved residential or land assessments because of the proximity to cellular communication tower installation in Orange County. Nor to his knowledge has any property owner ever requested a reduction in an assessment due to proximity to a tower.

Brian DeAndera, Residential Property Appraiser Manager with the Hillsborough County Property Appraiser's Office (813-272-6100) represents that to his knowledge no property assessments, residential or otherwise, have been reduced due to proximity to a cellular communication tower installation. For prior *Studies*, I interviewed Jack Flanagan (now retired) and Tim Wilmath, with the Hillsborough County Property Appraiser's Office. Both reported that no adjustments have been made to any property assessment because of proximity to a cellular communication tower installation in Hillsborough County. Moreover, Flanagan stated that the Property Appraisers are always looking for valuation trends associated with any external obsolescence, but to date, no adjustments have been made because of a cellular tower.

Rob Drummond, Residential Appraisal Manager with the Seminole County Property Appraiser's Office cannot recall a single instance wherein a property assessment was reduced because of the proximity to a cellular communication tower installation. Mr. Drummond did indicate that assessments had been reduced because of proximity to high-tension powerlines and powerline corridors.

Kara Hires, Chief Deputy Director for the Calhoun County Property Appraiser's Office stated that there has been no reduction in assessments, rural, residential, or otherwise because of the proximity to a cellular communication tower installation. Ms. Hires also indicated that to her knowledge no property owner or third party has applied for a reduction in an assessment because of the proximity to a cellular communication tower installation.

Nick Cutrello with the Leon County Property Appraiser's Office represented that to his knowledge, the Property Appraiser's Office has never reduced an assessment due to proximity to a cellular communication tower installation.

Angela Gray, the Jefferson County Property Appraiser has never made a reduction nor an increase in a property assessment due to proximity to a cellular or broadcast communication tower. Ms. Gray is familiar with most if not all of the tower

installations in Jefferson County and knows many of the leased fee property owners. Ms. Gray is knowledgeable and well-versed in arguments for and against towers, but knows of no situation wherein a property sold for more or less due to proximity to or view of a tower.

Travis Parker, Senior Residential Appraiser for the Lake County Property Appraiser's Office (352-253-21500), stated to his knowledge there has never been a reduction in a property assessment due to proximity to a cellular communication tower. Mr. Parker has held his position with the Property Appraiser's Office since 2005. Like every municipal property appraiser surveyed, the reasoning lies in the fact that there is no market information to indicate or support a reduction in a property value, residential or otherwise, due to proximity to a cellular communication tower installation.

Wayne Cote, Residential Appraiser Manager with the Polk County Property Appraiser's Office suggested Polk County has made adjustments to improved residential property assessments because of physical issues such as guyed wires and impacts on potential residential development, but did not support any reduction in assessment because of proximity to a cellular communication tower installation such as the one proposed here. Moreover, Daniel Helms, Land Appraiser Analyst with the Polk County Property Appraiser's Office, indicated during one interview that he has never made a reduction in a land assessment due to proximity to a tower.

Vanessa Rivera with the Miami-Dade Property Appraiser's Office (305-375-4050), and specifically a residential property appraiser, indicated that to her knowledge no assessment reductions have been applied to a property within proximity to a cellular communication tower. Residential Supervisor, David Guerra (305-375-2910), also indicated that Miami-Dade Property Appraiser's Office has not applied any reductions in assessments for a cellular communication tower installation, nor to his/her knowledge have property owners brought that to the attention of the Property Appraiser's Office.

In summation, the property appraisers surveyed all stated that there is no market data to support an assessment reduction due to the proximity to a cellular communication tower installation.

During the course of investigations, I have researched sale and resale data proximate a tower installation to examine whether or not valuations have declined, or the appreciation rate is not what it should or could have been compared to other non-impacted sales within the same or similar subdivisions. Supplementing these comparisons are conversations with impacted property owners, developers, and real estate brokers. Over the years, I have come to believe that these interviews are perhaps the best indication of whether or not an installation impacts surrounding property values. These interviews supplement the match-pairs or market-derived analyses.

The comparison studies have been formulated in three (3) fashions. One type of comparison would involve comparing the sale price of a property, which in this instance may be a residential dwelling, prior to the installation of a cellular communication tower and the resale following installation of the tower. This is termed a "before and after" comparison. The obvious difficulty is accurately

quantifying the market condition or time adjustment for property appreciation or depreciation rates. The second type of comparison involves comparing property, such as a single-family dwelling, that sold prior to the installation of a tower, to an otherwise similar property, which sold subsequent to the installation of a tower within the same neighborhood. The third type of comparison involves comparing sales of residential property from which the tower is proximate or directly visible to sales of property from which the tower is less visible or not visible. The third comparison type is the most common and the one generally relied upon because it eliminates market condition adjustments.

The following are excerpts and analyses from formal and informal site-specific *Impact Studies* conducted by Lee Pallardy, Inc.

Lake City, Columbia County Tower Installation Findings

In southwest Columbia County in Lake City at 330 SW Barwick Terrace is a 160-foot monopole tower installation within a 100' x 100' compound with a utility access easement extending west from SW Barwick Terrace. The installation is in the southwest quadrant of the 5.05-acre tract, which is primarily in planted pines. The location is south of SW Pinemount Road, west of SW Virley Avenue, east of SW Madison Court, and north of SW Brim Street. Surrounding the tower are one, two, five, and 10-acre ranchettes improved with ranch-style single-family dwellings or mobile homes. The communication facilities easement is 10,000 square feet and the access and utility easement is 16,760 square feet, extending west from SW Barwick Terrace and running along the south boundary of the 5.05-acre Parent Parcel. The property owner is Paula Parker and the property, excluding the tower ground lease, is listed for sale by Jessica Robinson with Dicks Realty. The property is listed for sale at \$105,000, which according to Robinson is generally associated with the planted pines. The property owner adjacent to the south, Jenny Tran, apparently made an offer of \$85,000, but Parker is holding firm at \$105,000. The Tran property dwelling, a mobile home, is due south of the tower installation and clearly visible. The tower ground lease easement is carved out of the listing, and was assigned (sold) by Parker in October 2023 to VB BTS, LLC (Vertical Bridge) for \$150,000. In accordance with the *Easement And Assignment of Lease Agreement*, the land lease agreement was dated May 31, 2018 and recorded January 27, 2020. According to Robinson, the tower installation has had no impact on the listing, as evidenced by the offer from the adjoining property owner, but the listing is still fairly new. An aerial of the installation relative to the Parent Parcel is below, followed by grade-level photos.





Parker, in April 2020, sold the adjoining 10.20-acre tract to the north of the tower Parent Parcel to Olisa Properties, LLC. Olisa Properties representative, David Morrell, indicated that Parker carved out the 5.05-acre tower Parent Parcel encumbered by the cell tower easement and sold the adjoining 10.20-acre tract in March 2020 for \$84,000. Olisa Properties, LLC resold the property, improved with a mobile home, to Vance Stone in June 2021 for \$190,000. According to Morrell, neither Olisa Properties' purchase in 2020 nor the resale to Stone in 2021 were impacted whatsoever by the tower installation. An aerial outlining the sale, relative to the tower installation follows, which is followed by a grade-level photo of the sale property looking west from SW Barwick Terrace.



Trilby Crossing – East Lockhart Road, South of Cortez Boulevard, Brooksville

Trilby Crossing is an LGI Homes community situated on the east side of Lockhart Road, less than one mile south of Cortez Boulevard, and west of Interstate 75 in Brooksville. There are five (5) model floor plans available. Only the westerly one-third has yet to be developed and dwellings are under construction and selling out.

Across Lockhart Road, at the southwest corner of Lockhart Road and Old Trilby Road, is a 150-foot-tall American Towers lattice-style communication tower, clearly visible from Trilby Crossing, and especially the westerly-most housing along Fedora Circle. The tower address is 5163 Lockhart Road, Brooksville and the closest homes are within 500 feet of the installation. Carriers include Nextel Communications, AT&T, and Sprint Nextel.

Immediately south of Trilby Crossing east of Lockhart is an AT&T Mobility Services lattice-style communication tower approximately 169 feet in height. The address is 5198 Lockhart Road, Brooksville. This tower is also clearly visible from Trilby Crossing and the closest homes are less than 200 feet to the north of the installation.

To the east and slightly south of Trilby Crossing is a self-supporter communication tower 420 feet in height, and anchored by T-Mobile. That makes three communication towers in close proximity to Trilby Crossing.

Photographs of the towers follow:



American Towers – corner of Lockhart and
Old Trilby, west of Trilby Crossing



American Towers – corner of Lockhart and Old
Trilby, west of Trilby Crossing



AT&T Mobility – east side of Lockhart, south of Trilby Crossing
(Note: Self-supporter tower in background)

During the inspection of the towers and Trilby Crossing on February 28, 2026, I interviewed several homeowners with dwellings in proximity to both communication towers.

At 29508 Fedora Circle, Lot 278, Hadley Jones purchased from LGI Homes, the three-bedroom/two bathroom, 1,498 square foot single-family dwelling for \$294,900 in February 2026. Mr. Jones admitted that he was unfamiliar with the tower installations due west and due south but that the tower was visible from inside the dwelling and yard. Mr. Jones indicated that neither tower had any impact on his purchase decision. The American tower at Old Trilby Road and Lockhart Road is approximately 560 feet to the west and the AT&T Mobility Services tower is approximately 1,280 feet to the south, but clearly visible from the front of the dwelling.

A photograph of the dwelling and tower to the west follows:



At 29540 Fedora Circle, Lot 282 and about 480 feet due east of the tower installation is a three-bedroom/two bathroom, 1,707 square foot single-family dwelling that sold in February 2025. The buyer, Estefania Sanchez was familiar with the tower and concerned about potential health effects,

but not visibility. In fact, she and her husband were more motivated by a 30-foot-wide undevelopable lot adjacent to the north.

The photograph of the dwelling with the tower in the background follows:



At 29596 Fedora Circle, Lot 290, is a two-bedroom/two-bathroom, 1,032 square foot single-family dwelling that sold January 30, 2026 from LGI Homes Florida to Daniel and Norma Rivera. The Riveras were doing some landscaping at the time of my inspection and confirmed that the tower had no impact whatsoever on their purchase decision.

A photograph of the dwelling and tower follows:



At the southeast boundary of Trilby Crossing at 29694 Fedora Circle, Lot 155, is a four-bedroom/three-bathroom, single-family dwelling constructed 2024. According to Scott Knapp, the owner, neither the American Tower installation nor the lattice tower a mere 260 feet southeast of his backyard impacted his purchase decision nor enjoyment of home ownership.

A photograph follows:



Following are other photographs of Trilby Crossing homes in relation to the communication tower installations:





In developing additional market data and support, I spoke with the LGI Realty sales agent, Manny Martinez. Mr. Martinez, during a telephone conversation on March 2, 2026, indicated that the towers have had no impact whatsoever on sales nor marketing times, but rather the exact opposite in that prospective buyers and homeowners have been encouraged and motivated by the cellular and internet reception service in this somewhat rural environment. Homeowners require dependable uninterrupted service while working remote and also for homeschooling streaming requirements. On just the west side of Trilby Crossings, fronting Fedora Circle, there were 16 sales in 2025 and 5 sales in 2026, through February.

Fellowship Community Church – 11250 Spring Hill Drive

On the south side of Spring Hill Drive, Hernando County, west of the Fellowship Community Church sanctuary, there is a 140' American Tower Corporation stealth (cross) cellular communication tower (Site #FL274875 and FCC Registration #1269769) disguised as a Cross, constructed circa 2008. The tower is within a 3,600± square foot leased parcel on the 5.4-acre Parent Tract.

Photographs of the tower follow:



An aerial illustrating the tower, and the dwelling follows:



To the south of the Parent Tract and tower is a single-family residential subdivision. Due south, approximately 500 feet, was the sale of a two bedroom /two-bathroom single-family dwelling in September 2021 for \$175,000, the full list price. Between the dwelling, situated on the south side of Lindsay Road at 11220 Lindsay Road, and the tower are a buffering of trees partially screening the lower level of the tower. The property was on the market for only five (5) days, and according to the realtor, Aldo Decola, the tower was never an issue.

Next to 11220 Lindsay Road is the sale of 11210 Lindsay Road, a three bedroom / two-bathroom single-family pool home that sold in October 2021 for \$257,500; \$7,500 over the list price. The dwelling is approximately 580 feet south of the tower, which is partially screened by the aforementioned trees. According to the realtor, Colleen Nolan, the tower and tower location had no impact whatsoever on the listing or sale of the property, which was on the market for only three days.

At 1509 Deborah Drive, a three bedroom / two-bathroom pool home sold in September 2021 for \$255,000 and was only on the market for only 17 days. According to the realtor, Paula Lopes, the tower had no impact whatsoever on the listing or sale of the property.

A photograph of the front elevation of the dwelling with the tower in the background follows:



Based on confirmation of the sales, and a cursory review of matched-pairs, there is no market evidence that this stealth cellular communication tower has had any impact on surrounding residential property values.



Silverthorn Golf Course Community, Spring Hill

Adjacent to the Silverthorn gated golf course community is a Crown Castle cellular communication tower off Powell Road. The address however is 14355 Odyssey Road, Spring Hill, Hernando County. The tower is sited between commercial development fronting Powell Road and the residential community. The tower is a 150' steel monopole tower identified by FCC #1267364. The leased parcel is secured with 8'-high vinyl fencing. The Parent Tract, under the ownership of Global Signal Acquisitions IV, LLC consists of about one acre. The tower was constructed circa 2010.

Photographs of the tower follow:



The Silverthorn community is to the north and east of the tower installation. To the east of the installation are two bedrooms / two-bathroom patio homes while to the north are larger estate-style single-family dwellings. Adjacent to the west is Discovery Point Silverthorn, a daycare center. At the time of the *Study*, there had been three (3) sales on Silver Fox Drive, a cul-de-sac off Silver Smith Circle, closest in proximity to the tower installation. These sales are 4175, 4178, and 4186 Silver Fox Drive. According to the realtors, Laura Varner, Gilda Varner, and Misty Prunty, the tower had no impact on the marketing, sale prices, or closing of these three properties. All three are within 225 feet to 400 feet of the tower installation, which is clearly visible from the Silver Fox Drive cul-de-sac.

A photograph of the tower installation from the Silver Fox Drive cul-de-sac follows:



At 14410 Silver Smith Circle, an estimated 435 feet northeast of the tower, is the sale of a three bedroom / two-bathroom community-style villa within Silverthorn. The realtor was Gail Spada. The property sold in August 2021 for \$254,520 and the list price was \$250,000.

A photograph of the front elevation of the home with the communication tower in the background follows:



Spada has lived in Silverthorn since 1998 and was there prior to the tower and has sold dozens of houses within Silverthorn over the past two decades and lived in four others. Spada indicated that not once has the cell tower installation ever been mentioned by a seller or a buyer nor has there ever been impacts on sale prices. Moreover, Spada believes that the tower has had no impact on the four homes she has owned and occupied in Silverthorn.

Based on conversations with realtors actively marketing and selling homes, and matched comparisons of sales within the subdivision, there is no market support of any valuation or property enjoyment impacts from the tower installation.

Forest Oaks, Stage West Community Playhouse, Spring Hill

At 8394 Forest Oaks Boulevard, on the south side of the road and situated between the theater and a small office complex is an SBA, 190' steel monopole tower installation topped with one set of exterior arrays. This is SBA Site ID FL40899, FCC #1257065. The Tower Tract, under the ownership of Stage West, Inc., is 7.30 acres fronting the south side of Forest Oaks Boulevard. According to the Hernando County Public Records, the tower was constructed circa 2007.

Photographs of the tower installation follow:



The nearest single-family dwellings to the tower installation are in Forest Oaks, fronting Philatelic Drive. Samantha Zurita sold a three bedroom / two bathroom dwelling at 8184 Philatelic Drive for \$285,000; \$5,000 over the list price. The property was on the market for only four days. The dwelling is approximately 470 feet southwest of the tower, on the south side of Philatelic Drive. Zurita indicated that the tower, which is visible from the front of the dwelling, had no impact whatsoever on the list price, marketing time, sale price, or closing.

Carol Olds sold 8240 Philatelic Drive, a three bedroom / two bathroom dwelling for \$289,000 and had a pending contract at 8281 Philatelic Drive at the time of the *Study*. These properties were on the market for 15 days and four (4) days, respectively. Both are approximately 500 feet southeast of the tower, and according to Olds, the tower installation had no impact on the listings, marketing times, and pending closing.

Photographs of the tower from Philatelic Drive follow:





Based on conversations with realtors actively marketing and selling homes, and matched comparisons of sales within the subdivision, there is no market support of any valuation impacts resulting from the location and proximity of the tower.

Pasco County Findings

South of State Road 52 approximately 1.3 mile on the east side of McKendree Road is a Pinnacle Towers 381-foot-tall communication tower supported by guy wires encumbering the northwest 7.569 acres. To the east and northeast is Mirada Club, a master-plan residential lagoon community. When built out, Mirada will consist of an estimated 5,000 homes with a 15-acre lagoon. To the northwest, west, and southwest is the PTC Boyette Town Center development. When built out, the 965-acre mixed-use development will include industrial, commercial, hotel, and single-family residential uses.

Further east, adjacent to the southeast of Mirada on the east side of Curley Road at Leonard Road, is a Verizon Wireless, 180-foot-tall monopole cellular communication tower constructed circa 2008. According to sources with D.R. Horton, neither the Pinnacle or Verizon Wireless towers have had any apparent impact on home sales. These residential developments surrounding and in the shadow of former “rural” communication tower installations are examples of developers willing to purchase surrounding land, secure zoning and entitlements, invest in infrastructure costs, while assuming the risk of sell-out in spite of impacts that opposition regard as detrimental to property values.

Photographs of the two towers follow:



Pinnacle Towers – McKendree Road



Verizon Wireless – Curley and Leonard Roads

Zephyrhills, Pasco County – Monopole Tower

At 37202 Chancey Road, Zephyrhills, is an irregular-configured, commercial-zoned site on the south side of Chancey Road, east of Coats Road, under the ownership of Liberty Company of Pasco, Inc. This is the location of East Pasco Gymnastics Center and a cellular communication tower ground lease and 200-foot-high monopole tower. The ground lease reportedly generates 3,700 per month in rental income. The Crown Castle Site Name is 440-548.3.0 Chancey Road, FCC Tower #1061068. Carriers include AT&T, T-Mobile, Sprint, Verizon, and BellSouth. The tower is surrounded by rural residential and mobile home uses. ‘

Photographs of the tower follow:



Adjacent to the south of the tower is a 6.87-acre parcel improved with a single-family dwelling that sold in March 2024 for \$555,000. According to local realtor and investor, Judy Nicolosi, the tower location is well known and had no impact on the purchase decision. The property is rented.

Nicolosi also sold a property to the south at 37234 Jernstrom Lane, approximately 950 feet south of the tower in July 2024 for \$290,000, the full asking price. According to Nicolosi, the tower, which is visible from the property, had no impact on the list price, marketing time, or sale price.

As an investor, Nicolosi also acquired the property adjacent to the south of this property with an address of 3142 Pollock Lane. This 4.28-acre, rectangular-configured residential site, improved with an upscale mobile home sold in November 2023 for \$440,000. Again, Nicolosi indicated that the tower had no impact whatsoever on the sale of this property.

In December of 2024, a 2.80-acre rectangular-configured residential parcel at 3239 Pollock Lane, about 610 feet south of the tower sold for \$350,000. Nicolosi indicated that this sale was not impacted by the tower installation. In fact, in summary, Nicolosi indicated that none of the sales surrounding the tower were affected by the location or aesthetics of the tower.

A photograph of the tower looking north from the general vicinity of Pollock Lane and Jernstrom Lane follows:



Lakewood Ranch, Sarasota County – Monopole Tower

Toward the south end of Lakewood Ranch off Lorraine Road, north of Fruitville Road, is the new Shellstone at Waterside subdivision. At about the mid-point of the new subdivision, east of Lorraine Road off Sharks Eye Avenue, between Florida Rock Trail and Amber Pen Drive is a new, 150-foot-tall monopole cellular communication tower anchored by AT&T. The property address is 1500 Sharks Eye Avenue, Sarasota. The tower owner is Milestone Communications and the applicant was New Cingular Wireless PCS.

Shellstone homebuilders include Homes by Towne and Lee Weatherington Homes. As of August 2025, Homes by Towne is the most active homebuilder.

The tower is clearly visible from throughout Shellstone at Waterside and the built-out community of Lakehouse Cove at Waterside west of Lorraine Road. In addition, the tower is clearly visible from Florida Rock Trail and new dwellings east of the tower and Amber Pen Drive and Blue Shell Loop north of the tower. Adjacent to the northeast of the tower is a School Board Sarasota County site acquired in September 2024.

Photographs of the tower follow:



Due north of the tower at 827 Blue Shell Loop is a three bedroom / three bathroom, 3,023 square foot single-family dwelling with a three-car garage that sold in June 2025 for \$1,367,830, the same as the list price. On August 5, 2025, while inspecting the tower and the neighborhood, I met with property owner, Monica Trepicone on the sidewalk who indicated that the tower, clearly visible from her dwelling, had no impact on her purchase decision. The tower is approximately 1,400 feet to the south.

Photographs of the dwelling and tower in the background follow:



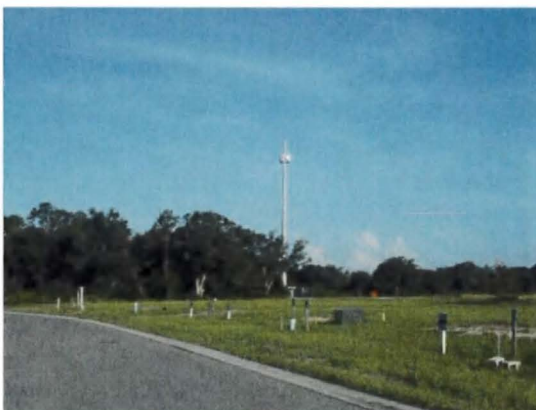
Two other dwellings, 815 Blue Shell Loop and 819 Blue Shell Loop both sold in March 2025 for \$1,250,000 and \$1,350,000, respectively. According to Marissa Stephenson with Homes by Towne, neither sale was affected by the tower installation. Stephenson also represented that there are about eight other closed sales with new home construction pending that were unaffected by the tower.

The tower is well-known among market participants, and according to Stephenson, it sometimes come up when discussing nearby powerlines and potential impacts from the Sarasota County school site. Isolated however, the cell tower has had no impact on sales and listings as of August 2025. Stephenson also represented that a much larger percentage of prospective home buyers are encouraged by the tower and cellular connectivity as opposed to questioning impacts from the tower, school, or powerlines.

Photographs of 815 and 819 Blue Shell Loop follow with the tower visible in the background:



Photographs of dwellings on Florida Rock Trail, due southeast of the tower installation follow, which are followed by photographs of the tower from in front of the dwellings on Florida Rock Trail.



Honore Avenue, Sarasota County – Monopole Tower

On the east side of Honore Avenue, just south of Proctor Road in Sarasota, there is a 150' Crown Castle monopole cellular communication tower within a leased 200' x 200' easement on a 6.46-acre tract owned by Sarasota County. The tower was constructed in circa 2004. The tower is

owned by Crown Castle, identified as 4831 Honore Road. Verizon Wireless is a tenant. Adjacent to the south of the installation is an 11-lot single-family subdivision known as Silver Leaf and opposite that, on the west side of Honore, is a comparable size subdivision known as Palm Isles.

Photographs of the tower from Honore Avenue follow.



At the entrance to Silver Leaf, at 5301 Silver Leaf Lane, a two-story, five-bedroom/three and one-half bathroom single-family dwelling measuring 2,938 square feet and constructed circa 2008 sold in May 2022 for the full asking price of \$735,000 in one day. The 150-foot monopole communication tower is due north of the property. The base of the tower is 145 feet from the rear property line and the tower compound is 110 feet north of the property line. According to the realtor, Linh Pham with Sunset Realty, the tower had no impact on either the seller or buyer. Within a close radius of the tower, this is the most recent sale.

A view of the dwelling from Silver Leaf Lane with the tower in the background follows:



The property at 5301 Silver Leaf Lane first sold in July 2008 for \$310,000. It resold in March 2017 for \$418,500. Trish Ely was a former listing agent of the property and then represented the buyer, Jaime Nguyen for the March 2017 sale. Not only during the former listing, but also

representing the buyer, Ms. Ely stated that the tower had no impact on the property and in fact not one prospect mentioned the tower even during open houses. Ms. Ely believes that the location along Honore probably impacted the property somewhat, but the tower had no impact whatsoever.

Another photograph of the home with the tower in the background taken 2018 follows:



5301 Silver Leaf Lane

While developing a prior *Impact Study* in Sarasota County, I came across an owner of a single-family dwelling within about 300 feet of the tower, at 5331 Silver Leaf Lane. The property owner, Leonid Ottow, purchased the vacant lot in July 2010 and subsequently developed a \$600,000 single-family dwelling. Mr. Ottow has no issues with the tower since it does not move and makes no noise. Moreover, a bald eagle now nests in the tower. Mr. Ottow also stated that there have been no complaints about the tower from any of his neighbors. The property resold in June 2019 for \$525,000. In 2022, a screened-in swimming pool was added.

A photograph of 5331 Silver Leaf Lane follows:



5331 Silver Leaf Lane, Sarasota, Sarasota County

In November 2016, 5341 Silver Leaf Lane sold for \$590,000. This property is at the cul-de-sac, east of Honore Avenue. This is a four bedroom/five-bathroom, 3,376 square foot, two-story single-family dwelling with a three-car garage and screened swimming pool that backs up to the

Sarasota County owned land. The property is approximately 230 feet southeast of the tower. According to the listing agent, Michael Klanot with Realty Executive Solutions, the tower had no impact on the listing, list price, nor marking period. The only negative feedback from prospective buyers was the small size of the neighborhood. Mr. Klanot expected some to comment about the tower, but not one prospective buyer even brought it up. The property resold in December 2020 for \$680,000, indicating an increase in value of \$90,000 and 15%.

Photographs of the single-family dwelling and a view of the tower from the front of the dwelling follow:



5341 Silver Leaf Lane



View of tower from cul-de-sac

In August 2017, 5342 Silver Leaf Lane sold for \$490,000. This is a five bedroom/three and one-half bathroom, 2,929 square foot, two-story single-family dwelling. This property is 400 feet southeast of the tower. The property previously sold as a short sale in December 2016 for \$440,000. The August 2017 resale indicates a price increase of \$50,000 or an average of \$5,556 over nine months. This also equates to an appreciation rate of 11% and an average of over 1% per month. According to the 2016 listing agent Michael Edwards with Solutions Realty and the 2017 listing agent Miro Tmej with Regency Realty Services, the location of the tower had no impact on either sale. Mr. Tmej stated that the buyer for the December 2016 sale was motivated to resell the property to purchase a nearby golf course home. Otherwise, the sale price may have been higher. Mr. Tmej did indicate that some prospective buyers were concerned about new construction to the south, or Neal Communities residential subdivision. The property resold in November 2020 for \$588,000, indicating an increase of \$98,000 and 20% from the August 2017 sale. There was a subsequent non-arm's length sale in January 2023.

A photograph of the single-family dwelling and a view of the tower from in front of the dwelling follow:



5342 Silver Leaf Lane looking south



View of tower from front of house looking north

In May 2016, 5322 Silver Leaf Lane sold for \$375,000. The three bedrooms/three-bathroom, 2,800 square foot, two-story single-family dwelling was constructed in 2006.

Photographs of the front elevation and a view of the tower from the front of the house follow:



5322 Leaf Lane



View of tower from front of house

In April 2015, 5332 Silver Leaf Lane, a three bedroom/three bathroom, 2,551± square foot single-family home sold for \$466,000. In May 2016, 5322 Silver Leaf Lane sold for \$375,000. This property is about 350 feet south of the tower.

Photographs of the front elevation and view of the tower follow:



5332 Silver Leaf Lane



View of tower from front of house

At the time of a prior *Study*, there had been numerous sales throughout the neighborhood with which to develop matched pairs. For example, in Three Oaks, adjacent to the east of Silver Leaf, sales at 5401 Oak Grove Court and 4941 Three Oaks indicated the tower had no impact on the April 2015 sale of 5332 Silver Leaf.

A comparison of 5341 Silver Leaf Lane, which sold in November 2016 for \$590,000 and 5547 Oak Grove Court that sold in October 2016 for \$460,000 also indicated the tower had no impact on the Silver Leaf sales.

Photographs of these sales follow:



5401 Oak Grove Court



4941 Three Oaks



5547 Oak Grove

Opposite Silver Leaf, at the entrance to Palm Isles, at 5297 Palm Isles Boulevard, which is about 260' southwest of the tower, is a 2,155 square foot, three bedroom/two and one-half bathroom single-family dwelling originally listed for sale for \$349,900 that sold in October 2015 for \$320,000. This is \$148.49 per square foot. According to the realtor, Jennifer Siciliano with JT Properties of Sarasota, not one prospective buyer mentioned the tower, but the listing was probably impacted by the proximity to Honore Avenue. As indicated by market data, the cellular communication tower installation had no impact on this sale or any of the other sales to the west fronting Palm Isles Drive.

A photograph of the home with the tower in the background follows:



5297 Palm Isles Boulevard

The last vacant lot in Silver Leaf sold in July 2014 for \$110,000. The lot was then improved with a reported \$600,000 single-family dwelling. Prior to the July 2014 sale, the lot sold in 2013 for \$85,500 and before that it sold in November 2010 for \$70,000. According to the realtor, Chris Parquet with Gulf to Bay Realtors, he thought the tower would have some impact on pricing, but the buyer wanted the lot and was unaffected by the tower. The buyer, Leonid Ottow, built the house at 5331 Silver Leaf Lane in 2014. On September 9, 2015, I met Mr. Ottow and discussed the house and his impression of the tower and whether or not it had an impact on his purchase decision. Mr. Ottow had no issues with the tower since it did not move or make noise. Moreover,

a bald eagle was nesting in the tower. Mr. Ottow also stated that there had been no complaints about the tower from any of his neighbors.

Just south of Silver Leaf is a former 4.8-acre tract of land that Neal Communities of Southwest Florida purchased in April 2015 for \$1,400,000. Neal Communities developed an 18-lot single-family subdivision and Provence Lane. The Honore tower is approximately 500' due north. According to Neal Communities' land acquisition agent, they were aware of the tower installation, but did not consider it to have any impact on the future sale of single-family dwellings. Home construction commenced in 2017 and the first home sold in June 2017 for \$460,000. As the crow flies, this house is about 600 feet southeast of the tower. Leading up to the *Study*, Neal Communities had sold three (3) lots to home builders for \$150,000 each.

Photographs of the tower from the subdivision entrance and at the cul-de-sac of the subdivision follow:



David Weekley Homes developed Reserve at Honore, a 19-lot residential community on the west side of Honore Avenue approximately 800 feet south of the Honore tower and opposite to the west of DR Horton's Luna Bay Residential development. Luna Bay was completely sold out and consists of 22 lots while Reserve at Honore consists of 19 lots with original home prices in the \$395,000 to \$516,000 range.

Greg Mondell, Area Sales Manager for DR Horton and Project Manager for Luna Bay indicated that the tower installation had no impact on the successful sellout of the subdivision, and he cannot recall one single objection to the tower by any prospective buyer. Luna Bay was developed in 2016 and there had already been a sale and resale at the time of the *Study*. At 5345 Charlie Brown Lane, a four bedroom/three-bathroom, 3,129 square foot, two-story single-family dwelling originally sold for \$415,600 in February 2016 and resold in September 2017 for \$427,000, indicating an appreciation of \$11,400 in only 19 months.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property follow:



5345 Charlie Brown Lane



View of tower from front of house

Gulf Gate, Sarasota County – Monopole Tower

Gulf Gate is an established residential community in Sarasota County, situated around the former Gulf Gate Golf Course, which was a 27-hole public golf course. The golf course closed in May 2016 and has been much debated between potential developers and the County. At the time of a prior *Study*, the course was the subject of rezoning for approximately 109 single-family lots. Gulf Gate is generally situated between Tamiami Trail (U.S. Highway 41) and Beneva Road, south of Clark Road and east of Siesta Key. West of Bounty Drive, north of Cardwell Way, and south of Post Road, is a 115' monopole cellular communication tower installation. The installation formerly had an American flag.

Photographs follow:



March 2024



February 2018
(with American flag)

At 7242 Bounty Drive, and the closest home to the tower installation in Gulf Gate, is a three-bedroom, two-bathroom, 1,810 square foot single-family dwelling that sold in September 2023 for \$605,000. The property was on the market for 32 days. The property previously sold in September 2016 for \$330,000. The tower is less than 200 feet nearly due west of the property. The tower installation, which is visible on the MLS listing, had no impact whatsoever on the list price, sale price, nor marketing time according to the realtor, Stephanie Church with Coldwell Banker Realty. Match comparisons support those findings.

A photograph of the sale follows, with the tower installation in the background.



At 2737 Post Road, north of the tower installation, is a three-bedroom/two-bathroom, 1,631 square foot single-family dwelling that most recently sold in February 2024 for \$528,500. According to the buyer, who I spoke to in person on March 9, 2024, the tower installation, viewable from his front yard to the south, had no impact on the purchase of the property or the purchase decision.

A photograph of the single-family dwelling and a photograph of the tower looking south follow:



Adjacent to the north of 7242 Bounty Drive is 7234 Bounty Drive, a three-bedroom/two-bathroom, 1,657 square foot single-family dwelling that most recently sold in December 2022 for \$600,000. Prior to that, according to public records, the property sold in July 2022 for \$520,000. The tower is less than 200 feet southwest of the property. According to the realtor, Miranda Oswald, the tower, which is visible to the southwest had no impact whatsoever from the tower on the listing, sale price, nor marketing time.

A photograph of the property with the tower in the background follows:



At 7218 Bounty Drive is a two-bedroom/two-bathroom, 1,331 square foot single-family dwelling with a swimming pool that sold completely furnished in March 2023 for \$440,000. According to MLS, the property was on the market for one day. According to realtors, Susan Hansberger with RE/MAX Alliance Group and Miranda Oswald, the tower installation had no impact whatsoever on the listing, marketing time, or sale price. In fact, the property was listed for \$419,000, but sold for \$440,000. Oswald confirmed that the furniture had no contributory value and had been left by the children of the owners, as the owners were moving into an assisted living facility with no need for the furniture. All of the furniture had to be removed and the interior of the dwelling had to be refinished, which is reflected in the \$440,000 sale price. The tower installation is approximately 275 feet to the southwest.

A photograph of the property with the tower installation in the background to the left follows:



Approximately 275 feet south of the tower installation, at 2737 Cardwell Way, two lots west of Bounty Drive is a two-bedroom/three-bathroom, 1,709 square foot single-family dwelling that sold in September 2023 for \$550,000. The property was on the market for less than 30 days with a list price of \$599,990. The property had previously sold in August 2017 for \$310,000. The 2017 sale was analyzed for a prior *Study* that will be discussed later. According to the realtor, Adam Kwiat with RE/MAX Platinum Realty, the property, which backs up to the former golf course and the tower, was not impacted whatsoever by the tower installation. In fact, in the MLS listing, the tower is clearly visible in the background from the front elevation of the home.

A photograph of the property with the tower installation in the background follows:



From a prior *Study*, at 2639 Cardwell Way and 2737 Cardwell Way there are two bedrooms/two-bathroom, single-family dwellings 250 to 275 feet due south of the tower installation measuring 1,300 and 1,709 square feet, respectively. The property at 2737 is the subject of a newer *Impact Study*.

The homes sold in August 2017 for \$290,000 and \$310,000 and \$223.08 and \$181.39 per square foot, respectively. They were constructed circa 1972 and 1971, respectively. The property at 2737 Cardwell Way previously sold in May 2010 for \$225,000, so the resale indicates an appreciation of 38% or an average of 5.4% per year. Alicia Kurvin with Kurvin Gold Residential sold 2639 Cardwell Way and confirmed that the tower had no impact on the listing, marketing time, or sale of the property. It was also disclosed that the golf course would be developed with single-family dwellings in the future.

Jessica Bow with Bright Realty sold 2737 Cardwell Way and confirmed that the tower had no impact on the sale of this property either. On February 18, 2018, while photographing the property I met the owner, Paul Robie who stated that he was familiar with the tower, but it had no impact on his decision to purchase the property. Also, the golf course was closed, but it too had no impact on his purchase decision.

Photographs of the two houses with the tower in the background follow:



2639 Cardwell Way



2737 Cardwell Way

To compare whether or not the tower had any impact based on the market, I developed two matched pairs. At 3046 Gulf Gate Drive, which is about 1,050 feet north of the tower, and also fronting the closed golf course, the two bedrooms/two-bathroom, 1,582 square foot single-family dwelling sold in April 2017 for \$279,900. Other than an upward adjustment for living area and a slight upward adjustment for market conditions, this sale clearly indicated that the cell tower had no impact on the Cardwell Way sales. At 3064 Gulf Gate Drive, a three bedroom/three-bathroom, 2,064 square foot single-family dwelling constructed circa 1966 sold in December 2016 for \$355,000. This property is about 1,065 feet north/northeast of the tower and fronts the closed golf course. In comparison to the Cardwell Way sales, downward adjustments are required for the additional bedroom and bathroom and living area. These two adjustments alone are probably more than \$50,000, which would again indicate that the sales on Cardwell Way were not impacted by the tower.

Photographs of the two sales follow:



3046 Gulf Gate Drive



3064 Gulf Gate Drive

At 3070 Gulf Gate Drive there is a two-bedroom/two-bathroom, 1,520 square foot single-family dwelling with a screen enclosed swimming pool fronting the closed golf course that sold in September 2007 for \$308,500. This sale compares favorably to sale 2737 Cardwell Way. By comparison, there was no impact for proximity of the tower to the two sales on Cardwell Way.



3070 Gulf Gate Drive

Approximately 655' north of the tower at 2855 Post Road there is a three bedroom/two-bathroom single-family dwelling that sold in February 2016 for \$280,000. The house previously sold in January 2015 for \$162,000. What is important to note is that a buyer purchased the property and then renovated the interior, adding custom cabinetry, granite counter tops, stainless steel appliances, and wood floors throughout, as an investment. This sale illustrates that an investor was willing to purchase this property knowing that the cellular communication tower would have no impact.



2855 Post Road

From a prior *Study*, 2745 Cardinal Way, a three bedroom/two-bathroom, 1,455 square foot dwelling with an in-ground swimming pool sold in August 2015 for \$274,000. The property was owned by Wells Fargo, who upgraded the home with new paint. The list price was \$249,900, which was below market. According to the realtor, Charryl Youman with Brookshire Hathaway

Home Service, the house was on the market for only eight days. The house is 380' south of the tower, which is clearly visible from the backyard. According to Ms. Youman, the tower had no impact whatsoever on the sale and, in fact, she was not aware that the tower even existed.

A photograph of the house with the tower in the backyard follows:



2745 Cardinal Way
(Note: Former flag topping the tower)

For the prior *Study* I compared 2745 Cardwell Way to an otherwise similar house over 855' from the tower at 3033 Post Road. This is also a three bedroom/two-bathroom single-family dwelling with an in-ground swimming pool backing up to the closed golf course. The golf course was open at the time of the two sales. This property sold in September 2014 for \$257,000. Other than being slightly larger and requiring a downward adjustment, the sale requires an upward adjustment for market conditions or time. The matched pair indicates that the tower had no impact on 2745 Cardwell Way, which was further submitted by the realtor's comments.



3033 Post Road

Just west of 2745 Cardwell Way is 2535 Cardwell Way. This property sold in September 2015 for \$285,000. This is a two bedroom/two-bathroom, 1,542 square foot single-family dwelling with an in-ground swimming pool backing up to the closed golf course; however, the golf course was open at the time of sale. The tower is clearly visible 380' to the northeast. According to the listing agent, Geri Scheckner with Bright Realty, the cellular communication tower had no impact on the listing or sale price. This is supported through the matched pair analysis.

A view of the house with the tower in the background follows:



2535 Cardwell Way

A three bedroom/two-bathroom, 1,963 square foot single-family dwelling with an in-ground swimming pool at 7283 Antigua Place sold in March 2015 for \$277,250. The asking price was \$300,000, but the original contract was \$280,000; discounted slightly following an inspection. This house is no more than 500' northeast of the tower, which is clearly visible from the front yard. According to the realtor, Mike Doyle with Wagner Realty, the cellular tower had absolutely no impact on the sale or marketing time. Mr. Doyle also resides nearby at 7120 Antigua Place, which backs up to the now closed golf course and has since March 1998. Mr. Doyle recalls the original installation of the tower, as well as the permit to increase the height from 85' to 115'. At the time, Mr. Doyle recalls several residents in opposition to the installation, but since cellular service improved, no one had complained.

Photographs of the dwelling and view of the tower from the home follow:



7283 Antigua Place



View of tower from front of home

Sales on Cardwell Way, nearest the tower installation, were also compared to a sale at 2305 Cass Street, which is nearly 1,000' due west of the tower. This three bedroom/two-bathroom, 1,754 square feet with an in-ground swimming pool and golf course view, sold in November 2014 for \$248,000 or \$141.39 per square foot. Recall, 2639 Cardwell Way sold in August 2017 for \$290,000 or \$223.08 per square foot and 2737 Cardwell Way sold in August 2017 for \$310,000 or \$181.39 per square foot. The angle of the home, together with a buffering of trees, virtually eliminates any view of the tower.



2305 Cass Street

One final matched-pair considered in Gulf Gate was at 2466 Breakwater Circle. This three bedroom/two bathroom, 1,731 square foot single-family dwelling on nearly one-half acre sold in April 2015 for \$360,000 or about \$208.00 per square foot. Incidentally, this property turns out to be one of the nicest homes in Gulf Gate on one of the largest lots. The asking price had been \$339,000, but four buyers got into a bidding war. According to the realtor, Warren McGregor with Helpusell Golf Coast, the tower had no impact whatsoever on the sale, but some power lines behind the house may have some impact, but because of the desirability of the property, the power lines did not affect the sale.

A photograph of the house follows:



2466 Breakwater Circle

Vamo, Venice, Sarasota County

In Vamo, near the Palmer Ranch and Stoneybrook communities, and situated on the north side of Vamo Way, east of Tamiami Trail, is a 173' flagless flagpole cellular communication tower owned by Crown Castle. The tower is within a 100' x 100' leased parcel owned by Sarasota County. The tower was constructed in 2009.

Photographs of the tower from Vamo Drive follows:



To the north of the installation is the Venetian Park Estates Mobile Home Park, to the south is Willowbrook, and to the east is Huntington Pointe, which is part of the Palmer Ranch PUD. South of Willowbrook is Stoneybrook at Palmer Ranch, a golf course community. To the west of the installation is a small multi-family development, and there are apartments north of the mobile home park and Huntington Pointe. Prior to and post tower installation, there have been numerous sales of upscale single-family dwellings in close proximity to the tower. As indicated by the paired sales, the installation has had no measurable impact on sale and resale activity within Willowbrook, Stoneybrook at Palmer Ranch, and Huntington Pointe. Moreover, the sale and resale data indicate that property values are increasing at market proportionate rates.

At 8948 Huntington Pointe Drive is a matched pairs of before and after installation. The property is 450 feet due east of the tower installation. In February 2009, the property sold for \$350,000 and resold in November 2015 for \$410,000 indicating an appreciation rate of nearly 20%. The realtor, Anna Kaminski with Michael Saunders & Company, has sold other houses in Huntington Pointe and as of September 2015 was not even aware that the tower existed. The difference in sale prices is simply related to improving market conditions.

A photograph of the front elevation of the dwelling with the tower in the background follows:



8948 Huntington Pointe Drive

To isolate market appreciation, I created a matched comparison between 8966 Huntington Pointe Drive and 8972 Huntington Pointe Drive. These houses are both “impacted” and adjacent to each other about 630’ east/southeast of the tower. Both are three bedroom/two-bathroom dwellings in the range of 1,900 square feet and both have in-ground swimming pools. 8966 Huntington Pointe sold in December 2011 for \$245,000 and 8972 Huntington Pointe sold in January 2014 for \$264,000.

The property at 8972 Huntington Pointe Drive resold in November 2016 for \$360,000. The resale indicates an appreciation of 36% and an average of about 12% per year. The listing agent, Mackenzie Longueuil with Michael Saunders & Company did not even know the cellular tower existed, and so in her opinion the tower had no impact on the sale of the property.

Photographs of these two homes with the cellular tower visible in the background follow:



8966 Huntington Pointe Drive



8972 Huntington Pointe Drive

Also in Huntington Pointe, I have considered a sale and resale before and after installation of the tower. At 8930 Huntington Pointe Drive, which is 540' due east of the tower, a four bedroom/three bathroom single-family dwelling, consisting of 2,481 square feet constructed in 1994, sold in August 2009 for \$304,000 and resold in March 2013 for \$335,000; an appreciation rate of 10% or about 2.8% per year, most of which was during the recession.

A photograph of the home with a view of the tower follows:



8930 Huntington Drive

Another, but older matched comparisons can be made between 8957 Huntington Pointe and 8828 Huntington Pointe. The "impacted" property, 8957 Huntington Pointe is less than 680 feet due east of the tower. This four bedroom/three bathroom home sold in April 2015 for \$398,000 while 8828 Huntington Pointe, which is over 1,500 feet northeast of the tower sold in May 2016 for \$345,000. This was a short sale, but even an upward adjustment of \$50,000 would still indicate that the tower had no impact on 8957 Huntington Pointe.

Photographs of 8957 Huntington Pointe and 8828 Huntington Pointe follow:



8957 Huntington Pointe (B-3)



8828 Huntington Pointe (B-4)

In Willowbrook, a collection of 54 single-family dwellings south of the tower, I have analyzed sale and resale data.

At 9128 Willowbrook Drive, a three bedroom/two-bathroom, 2,039 square foot dwelling sold for \$320,000, or \$156.94 per square foot. Later in July 2010, which would be just after the tower installation, a three bedroom/two-bathroom single-family dwelling measuring 2,502 square feet sold for \$290,000 or \$115.91 per square foot. This same home sold in January 2013 for \$330,000 or \$131.89 per square foot, and again in September 2014 for \$342,000. As indicated, the sale price increased by over \$50,000 or 18% over four years and an average of 4.2% per year. This is evident that the tower had no impact on the sale and resales of this property.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property follow:



9128 Willowbrook Drive



View of tower from front of house

In January 2014, 9040 Willowbrook Drive sold. This three bedroom/two-bathroom dwelling measuring 2,209 square feet was listed for \$369,000 and sold for \$365,000. It is located about 860' south of the tower, and according to the realtor, Nichole Hammons-Dovgopolyi with Michael Saunders & Company, the tower had no impact on the listing or sale. Ms. Hammons-Dovgopolyi sold another house in Willowbrook two years ago even closer to the tower, and while the prospective buyer commented about the existence of the tower, they still purchased the property, so in her opinion the tower had no effect on the purchase decision or price paid.

Photographs of the front elevation of the dwelling and a view of the tower to the north follow:



9040 Willowbrook Drive



View of tower from front of house

Also, in Willowbrook, but on Brookpointe Court, there have been recent sales and resale data to consider. The most recent sale was at 4140 Brookpointe Court, which is about 600' due south of the tower. This three bedroom/two-bathroom, 2,228 square foot dwelling sold in June 2015 for \$362,500. According to the listing agent, Michael Bowers with Coldwell Banker Residential, the house was priced aggressively due to the age and health of the seller, which is why it sold in 11 days. According to Mr. Bowers, the tower had no impact on the purchase price nor buyer's perception of the valuation. Moreover, Mr. Bowers has sold several other houses in Willowbrook and not one prospect has ever mentioned the existence of the tower. On February 18, 2018, I met the property owner, Terry Dewey who stated that the tower was there and known about, but it did not impact her purchase decision, nor the price paid.

Photographs of the dwelling and a view of the tower to the north follow:



4140 Brookpointe Court



View of tower from front of house

At 4189 Brookpointe Court, which is 600' southeast of the tower, there has been sale and resale activity of a three bedroom/two-bathroom, 2,127 square foot dwelling. In January 2008, the house sold for \$280,000, but was corporate-owned at the time. The list price was \$308,900, but recall that this was during the real estate recession. In June 2011, the house resold for \$321,500, an increase of \$41,500 or over 4% per year. It sold again in February 2012 for \$349,995; and another 9% increase or 5.2% per year. In summation, the sale price increased from \$280,000 before the installation of the cell tower in December 2009, to \$349,995 in February 2012, a total increase of \$70,000 over four years. The average annual increase was 5.7%, so clearly the installation of the tower has had no impact on resales in Willowbrook.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property in the cul-de-sac follow:



4189 Brookpointe Court



View of tower from front of house

I have developed two more recent matched pairs. At 4166 Hearthstone Drive, which is 1,500 southeast of the tower, a three bedroom/two-bathroom, 1,994 square foot single-family dwelling with a swimming pool on a cul-de-sac sold in July 2017 for \$318,000. The property had previously sold in July 2014 for \$287,500 indicating an appreciation of 24% and an average of 8% per year. Given the distance from the tower, this sale is unaffected, but it indicates that the property at 8972 Huntington Pointe Drive that sold in November 2016 for \$360,000 was unaffected by the proximity to the tower.



4166 Hearthstone Drive



8972 Huntington Pointe Drive

Another good comparison is 4130 Hearthstone Drive. This is a three/two-bathroom, 2,076 single-family dwelling with a swimming pool and spa that sold in December 2017 for \$347,000. The property had previously sold in July 2015 for \$325,000. The resale indicates an appreciation of nearly 7%, which is about 2.7% per year. The property is 1,230 feet southeast of the tower. Comparing this unaffected sale to 8972 Huntington Pointe again indicates the tower had no impact.

At 9009 Huntington Pointe Drive, which is 1,070 feet southeast of the tower, on a cul-de-sac and backing up to a retention area has also been compared to 8972 Huntington Pointe. This three bedroom/two bathroom, 2,102 square foot single-family dwelling constructed in 1992 sold in December 2016 for \$385,000. The property has a screened in pool. In comparison to 8972

Huntington Pointe Drive, downward adjustments are required for living area, but the locations are similar other than proximity to the cellular communication tower. The difference in living area is 275 square feet and well over a \$25,000 adjustment. The unaffected sale at 9009 Huntington Pointe Drive clearly demonstrates that the sale at 8972 Huntington Pointe Drive was not affected by proximity to the cellular communication tower.



9009 Huntington Pointe Drive



8972 Huntington Pointe Drive

Bokeelia, Lee County – Guyed Tower

In Bokeelia on Pine Island, north of Pine Island Road and the Causeway onto Pine Island and east of Stringfellow Road, the main connector on Pine Island, is a 499-foot-tall Vertical Bridge guyed tower constructed circa 1997 and identified as Site #FL5019 with FCC Tower ID 1030608. Carriers are Alltel/Verizon, Lee County BOCC, Gator Freightways, I-Heart Media, Sprint/Spectrum, Lee County Electric Co-op, and U.S. Coast Guard. Because of the height, the tower is visible from miles around.

A photograph of the tower looking east follows:



Realtor, Tiffany Packard with Miloff Aubuchon Realty has 5538 Judith Road listed for \$250,000. This is a two bedroom / two bathroom, 1,056 square foot single-family dwelling with an above-ground swimming pool. It has been on the market for nearly one year, probably attributable to the

2024 hurricanes and inability to access Pine Island. The tower is less than 1,000 feet to the east and clearly visible in front of the dwelling. However, according to Packard, the tower has had no impact on potential buyers nor, to her knowledge, has the tower had any impact on the listing time.

Photographs of the dwelling including a front (south) elevation and the tower looking east follow:



Pre-hurricanes 2024, a two bedroom / two bathroom, 1,242 square foot “cottage” at 5100 Birdsong Lane sold for \$275,000 having been on the market for less than 30 days. The dwelling is about one-half mile to the south of the tower, which is clearly visible looking due north on Birdsong Lane. According to the realtor, Aimee Gantt with Luxury Real Estate Group, the tower had no impact on the list price, sale price, or marketing time.

Photographs of the dwelling including a front (west) elevation and the tower looking north on Birdsong Lane follow:



Burnt Store Road, Punta Gorda, Charlotte County – Guyed Tower

Just north of Lee County in southwest Charlotte County, west of I-75 and U.S. Highway 41 and north of SW Pine Island Road, fronting the east side of Burnt Store Road, west of Punta Gorda Isles (also known as Burnt Store Lakes) is a Crown Castle 328-foot-high guyed tower. The property address is 17160 Burnt Store Road, Punta Gorda. The FCC registration number is 1029964 and the Crown Castle Unit # is 844084. A review of Google Maps indicates the tower has been in place since at least 1995.

Photographs of the tower follow:



Punta Gorda Isles is a series of cul-de-sacs off Peppercorn Road and Cape Horn Boulevard, west of Burnt Store Road. The cul-de-sac closest to the tower is Nile Court. The single-family dwellings are about 1,600 feet due west of the tower and clearly visible from the dwellings.

Lynn Dunyk sold 17223 Nile Court, a four bedroom / two bathroom, 2,032 square foot dwelling constructed circa 2004 in October 2023 for \$560,000. Dunyk indicated that the tower had no impact on the sale and never came up during the listing period, which was about 69 days. Dunyk is vaguely familiar with the tower and lives no less than one mile away and believes it is also visible from her home.

Next door at 17231 is a newly constructed, four bedroom / three bathroom, 2,032 square foot single-family dwelling that sold in March 2025 for \$365,000. According to the realtor, David Meyers with Lennar Realty, the tower had no impact on the sale or sale price. The seller had purchased the underlying lot in September 2023 for \$40,000.

A photograph of the tower from the Nile Court cul-de-sac follows:



At 24479 Vienison Lane, south of Nile Court, and directly accessible off Burnt Store Road is a four bedroom / two bathroom, 2,221 square foot single-family dwelling constructed circa 2006 and listed for \$349,500. The property has been on the market for well over one year, over which time there have been slight decreases in the list price. According to realtor Anna Rodriguez with Realty Hub, the tower, which is 1,600± linear feet to the east has had no impact on the listing. The lengthy marketing time is due to pricing. Rodriguez has also sold vacant lots in Punta Gorda Isles, again indicating that the tower has had no impact on lot sales to her knowledge.



A four bedroom / two bathroom, 2,265 square foot single-family dwelling constructed circa 2004 and located at 17268 Vagabond Circle, south of Peppercorn Road sold in August 2024 for \$480,000. Out the front door, facing due east approximately 2,000 feet is the tower. According to the realtor, Jennifer Calenda with Calenda Real Estate Group, the listing, which was on the market for approximately 143 days was not impacted by the tower, nor were the list price or final sale price. Calenda has other listings in Burnt Store Lakes and also resides in Burnt Store Lakes and represents that none of her listings nor sales have ever been impacted by aesthetics created by the tower.

Photographs of the front elevation of the dwelling and a view due east toward the tower follow:



A three bedroom / two bathroom, 2,321 square foot single-family dwelling constructed 2006 at 24501 Cabana Road sold in April 2024 for \$410,000. The location is at the southwest corner of

Muscat Lane and Cabana Road, just west of Burnt Store Road. Cabana Road, like Vienison Lane is directly accessible off Burnt Street Road. The location is about 2,000 feet southwest of the tower installation. According to the realtor, Sandi Stricklin with Century 21 Sunbelt Realty, the tower had no impact on the listing, marketing time, or sale price.

Photographs of the front dwelling elevation and view of the tower to the northeast follow:



Holmes Beach, Manatee County – Monopole Tower

On Holmes Beach, south of Anna Maria Island and north of Bradenton Beach in Manatee County, is a 145' monopole cellular communication tower owned by Crown Castle. The address is 5910 Marina Drive, Holmes Beach. The exact date of construction is unknown, but Crown Castle puts it at about 1995. The tower supports five (5) carriers and is clearly visible on and off the island.

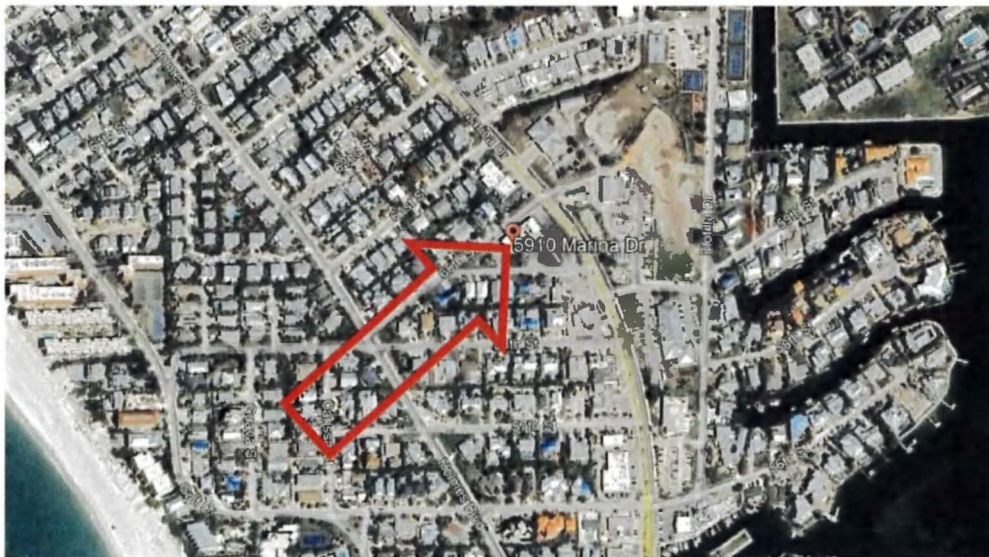
Photographs of the tower follow:





The installation adjoins a commercial building that includes Isola Bella Italian Eatery. The property is west of Marina Drive and east of Holmes Boulevard and catty-corner to the northwest of the Holmes Beach City Hall. There are numerous single-family dwellings and duplexes nearby.

An area map surrounding the tower follows:



Catty-corner to the northwest approximately 190 feet from the tower, at 308 60th Street Units A and B, a duplex is under the ownership of Sara and Jay Calhoun, a local investor. Sara Calhoun was interviewed in person and of course is aware of the tower but “likes the tower because eagles nest in it.” The Calhoun’s also own 509 58th Street, three blocks southeast of the tower acquired May 2014; 303 62nd Street acquired in May 2012 and located two-and-a-half blocks northwest of the tower; and 311 63rd Street acquired in March 2013 and located two-and-a-half blocks northwest of the tower. The tower has had no impact on her purchase decisions nor ability to rent units.

A photograph of the tower from 308 60th Street Units A and B follows:



Cindy Jones with Duncan Real Estate marketed and sold 304 58th Street, #A in April 2004 for \$890,000 after having been on the market 111 days. The elevated, remodeled, two-bedroom / two-bathroom, 866 square foot dwelling with a swimming pool is 330 feet west of the tower. Jones has marketed and sold other homes in the area, in close proximity to the tower and indicated that the tower has had zero impact on sales and reports that buyers are “happy with having wireless service.” Jones also commented that eagles are nesting in the tower.

A photograph of the sale with the tower in the background follows:



Due north, less than 100 feet from the tower, is 314 60th Street that sold in April 2024 for \$1,835,000. The four-bedroom / three-bathroom three-story, 2,356 square foot dwelling with an oversized garage has a heated swimming pool and hot tub in the backyard. The property is zoned to allow seven-day minimum rentals. According to the realtor, Jen Bowman with Keller Williams on the Water, the tower installation had no impact whatsoever on the listing, marketing time, or sale price. The listing was on the market for an estimated 23 days and according to Bowman the buyer never mentioned the tower, nor was Bowman personally familiar with the tower, perhaps blending in having been there so long.

Photographs of the front (south) elevation facing the tower and view of the tower south follow:



Two blocks south of the tower, Sara Calhoun in the name of Real Estate Parking Company, LLC purchased 306 57th Street in July 2024 for \$1,175,000. Previously it was indicated that Calhoun is unaffected by the tower and enjoys the nesting eagles. The realtor, Gregg Bayer with Anna Maria Island Beaches Real Estate confirmed that the tower had no impact on the sale price nor marketing time. This is a four-bedroom / four-and-one-half bathroom, 1,792 square foot single-family dwelling on a 10,000 square foot duplex lot that has redevelopment potential. A photograph of the front (south) elevation with the tower in the background follows:



Opposite the tower installation, on the south side of 59th Street at 309 59th Street #A is a three-bedroom / three-bathroom, 2,083 square foot, two-story single-family dwelling that sold in January 2025 for \$1,225,000. The realtor, Cindy Quinn with Sato Real Estate indicated that the tower had no impact on the sale nor marketing time, but the buyer was a bit concerned with a waste dumpster serving the restaurant that is near the base of the cell tower.

A photograph of the front (north) elevation and cell tower from the front of the dwelling follow:



Cindy Quinn also sold 304 60th Street #A in July 2024 for \$1,450,000. This three-bedroom / two-bathroom, 1,294 square foot two-story duplex is 275 feet west of the tower installation. Again, Quinn indicated that the tower had no impact on the sale, sale price, marketing time.

Photographs of the front (south) elevation and tower from the front of the dwelling follow:



The following are from a prior Market Study.

Due north of the tower at 314 60th Street, Gregg Bayer with Anna Maria Island Beaches Real Estate sold the four bedrooms/three-bathroom, three-story, single-family dwelling for \$835,000 in June 2014. The buyer was occupying the home full time, so was motivated less by the investment potential. This property is almost identical to another property one block to the north on 61st Street that sold in May 2015 for \$805,000. According to Mr. Bayer, neither was impacted by the tower.

Mr. Bayer also sold 312 60th Street. This four bedroom/three bathroom, 2,356 square foot three-story dwelling constructed circa 2007 sold in November 2016 for \$895,000. It previously sold, new in August 2007 for \$525,000. This sale and resale indicate an annual appreciation rate of

18%. According to Mr. Bayer, about 10% of the prospects will ask about the tower, but ultimately the tower has no effect on purchase decisions, sale prices, resale prices, or marketing times. Also, Mr. Bayer reported that investors are less concerned with the tower than full-time owner/occupants. These two adjacent dwellings on 60th Street are about 100' from the tower installation, while the house on 61st Street is about 220' due north of the tower.

Photographs follow.



314 60th Street



312 60th Street



View of tower from the front of 312 and 314 60th Street

Bayer co-listed a property with his son, Trevor Bayer at 304 61st Street Unit B, a three bedroom/three and one-half bathroom, 1,550 square foot dwelling that sold in February 2017 for \$1,000,000. This house had a bonus bedroom with very nice finishes. Mr. Bayer was "shocked at the price." This property is less than 500' west/northwest of the tower installation. The tower had no impact.



304 61st Street



View of tower in front of 304 61st Street

The Bayers also co-listed 313 58th Street Unit A with the list price of \$795,000. The property sold in less than one week for \$745,000. The four bedrooms/three-bathroom, 1,474 square foot dwelling was constructed in 2015 and is 317' due south of the tower installation. The tower never came up during negotiations, so it had no impact. The property previously sold in June 2015 for \$640,000 and May 2016 for \$715,000. As indicated, the price has increased over 16% in one and one-half years and an average appreciation rate of nearly 1% per month.



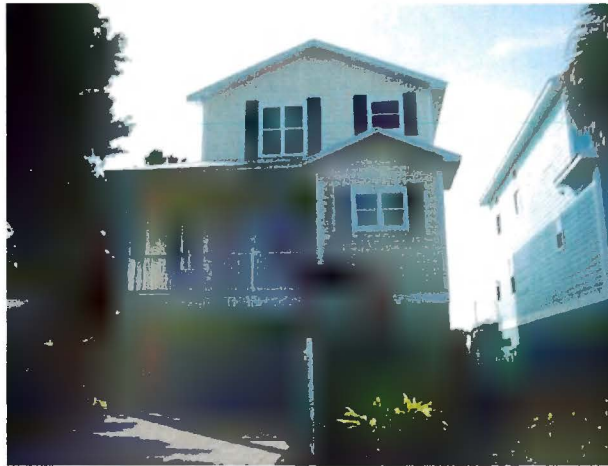
313 58th Street



View of tower in front of 313 58th Street

At 303 61st Street, Gabriel Buky with Coldwell Banker Residential sold a three-story, four bedroom/three and one-half bathroom, 2,495 square foot single-family dwelling in October 2009 for the list price of \$510,000. The house is located 400 feet from the tower, which is clearly visible from the living area on the second floor and the third floor. According to Mr. Bucky, the tower had no impact on the listing, purchase price, or marketing period.

A photograph of the property follows:



303 61st St., Holmes Beach

At 310 58th Street, one-half block south of the tower, Bayer sold a three bedroom/two-bathroom single-family dwelling for \$675,000 in August 2015. The house, measuring about 1,250 square feet, was constructed in 2014 and listed for \$699,000. The lot was acquired in August 2013 for \$340,000.

A photograph of the single-family dwelling with the tower in the background follows:



Oakley Place, Manatee County – Monopole Tower

The Oakley Place Subdivision in Ellenton, east of I-75, is situated off 60th Avenue West, north of U.S. Highway 301 and the Ellenton Outlet Shops in north Manatee County. This is an established and stable subdivision with limited turnover. The community, and more specifically 30th Court East, 31st Court East, and 32nd Court East are in close proximity to a 185'-high monopole cellular communication tower owned by Crown Castle. A photograph of the tower follows:



At 5904 30th Court East, approximately 310 feet due east of the tower is a 2,272 square foot, three bedrooms/three-bathroom, single-family dwelling with a swimming pool and spa that sold in November 2017 for \$323,000. Among the most recent neighborhood sales at the time of the *Study*, this was in closest proximity to the tower. This was the first resale of the property. On February 18, 2018, while photographing the front elevation and the tower, I confirmed the sale with Tony (Anthony) Minito. Mr. Minito is familiar with the tower, but stated that he paid no attention to it, so it had no effect on him nor anyone else he knew in the neighborhood.

Photographs of the front elevation of the single-family dwelling and a view of the tower from the front of the property follow:



5904 30th Court East



View of tower from front of property

Nearly one-quarter mile to the north of the tower at 5708 32nd Street East, a 2,621 square foot, four bedrooms/three-bathroom single-family home with a swimming pool sold in March 2017 for \$303,000. After an adjustment for market conditions or time, the spa, and difference in living area, this matched-pair between 5904 30th Court East and 5708 32nd Street East indicated that the cellular communication tower had no impact on 5904 30th Court.



5708 32nd Street East



5904 30th Court East

At 3606 61st Terrace East, a 2,295 square foot, three bedrooms/two-bathroom single-family dwelling with a swimming pool and spa sold in January 2017 for \$283,000. This property is nearly one-half mile northeast of 5904 30th Court and over one-half mile northeast of the tower. Again, after adjusting for market conditions or time, dwelling size, etc. The matched comparison between 5904 30th Court East and 5708 32nd Street East indicated that the tower had no impact on 5904 30th Court.



3606 61st Terrace East

At 5815 30th Court East, approximately 300 feet due east of the tower, is a 2,429 square foot, four bedrooms/three-bathroom, single-family dwelling with a pool that sold in August 2015 for \$267,000. The asking price was \$269,900.

A photograph in front of the property west towards the tower follows:



5815 30th Court East

To compare whether or not the tower had an impact by relying on matched-pairs, 5815 30th Court was compared to other single-family sales in Oakley Place during or about the August 2015 marketing time.

Nearly one-half mile northeast of the tower at 6024 36th Court East, a 1,997 square foot, four bedrooms/two-bathroom single-family dwelling sold in July 2015 for \$224,000. Following upward adjustments for the difference in living area (432 square feet) and the lack of a swimming pool, the adjusted sale price would indicate that the tower had no impact on the sale using matched-pairs.

According to the Manatee County Property Appraiser, the property resold in May 2016 for \$227,500, indicating an appreciation rate of about 1.6% over 10 months.

A photograph of 6024 36th Court East follows:



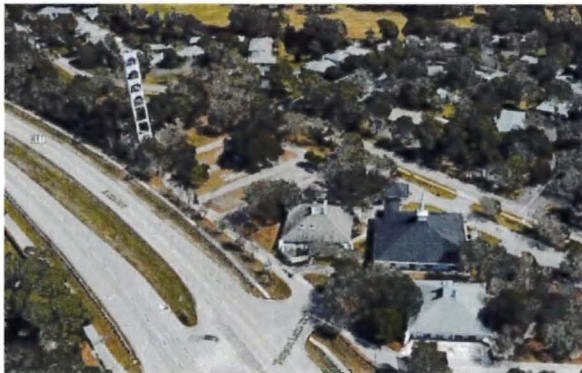
6024 36th Court East

Finally, at 3614 61st Street Terrace East, which is slightly over one-half mile northeast, a four bedroom/two and one-half bathroom single-family dwelling measuring 2,161 square feet sold for \$248,000 in June 2015. This is a brand-new home constructed in 2015 with many upgrades, as opposed to the “impacted” sale at 5815 30th Court, which was constructed in 2002. After applying adjustments for building age/condition, it is clear that the cellular communication tower had no impact on sale activity. Moreover, the realtor, Shawn Crane with Coldwell Banker Residential, confirmed that the tower had no impact on the listing or marketing time.

Palm Harbor, Pinellas County – Stealth Bell Tower

In the Palm Harbor community of Pinellas County, there is a 160-foot stealth bell tower with columns that was erected circa 1999. Revenue from the ground lease has helped construct and renovate other church facilities. Adjacent to the east is the Tarpon Woods Tanglewood Patio Homes Subdivision, a collection of duplexes and quadplexes constructed in the mid-1970s. Some front the Tarpon Woods Golf Course. Emily Harkins with Town Chase Properties verified the sale of a two bedroom/two-bathroom villa in September 2016 for \$146,000. Ms. Harkins had no idea that the bell tower was actually a concealed (stealth) cellular communication tower and believed that the bells chimed. The location of the tower had zero impact on the listing and sale of the property. Susan Malloy with Realty Executives Suncoast verified the February 2017 sale of a three bedroom/three-bathroom villa for \$164,900. The list price was \$169,900. The seller was a long-term owner of two units within Tanglewood and there was no mention from any of the potential buyers nor the buyer regarding the bell tower. Ms. Malloy has friends who own units in the neighborhood and there has never been one mention of the tower. However, some prospective buyers were concerned with the potential flooding and the requirement of flood insurance.

A Google Aerial and a Google Street View of the tower follows:



Google Aerial View



Google Street View

Winter Springs, Seminole County – Bell Tower

I researched and developed sale and re-sales surrounding a stealth, bell tower communication installation in the Orlando area of Winter Springs. The tower installation was a stealth, 135-foot bell tower adjacent to Willow Creek Church on East Lake Road in the Winter Springs community of Seminole County. This property is west of State Road 417. At the time, there were two carriers, but the height is sufficient for four (4) total. The tower was reportedly installed in February 2013.

A Google Aerial and a Street View of the tower follows:



Google Aerial View



Street view of bell tower installation

Across East Lake Drive to the north are million-dollar plus single-family dwellings fronting the south side of Little Lake Howell. Less than 700 feet to the east, at 4780 East Lake Drive was an expired listing on a four bedroom/four-bathroom, 4,769 square foot gated dwelling built in 2007. The original list price was \$2,495,000, but then reduced to \$1,999,000. According to the listing agent, Thayer Fairing with A+ Realty Professionals, the owner decided to take the property off the market. Mr. Thayer admits that he was unaware of the cell tower and that it had no impact whatsoever on the listing or several prospective buyers. Moreover, the owner, Dr. James Outlaw, never mentioned the tower.

Not too far south of this tower, west of Tuskawilla Road, and adjacent to the Madison Place townhomes and the Madison Creek single-family subdivision, is a privately owned lot improved with a lattice-style cellular communication tower at 4477 Sunset Lane, Oviedo in Seminole County. An upscale single-family dwelling at 1489 Arbutus Circle, less than 240 feet to the north, at the entrance to Madison Place, sold in April 2018 for \$435,000. The property was on the market for about six months and according to the listing agent, Sharon Mikol with Coldwell Banker Residential, the tower had no impact whatsoever on the list price, marketing time, or sale price.

A Google Earth Street view of the single-family dwelling and the tower from in front of the single-family dwelling follows:



Hunters Creek, Orange County – Flagpole Tower

At Osprey Park off Town Center Boulevard and south of State Road 417 is Hunters Creek. The park is improved with a 165' flagpole tower adjacent to a baseball park and pond. The tower was constructed in August 2009. The owner is SBA Tower and tenants include AT&T, T-Mobile, and Verizon.

The closest home I know of is a four bedroom/two-and-a-half bathroom, 2,521 square foot single-family dwelling constructed 1992. The tower is 535 feet to the northwest and clearly visible from the home. The property sold in October 2016 for \$392,500 and according to the listing agent, Michael Solomon, the tower had no impact on the list price, sale price, or marketing time. Mr. Solomon has had other listings and sales in Hunters Creek and indicated that when the tower was first constructed, there was concern as to what impacts there could be on nearby residential listings, but based on this sale, which was actually in closest proximity to the tower and the most recent sale, and other sales in Hunters Creek, the tower has had no impact, negative or otherwise on sales in Hunters Creek.

A matched comparison of sales in Hunters Creek includes a four bedroom/two-and-a-half bathroom, 2,569 square foot single-family dwelling constructed in 1993 that sold in July 2016 for \$385,000. This would be a control property at 3815 Manteo Circle, situated some 1,595 feet southeast of the tower, also in Hunters Creek. Another control property is at 3910 Corveta Court. This is a four bedroom/two-and-a-half bathroom, 2,522 square foot single-family dwelling constructed in 1992 that sold in May 2017 for \$380,000.

Photographs of the tower follow.



View south from Town Center Boulevard



View of tower from cul-de-sac adjacent to 3957
Corveta Court

Windermere, Orange County – Flagpole Tower

In Windermere, which is a community known to oppose improvements such as cellular communication towers, there is a 185' flagpole tower installation at 6711 Ficquett Road, owned by SBA Towers. There are at least two carriers including T-Mobile and AT&T. At the time of the *Study*, the site was owned by Beck Agricultural Holdings, LLLP. The tower was constructed in October 2008 and is generally located on the south/east side of Ficquett Road, west of Overstreet Road, and south of the intersection of Ficquett Road and Winter Garden Vineland Road.

Adjacent to the north, across Ficquett Road, is the KB Home Subdivision known as Vineyards of Horizon's West. Pat Taylor with Triple T Real Estate had the initial soft listings of all new dwellings in the Vineyards, which were generally constructed between 2013 and 2015. KB was neither worried nor concerned about the tower installation and potential impacts on the subdivision. Ms. Taylor claimed that none of the sales within the Vineyards were impacted.

The single-family dwelling in closest proximity to the tower is 688 feet to the north at 6740 Bridgewater Village Road, which sold in August 2019 for \$449,800, up from \$422,000 in February 2014, indicating an appreciation rate of nearly \$28,000. According to the listing agent, the proximity to the tower had no impact on the list price nor marketing period. Another sale was 810 feet to the north of the tower at 6728 Bridgewater Village Road. This five bedroom/three bathroom, 3,000 square foot dwelling sold in August 2015 new for \$350,000. At 6722 Bridgewater Village Road and 880 feet north of the tower, a four bedroom/three-bathroom, 3,009 square foot dwelling was sold by Ronnie Reyes Polanco in August 2017 for \$395,000. According to Reyes Polanco, the cell tower had no impact whatsoever on the listing, list price, or price paid. This property was on the market for only 18 days. At 6814 Merrick Landing Boulevard, 770 feet north of the tower, Crystal Eisen sold a four bedroom/two-bathroom, 2,115 square foot dwelling in November 2017 for \$305,000. Ms. Eisen confirmed that the tower had no impact on the buyer or prospective buyers, nor can she recall the existence of the tower. The house closest to the tower is at 6834 Merrick Landing Boulevard. This four bedroom/two bathroom, 2,115 square foot single-family dwelling was sold by Jennifer Wemert in May 2017 for \$299,999. The property was

on the market for only 14 days. Ms. Wemert confirmed not one prospective buyer mentioned the existence of the tower, so in her opinion, the tower had no impact on the sale.

Also, within the Vineyards, I considered sale and re-sale data of control properties, mostly in excess of 1,400 feet north and northwest of the tower. A comparison of floor plans, dwelling sizes, and sale dates confirmed that there was no market information to indicate that the tower had or would have had any impact on the properties in closer proximity to the tower such as those mentioned above.

A Google Earth view of the tower from Ficquett Road follows:

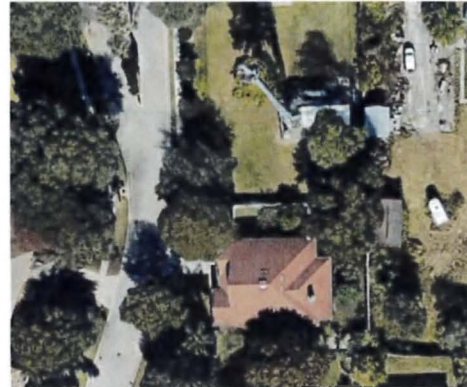


Pines of Wekiva, Orange County – Monopole Tower

One particular study area, which highlights findings, is the Pines of Wekiva Subdivision in Apopka (Orange County). At the entrance to the subdivision, at Falconcrest Boulevard, is a 200-foot monopole cellular communication tower, which is in close proximity to several single-family dwellings. In fact, the house at 1481 Falconcrest Boulevard is in the closest proximity to any cellular tower I have ever witnessed (other than Holmes Beach). The distance from the home to the base of the tower is about 50 feet. The property owner, Walter Blair, informed me that the location of the tower, which existed prior to his purchase of the new single-family dwelling, in no way impacted his purchase decision or the price paid. In fact, Mr. Blair was more concerned with a couple of mobile home trailers to the northeast, at a much farther distance from his property than the tower itself. As of October 2019, Mr. Blair still owns the property.

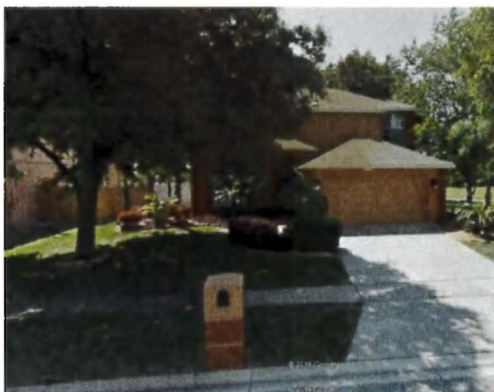


1481 Falconcrest Boulevard and tower 50 feet
to the north



Google Aerial View

Recently, I took the opportunity to investigate whether or not this property had resold. It has not, but I discovered that the house across the street at 1480 Falconcrest Boulevard sold in June 2016 for \$263,000, which was the full list price. The house is about 120 feet from the base of the tower. The tower site, measuring one-half acre, is owned by the City of Apopka while the tower is owned by Orlando Cellular Telephone Company. The four bedroom/two and one-half bathroom, 2,468 square foot two-story, single-family dwelling with a screen enclosed pool was constructed in 1996. The property previously sold in July 2013 for \$225,000 and January 2015 for \$249,000. Between the 2015 and June 2016 sales, the price increased 5.6% and an average of nearly 4% per year. The listing agent, Miriam Eisenhower with Greater Orlando Realty, commented about the quality of the interior finishes and represented that the cellular communication tower had no impact on the listing, list price, marketing time or sale price. In fact, not one prospective buyer mentioned the cell tower during the listing period. Annie Wilson with Weichert Realtors was the listing agent for the January 2015 \$249,000 sale. The property was under contract within 15 days of the listing and according to Ms. Wilson, the tower had no impact whatsoever on the list price, marketing period, or price paid.



1480 Falconcrest Boulevard



View of tower within subdivision

The Pines of Wekiva Subdivision study area is one of the best cases as evidence that proximity to the cellular communication tower is based on personal preference and has no measurable impact on nearby property values.

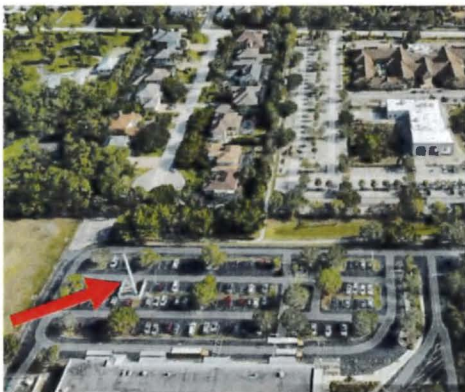


Poinciana Elementary School – Monopole Tower

The Poinciana Elementary School is located at 2825 Airport Pulling Road South, situated on the west side of Airport Pulling Road, south of Coach House Lane and north of Golden Gate Parkway in Naples, Collier County.

In a Naples News article published August 24, 2013, residents near a new monopole cell phone tower were voicing concern since there was apparently no notice of the new tower installation on August 15, 2013. Parents of students as well as neighbors to Poinciana Elementary School were vowing to have the tower removed, which was originally approved by the Poinciana Elementary School Advisory Council in April of 2011 followed by the approval of a lease at a school board meeting in June 2012. As stated in the article, “Ultimately, most residents are worried less about the eye sore and more about the radio frequency waves the poles transmit could cause cancer.” The tower is 75 feet in height.

A Google Aerial and a Street View of the tower follows:



Google Aerial View



Street view of tower

To the north of the tower, west of Airport Road and south of Coach House Lane is Coach House Way, a collection of 13 upscale single-family dwellings, the closest of which is 170 feet north of the tower.

In July 2019, 2838 Coach House Way sold for \$920,000, and again in March 2023 for \$1,905,000. This house is about mid-point on the block and an estimated 512 feet north of the tower installation. According to the realtor, Susan Sanderson with Downing-Frye, the tower had zero impact on both the listing and the 2019 sale. Ms. Sanderson also represented the seller when they purchased the property in May 2011, prior to the tower installation. Lisa Pearl with Coldwell Banker was the realtor for the March 2023 sale. According to Ms. Pearl, the tower installation had no impact on the listing, marketing time, or closing. Ms. Sanderson was not even aware of the existence of the tower and informed me that no one even mentioned the tower during showings, so it had no impact on either the seller or the purchaser. I have found that it is not unusual for realtors and homeowners alike to be unfamiliar with nearby (in view) existing tower installations.



2838 Coach House Way



View south along Coach House Way with
tower in background

Two lots north is 2830 Coach House Way originally listed for sale by Thomas Roche with Keller Williams for \$880,000 in 2020. The property previously sold in July 2004 (at the height of the market) for \$727,300. According to Mr. Roche, who is familiar with the tower installation, represented that it has had no impact on the listing. The property was subsequently listed in November 2021 for \$1,230,000 and sold two months later on January 26, 2022 for \$1,230,000. According to the realtor, Yasmin Saad, the cellular communication tower at the end of the block had no impact on the listing or sale.

Following are views of the dwelling and tower from in front of 2830 Coach House Way.



The second closest house (not lot) to the tower installation is at 2850 Coach House Way. The property originally sold in August 2004 for \$620,000. The property resold on January 16, 2024 for \$1,140,000. According to the broker, Denny Bowers, who also sold the vacant platted lot adjacent to the south at 2854 Coach House Way indicated that surprisingly one buyer was disinterested because of the tower proximity and one prospective buyer of the vacant lot was disinterested for the same reason. However, both subsequently sold. The vacant lot sold on February 7, 2023 for \$60,000 and a speculative single-family dwelling is nearing completion as of August 2024. The single-family dwelling at 2850 Coach House Way sold for the \$1,140,000 and according to Bowers, the sale price was reflective of the interior needing updating.



2850 Coach House Way



2854 Coach House Way

Across from 2854 Coach House Way is 2855 Coach House Way. This is the closest single-family dwelling on Coach House Way to the tower installation. According to Chip Cantor with Premier Plus Realty, the tower installation had no effect on the sale in June 2024 for \$1,320,000. Cantor represented the buyer in that transaction and has re-listed the property for the same owner for \$1,680,000. Negotiations are ongoing, but according to Cantor, not one prospect has indicated any impact from the installation and in fact, Cantor was not even familiar with the tower.



2855 Coach House Way

Following is the view of the tower from in front of 2850, 2854, and 2855 Coach House Way.



The Lords Way – Lattice Tower

This tower is located north of The Lords Way, generally in the northeast quadrant of The Lords Way and Collier Boulevard in Naples. As the crow flies, the tower is about 1,090 feet north of The Lords Way and 1,375 east of Collier Boulevard.

On the north and south sides of The Lords Way, east of Collier Boulevard, FL Star Development developed Milano Lakes, a Luxury Apartment community and across the street, on the south side of The Lords Way developed Sapphire Cove, an upscale, gated, 75-lot subdivision, both in the shadow of a 350'-high lattice-style SBA communication tower erected in 2007 and situated in the northeast quadrant of a tract of land known as The Harvest Bible Chapel. Carriers include Cingular, Verizon, Sprint, Metro PCS, BLC Naples and Gamma Purchasing.

Jim Borden was the sales manager for Sapphire Cove and familiar with the SBA tower as both Milano Lakes and Sapphire Cove are within a short distance. According to Borden, at the time of the *Study* of the 75 single-family lots, 18 had sold and only one (1) out of 1,000 prospects was

bothered by the tower. The general price range for home lot packages in Sapphire Cove was \$600,000 for a three bedroom/two-and-a-half bathroom dwelling at the time. Mr. Borden also represented that FL Star has acquired the Harvest Bible Chapel property and surrounding land and was planning both commercial and residential developments.

FL Star is now in the process of developing Azaela Park adjacent to the installation. When complete, Azaela Park will consist of 394 rental units within two and four-story structures.

A photograph of a new four-story structure under construction adjacent to the tower follows:



Azaela Park Rental Community under construction

According to Tami Schroder, Construction Coordinator for FL Star, the tower is well-known and has been in place for a number of years and it had no impact on the land acquisition, development, and successful lease-up of the adjoining Milano Lakes Apartment, nor the ultimate investment sale of the apartments. Similarly, no impacts are anticipated on Azaela Park.

To the north of the tower, Toll Brothers is developing Seven Shores, a resort-style master-plan community of new homes and villas, also within the shadow of the 350'-high communication tower. Amenities will include a swimming pool, fitness center, pickle ball courts, lakes/ponds, putting green, social room, and amenities center. There are approximately 400 lots/units.

According to Mary Sbraga with Toll Brothers actively marketing home/lot sales while working in the model homes, there has been no resistance due to the tower and prices are the same backing to and distant from the installation.

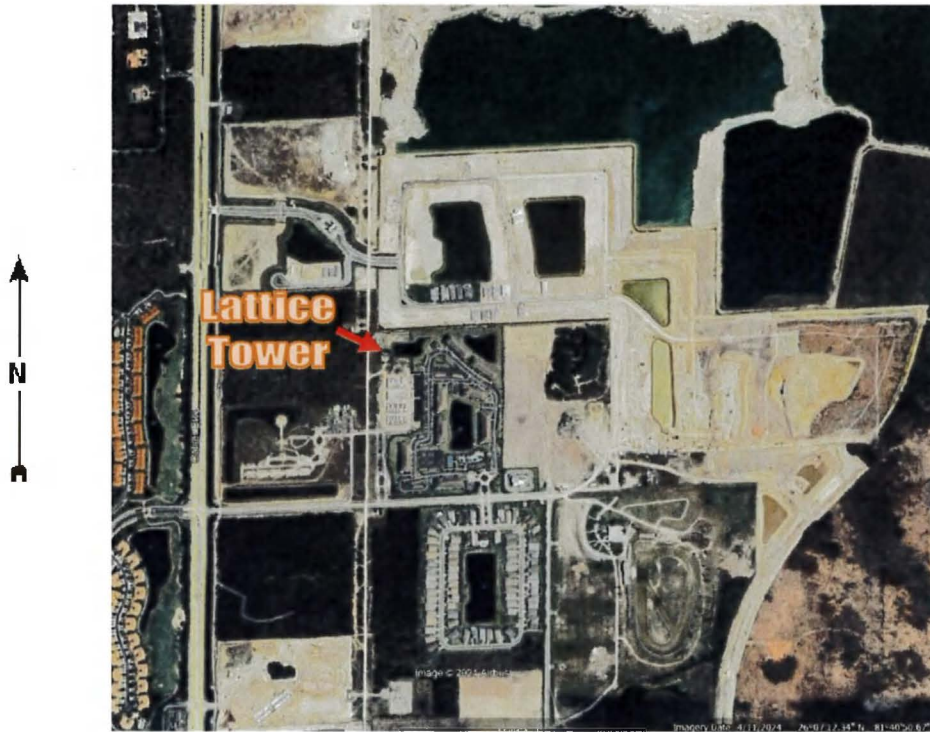
Photographs of Seven Shores including lots proximate the tower follow:



In summary, the 350'-tall tower installation, visible for miles, is an example of developers willing to purchase surrounding land, invest in infrastructure costs, and undertake the risk of both multi-family and single-family residential developments; all in spite of potential impacts that opposition would regard as detrimental to nearby property values.

Milano Lakes, Sapphire Cove, Azalea Park, and Seven Shores are examples of developers and end users unaffected within a short distance of a 350'-tall lattice communication tower.

A Google Aerial of the tower and surrounding development follows:



Google Aerial View

West Park Village Drive, Hillsborough County – Lattice Tower

In Westchase and West Park Village in West Hillsborough County, is a semicircle row of single-family bungalow-style dwellings situated among duplexes and townhomes. At 9602 West Park Village Drive is a three bedroom/two-bathroom, 1,958 square foot single-family dwelling on a 6,900± square foot lot constructed circa 2002 that sold in August 2020 for \$427,500. The property is 170 feet northeast of an existing 205-foot-tall lattice-style cellular communication tower that is positioned at the northwest corner of a larger 24-acre, rectangular-configured tract of land owned by Tampa Electric Company. Within the Tampa Electric Company ownership is an electrical substation. According to the listing agent, Anne Hart with Florida Executive Realty, neither the tower nor the electrical substation had any impact on the listing, marketing time, or sale price. Representing the buyers, Sandra and Ralph Finkenbrink, was Jodi Avery who knows the property and property owners well, and neither the cell tower nor the electrical substation had an impact on their purchase decision. In fact, they were primarily motivated by the corner location that adjoins stormwater retention ponds to the south and east. There have been no other recent sales within close enough proximity in order to establish or develop a market study or match-pairs.

Photographs of the tower and the dwelling with the tower in the background follow:



Haines City, Polk County – Guyed Wire Structure

Situated on the west side of Polk City Road, east of Interstate 4 and west of U.S. Highway 27, in Haines City, is a 280-foot-high guyed wire tower identified by FCC#1004342, and owned by American Towers. The tower was constructed circa 1997 and formerly surrounded by agricultural land. It is now surrounded by residential development.

In 2018, Lennar Homes, LLC acquired 126± acres surrounding the installation and subsequently developed a single-family subdivision known as Estates at Lake Hammock. Several single-family houses have been constructed and have sold and many more are under construction on both sides of Polk City Road. The recorded land purchase price was \$2,348,000. In accordance with the Estates at Lake Hammock site plan, Lennar is developing 65 single-family lots and dwellings on the east side of Polk City Road accessible from Simone Court, Gisele Court, and Estates Court and on the west side of Polk City Road, nearest the tower installation, Lennar has developed 87 single-family lots and is in the process of constructing and selling single-family dwellings. These dwellings are accessed by a single loop road identified as north and south Andrea Circle. There are essentially six floorplans identified as Bailey, Catherine, Heathcliff, Heritage, Lucas, and McKay. Home prices start at \$250,000 as of the date of the *Study*.

The site plan, indicating the cellular communication tower as “existing commerce space” follows:

LENNAR® SITE PLAN

ESTATES AT LAKE HAMMOCK



Relying upon MLS and the Polk County Property Appraiser's website, I have examined sales in closest proximity to the tower and measured those sales against the sale prices of nearly identical model homes, but across Polk City Road, with which to apply the third type of comparison described above.

One "impacted" sale, at 549 South Andrea Circle, is a four bedroom/three bathroom, 2,109 square foot model, 230 feet north of the tower that sold in August 2020 for \$274,605. This compares to identical models across Polk City Road, but in excess of 1,815 feet east with sale prices ranging from \$259,276 to \$282,605. It is arguable that the lots across Polk City Road would be more desirable because most back up to conservation land. Nevertheless, based on a conversation with the property owner, neither the tower installation nor the guyed wires had any measurable impact on their purchase decision, but rather they were more motivated by the fact that each of the homes within the development have solar panels on the roof.

Adjacent to the north of the tower installation, at 560 South Andrea Circle, is a four bedroom/two bathroom, 1,879 square foot single-family dwelling sold in November 2020 for \$262,740. The same model, at 541 South Andrea Circle, also sold in November 2020 for \$252,740, but it is 310 feet north of the installation. In comparison to these two "impacted" sales, I have researched and developed sales on the east side of Polk City Road, also within Estates at Lake Hammock. The sale prices for the same model ranged from \$231,149 to \$253,095; all less than the sale of the residence abutting the tower and the residence 310 feet north of the tower. Moreover, the same model, 690 feet north of the tower, sold in August 2020 for \$254,740. Again, the matched pair analyses of the "impacted" sales on South Andrea Circle indicate that there is no measurable impact on either marketing times or sale prices between dwellings proximate the tower and those across Polk City Road in excess of 1,800 lineal feet east.

At 548 South Andrea Circle, less than 200 feet north of the tower is a four bedroom/two-and-one-half bathroom, 2,584 square foot, two-story dwelling that sold in November 2020 for \$291,595. The buyer was relocating from New York City and basically purchased the property "site unseen". However, the buyer does have a relative living in the community who viewed it and forwarded photographs prior to contract. Not only is the tower within 200 feet of the dwelling, the northerly guyed wires are anchored basically in the backyard of the home. I spoke to the property owner on Saturday, December 19, 2020, who indicated that the tower was a concern because of the size and scope, but otherwise, she believe it had little impact on her purchase decision and the price paid. Moreover, she indicated that this was the last of only two available homes along South Andrea Circle, so she was motivated to purchase it. The same model home over 1,800 feet east and across Polk City Road, at 729 Simone Court, sold in April 2020 for \$266,717. The same model sold at 740 Simone Court in February 2020 for \$277,695 and at 824 Gisele Court in January 2020 for \$292,500. Finally, on the north end of South Andrea Circle, over 800 feet north of the tower installation, the same model sold in December 2020 for \$297,095. This property is on a more desirable large corner lot. Based on matched-pairs, there is no market information to indicate that the property at 548 South Andrea Circle sold at a discount because of proximity to the tower or the tower guyed wires.

A street-level photograph from in front of the home on South Andrea Circle and a photograph of the tower and guyed wires from the backyard of the home follow:



A three bedroom/two bathroom, 1,555 square foot dwelling at 529 South Andrea Circle, approximately 400 feet north of the tower installation sold in November 2020 for \$229,440. I compared this sale to the same model home, but east of Polk City Road on Simone Court that sold in March 2020 for \$219,990. The same model home on Gisele Court sold in October 2019 for \$245,940, prior to COVID-19. There was another similar model home also on Gisele Court that sold in April 2020 for \$237,028. These latter sales may require downward adjustments for market conditions or time due to COVID-19, but again, the matched-pairs do not indicate that the "impacted" property sold at a discount because of proximity to the tower installation.

There were two, four bedroom/two-and-a-half bathroom model homes measuring 2,584 square feet on South Andrea Circle; one at 505 South Andrea Circle, 810 feet north of the tower that sold

in December 2020 for \$297,095, and 548 South Andrea Circle which is only two lots north of the tower that sold in November 2020 for \$291,595. Again, comparing these two model homes with the same model home east of Polk City Road indicate that there is no measurable impact from the tower on sale prices.

Photographs of the tower and neighborhood homes follow:



Street view of tower from Polk City Road



Google aerial of tower
(Taken prior to development)



Tower views from South Andrea Circle



Tower views from South Andrea Circle



Tower view from intersection of Simone Court
and Gisele Court

Lake Miriam Drive, Polk County – Stealth Cross Tower

In Lakeland, at the northeast corner of Lake Miriam Drive and Scott Lake Road, east of Florida Avenue and south of the Polk Parkway is Presbyterian Church in Highlands that includes a stealth cellular communication tower disguised with three large cross panels. The tower was constructed circa 2010 and is apparently 105 feet in height, under the ownership of Celco Partnership, and managed by American Tower. The tower registration is #1274327, and Site #FL414744.

A street level photograph of the tower and the tower itself with the cross panels follows:





At the time of the *Study* and the previous two years there had been two residential home sales adjoining the church property and the tower installation. At 4921 Devonshire Lane, approximately 330 feet southeast of the tower is a four bedroom/two bathroom, 2,387 square foot dwelling sold in April 2018 for \$175,250. According to the realtor, Jennifer Yeaunezzi, the tower had no impact whatsoever on the marketing time or sale of the property. Otherwise, the house was in fairly rough condition and the seller was motivated.

Approximately 135 feet north of the tower, at 1029 Lamplighter Lane is a three bedroom/two bathroom, 1,338 square foot single-family dwelling that sold in November 2018 for \$186,000. The property was on the market for only five (5) days. According to the realtor, Christy Byers with Keller Williams, the tower was visible from the backyard, but had no impact on the marketing time or sale price.

Across Lake Miriam Drive, south of the church, is a gated subdivision known as Village at Scott Lake. On the north end of Hanover Lane, backing up to Lake Miriam Drive and 500 feet south of the tower, is a pending contract on a five bedroom/three-and-one-half bathroom, 2,937 square foot dwelling. The property was on the market for only 18 days and was scheduled to close by December 18, 2020. According to the realtor, Michelle Graham, the road, Lake Miriam Drive, was a concern for prospective buyers, but the tower was never brought up, even though it was visible from the backyard.

A photograph view towards the tower south of Lake Miriam Drive and adjoining the north boundary of the property follows:

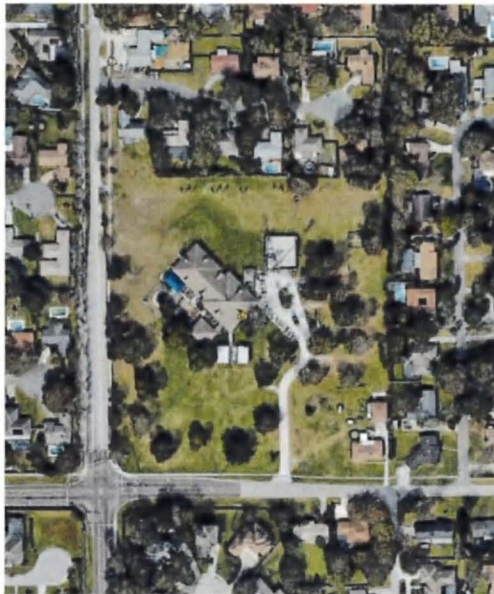


At 1034 Lamplighter Lane, 345 feet northeast of the tower, is a three bedroom/two bathroom, 1,849 square foot single-family dwelling that sold in December 2020 for \$257,000. The realtor, Scott Kline with Kline Real Estate Services was not even aware of the tower, visible from the front of the house, so in his opinion it did not have any impact on the marketing time or sale price.

Directly south of the church and the tower installation, at 1023 Lake Miriam Drive, a three bedroom/two bathroom, 1,830 square foot dwelling sold in November 2020 for \$229,900. According to the realtor, Rafael Lozano, III, the tower, which is visible directly from the front of the house, 525 feet to the north, had no impact on the listing or marketing time. In fact, the property was put on the market for \$229,900 at 10 a.m. on Friday and by 2 p.m. was under contract for the full asking price. Mr. Lozano indicated that the property appraised higher than the list price.

Based on the verification of these two sales with the respective realtors and comparison with other nearby sales, there is no market evidence that the tower installation has had measurable impacts on sale prices, valuations, or enjoyment of property ownership.

Photographs of the tower from the neighborhood follow:



Google aerial view



Street view from Lake Miriam Drive



Zoomed street view from South Devonshire



Street view from Cleveland Heights Boulevard



Street view from Lamplighter Lane



Street view from South Devonshire Lane

Davenport Boulevard, Davenport, Polk County

East of U.S. Highway 27, west of U.S. Highway 92 and south of Interstate 4, in the Davenport Community of Polk County is a 251-foot-tall lattice cellular communication tower owned by Crown Castle and constructed circa 2008. FCC Registration #1265972.

Formerly surrounded by citrus groves and farmland, the tower is now surrounded by single-family dwellings and apartments. In fact, there are single-family dwellings immediately adjacent to the north and apartments adjacent to the southwest. The single-family subdivision known as Golden Ridge was developed by Park Square Homes and most of the new homes were constructed in 2020. The subdivision is completely sold out.

Adjacent to the north of the tower with only a 15-foot-wide alley separating the backyard and the tower compound, at 537 Sapphire Drive is a four bedroom/two-and-one-half bathroom, 2,476 square foot single-family dwelling constructed in 2020 that sold in June 2020 for \$290,600. According to the property owner, whom I interviewed on Saturday, December 19, 2020, the tower had no impact on the purchase decision.

Next door, at 533 Sapphire Drive, is a three bedroom/ two bathroom, 1,582 square foot single-family dwelling constructed in 2020 that sold in April 2020 for \$241,300. Again, according to the property owner, the tower had no impact on the decision to purchase the property, and in fact the buyer commented that the subdivision has "its own cellular communication tower".

Ronda Shively, with Park View Homes, recently relocated a homeowner in Golden Ridge to Lot 36 at 545 Sapphire Drive, less than 100 feet north and east of the tower and across the aforementioned alley. The four bedroom/three-and-one-half bathroom, 2,570 square foot dwelling was on the market for six (6) days with an asking price of \$309,990. The property sold for the full list price and closed in late November 2020. Ms. Shively indicated that the tower had no impact whatsoever on the buyer's decision to purchase this property and based on days on the market, the tower had no impact on the marketing time either.

Based on conversations with the realtor and homeowners as well as matched comparisons with other sales in the subdivision, there is no evidence or market data to indicate that the tower has had any impact on sales in the subdivision including those in closest proximity.

The following is a photograph of the tower from between 537 and 541 Sapphire Drive in Golden Ridge.



Adams Homes of Northwest Florida purchased former agricultural land to the north of Park View Homes in May 2019 for \$2,575,000 and is in the process of selling Citrus Pointe, a single-family residential subdivision. Based on development activity and the pace of sales, it does not appear this community is being impacted by the tower.

A view of the tower from the southeast corner of Citrus Pointe follows:



Photographs of the tower follow:



Google aerial view



View of tower from the base
compound



View of tower from adjoining apartments

Monticello, Jefferson County – Monopole Tower

I prepared a *Telecommunication Tower Value Impact Study* for a proposed 250' self-support or lattice-style telecommunication tower installation in Monticello in Jefferson County off Hallelujah Lane. Beacon Towers was proposing the installation with a 14,400 square foot lease parcel together with a 25'-wide, non-exclusive access and utility easement extending south of Hallelujah Lane. The tower was designed to accommodate multiple carriers and it was to be lit.

During the development of the *Study*, I observed 16 towers in Jefferson County and another 20 communication towers in Leon County, focusing on rural locations with similar installations. In Jefferson County, I interviewed landowners, homeowners, and realtors including one homeowner in person with a home that backs up to a broadcast communication tower, which is one of the highest in the County.

The Sanctuary is a platted, single-family subdivision situated on the east side of Gamble Road, south of Whitehouse Road, in Monticello. An aerial plat follows, illustrating the location of the Cumulus Broadcasting communication tower on leased land owned by Timm Family Partners, LLP. The guy wire-supported lattice tower was constructed in 2008 and is over 1,300 feet high. I believe this is the tallest tower in Jefferson County and although it is not a cellular communication tower per se, I still believe it is a relevant study area given the surrounding land uses and sale activity.

An aerial and ground photographs follow:





In November 2015, a three bedroom/two-bathroom single-family dwelling at 70 White Oak Drive North sold for \$117,100 and resold in November 2017, two years later for \$170,100. Prior to the recession, the property had sold for \$178,500 in December 2008. I confirmed that sale with Bradford Locke in person. The aforementioned broadcast tower is directly east, looming over the property at a distance of about 1,200 feet. Between the house and the tower, which sits on a hill, is improved pastureland. Mr. Locke represented that the tower had no impact on his purchase decision nor the purchase price. The 2015 sale and 2017 resale would also indicate that the tower had no impact on the price.

Across the street from 70 White Oak Drive, at the northwest corner at White Oak Drive and Oak Hill Farms Road, Joshua and Shanna Collier purchased Lot 40, a one-acre lot in November 2012. According to the listing agent, Karen Stuart, the price had everything to do with the market and bank-owned foreclosure and nothing to do with the tower.

Lots 1, 2, and 3, in the southeast section of the subdivision, and less than 1,200 feet from the tower, sold to George and Melonie Haedicke in August 2011 for \$93,000. Lots 1, 2, and 3 consist of 48.32 acres. According to the listing broker, J. T. Surles with RE/MAX Big Bend Realty, the

tower had no impact on the buyer who owns adjoining land. In December 2012, Haedicke purchased 113 acres from Gamble Road, LLC (Continental Bank) for \$225,000. This property is on the west side of Gamble Road, opposite the Sanctuary and within clear view of the tower. According to Bedford Wilder with the bank, between 25% and 50% of the property is wetlands. Haedicke also owned another couple hundred acres on the east side of Gamble Road, south of the tower.

Approximately 1,200 feet southeast of the tower "as the crow flies", Bert Conoly purchased six acres of undeveloped land in May 2011 for \$33,000, or an average of \$5,500 per acre. Mr. Conoly works in this area of Jefferson County and likes the neighborhood. Although he is very familiar with the tower and the adjoining Sanctuary subdivision, the tower had no impact on his purchase decision and hopes to one day retire and build a house on the property.

Opposite Gamble Road, just north of the entrance into the Sanctuary at the southwest corner of Omega Drive and Gamble Road, an 11.1-acre ranchette improved with a 2,850 square foot single-family dwelling sold in January 2012 for \$273,000. According to the listing broker, Bert Bevis, he did not know the tower even existed and represented that the tower had no impact on the sale of the property nor the marketing time. The improvements include a two bedroom/two-bathroom single-family dwelling with a two-car garage, three-star barn with air-conditioned tack room, office, and a detached freestyle pole barn. The property is fenced and has a gated access drive. Comparing this sale to the sales in the Sanctuary, it is evident that the tower had no impact on the purchase prices.

Also, west of Gamble Road, north of Sanctuary, fronting White House Road, Kenneth and Sharon Haddad purchased an 11.53-acre parcel in February 2010 for \$61,300, or an average of \$2,678 per acre. In 2011, the site was improved with a 2,024 square foot single-family dwelling. "As the crow flies", the property is three-quarters of a mile northwest of the tower with limited to no view of the tower. This sale compares to Conoly's aforementioned purchase of six (6) acres in May 2011 for \$33,000, or an average of \$5,317 per acre. Adjacent to the north of Haddad, with an access drive from Gamble Road, Greg and Angela Knecht simultaneously purchased a northerly 11.36 acres for \$11,300, or an average of about \$1,000 per acre.

In July 2018, Sanctuary Homes, LLC purchased Lots 4, 5, 7, 8, 12, 14, 17-19, 22-30, 34-39, and 42 in Block A; Lots 1-6 in Block B and Lots 1-3, 5-7, and 9-14 in Block C of the Sanctuary (42 lots total) from Peoples South Bank for \$366,300 and an average of \$8,721 per lot.

At the northeast corner of Sanctuary Drive and White Oak Drive, just east of Gamble Road, Chet and Terry Thompson purchased Lot 40 in Block A for \$22,500 in March 2018. The seller, Collier had purchased the lot from Premier Bank in November 2012 for \$5,000. The sale and resale clearly indicates that property values are increasing and that the tower has had limited if any impact on surrounding property values.

Photographs of single-family homes proximate the tower follow:



South of Capps Highway, west of Gamble Road on the south side of St. Augustine Road, is an 80.0-acre tract of land owned by Claude and Emily Groom. In November 2010, a 250' lattice-style tower was constructed on the site within a leased parcel measuring 100' x 100'. The tower is situated on the north side of the site near St. Augustine Road within pine trees. Approximately 900' to the south is the Groom's 3,189 square foot single-family residence. Mr. Groom is retired and deemed the tower lease as supplemental income, and is in no way affected by the tower, which is lit. Furthermore, Mr. Groom reports that there has been no neighborhood resistance to the tower since construction, nor prior to. This is a semi-rural neighborhood which has pine plantations, ranchettes, and small horse farms.

Photographs of the tower follow:



On the south side of St. Augustine Road, south of West Capps Highway, east of Armstrong Road and west of County Road 259 (Waukeena Highway), is a guy wire-supported, lattice-style cellular communication tower owned by American Towers - FTC Registration No. 1056687. The tower was constructed in circa 2001 and is at least 250 feet high.

Adjacent to the west in clear view of the tower are ranchettes and home sites ranging from 3 to 11± acres. Jesse Cooksey, Kristi Cooksey, and Marilyn Shepherd purchased a 50-acre tract in January 2006 for \$250,000, and then subdivided the property for resale. The seller was James Cooksey who owns the property to the east where the cellular communication tower is positioned. The platted lots sold between late 2006 and June 2012. The June 2012 sale was the last of parcels subdivided from the 50±-acre tract. This was the sale of an 11.5-acre lot for \$81,100, or an average of \$7,000 per acre. The buyer, Debra and Robert Waters, had previously purchased a 10.83-acre parcel in August 2006 for \$150,000. According to Ms. Shepherd, the cellular communication tower had no impact whatsoever on her acquisition of the 50-acre tract nor any of the parcels which have been resold.

Most of the property surrounding the tower is former pastureland, so the tower is highly visible from almost every direction. Ms. Shepherd represents that the lengthy sell-out period had everything to do with the market and nothing to do with the tower itself. Most of the lots sold in 2006, with the last in 2012.

Photographs of the tower and photographs of the single-family dwellings facing the tower follow:





About one mile north of Interstate 10, three-quarter miles east of Gamble Road, and on the south side of Willie Road, is a 250'-high guy wire-supported lattice-style cellular communication tower owned by Crown Castle. The tower was constructed in circa 1996 and was located on a tract owned by William G. and Alva C. Reeves at the time of the *Study*. According to Ms. Reeves, at one time they owned over 100 acres in the area.

In January 2010, William and Hazel Singletary purchased a 5.54-acre parcel fronting Standley Road, just south of Willie Road and due west of the tower, from Shelby and Penny Lastinger for \$65,000, or an average of \$11,733 per acre. It is my understanding that Singletary is a land speculator and according to Ms. Lastinger, the tower had no impact whatsoever on the purchase of the property. At one point, the Lastinger's owned over 1,000 acres in this area, which was part of an original Spanish land grant to the family. Over the years the Lastinger's have sold off property to generate income. Singletary resold the 5.54-acre parcel to James and Jennifer Tyler in February 2011 for \$57,500. Surrounding property owners were surprised not only at the original purchase price, but also the resale. Since purchasing the property, the Tyler's have constructed a 1,972 square foot single-family dwelling. The Tyler's were unaffected by the tower, evidenced by the acquisition and construction of the home.

The Lastingers also sold a 5.0-acre parcel fronting the south side of Willie Road and adjacent to the northwest of the tower to William Singletary, Jr. and Randy Staley in January 2010 for \$80,000. Singletary and Staley, who I believe are brothers, resold the parcel to Roy Ems and Wendy Reeves (husband and wife) in June 2011 for \$57,500. Again, surrounding property owners were surprised not only at the original price of \$80,000, but also the resale of \$57,500. Simultaneous to this purchase, Ems and Reeves purchased an adjoining 5.12-acre parcel from Ms. Reeves' parents, William and Alva Reeves, for \$15,500. Mr. Ems and Ms. Reeves then owned a combined 10.12 acres and subsequently built a single-family dwelling on the southerly portion of the property, immediately west of the cellular communication tower. According to Ms. Reeves' mother, Alva Reeves, the decision to purchase the northerly 5.12-acre parcel from Singletary and Staley was in no way influenced by the existing tower. The Reeves' and Ems' purchase of the 5.12-acre parcel was basically a gift, which is reflected in the low purchase price.

According to both Ms. Lastinger and Ms. Reeves, the cellular communication tower constructed in 1996 has had no impact whatsoever on surrounding property values, as evident by sales and resales, nor marketing times.

On the north side of Willie Road, east of Gamble Road and just west of the cellular communication tower is an 83-acre, irregular-configured tract of land owned by Dr. Lawrence Pijut, a surgeon from Tallahassee. According to Dr. Pijut and the public records, Dr. Pijut and his wife Patti purchased the property in July 2003 for \$520,000. At the time, the property was improved with a small single-family dwelling and barns. In 2011, Dr. Pijut constructed an 11,332 square foot, upscale single-family dwelling. The Jefferson County Property Appraiser had assessed the dwelling at \$771,676, or an average of \$68.10 per square foot. As the crow flies, the tower is about 2,200 feet southeast of the dwelling. During a telephone conversation with Dr. Pijut on January 23, 2013, I confirmed that the tower had no impact on the initial purchase decision nor the decision to construct the new single-family dwelling, which generally faces southeast toward the tower. Dr. Pijut is familiar with the tower and not necessarily fond of it, but the purchase and subsequent investments in the property are illustrations that the tower has had no impact.

A photograph of Dr. Pijut's new home fronting Willie Road follows:



On the west side of Gamble Road, about one mile west of the tower, is Heritage Hills, a platted single-family subdivision with three and five-acre lots. The tower is not visible whatsoever from Heritage Hills. To the north of the tower is Hiawatha Farms, a similarly platted subdivision with a clear view of the tower over pastureland. The Hiawatha Farms Subdivision sales, Heritage Hills Subdivision sales, and the aforementioned Sanctuary Subdivision sales are considered good study areas for a matched-pair analysis.

Photographs of the tower and photographs from the Hiawatha Subdivision follow:





Buck Lake Road, Tallahassee, Leon County – 100-Foot Monopole Tower Installation

In Tallahassee, AT&T was proposing a 100' monopole telecommunication tower installation off Buck Lake Road. The proposed tower was to accommodate multiple carriers located within a 60' x 70' leased parcel accessed by a 25'-wide, non-exclusive access and utility easement.

For the *Study*, I interviewed realtors almost exclusively regarding recent tower installations and the impact on property values. For example, Linda Dix of Linda Dix Realty, who was instrumental in developing and selling out a 9-lot, single-family subdivision off Thornton Road, directly adjacent to a 100' monopole tower owned by American Tower, which in my opinion is one of the most salient study areas in Tallahassee. Known as Thornton Hills, the subdivision was developed well after the tower was installed.

In the southwest quadrant of Miccosukee Road and Thornton Road, south of Interstate 10, is a 9-lot single-family subdivision adjacent to a 150' monopole cellular communication tower owned by American Tower. The tower was constructed in circa 1995-2006.

A photograph of the tower follows:



Alltel Communications, Inc. and Rash & Associates, Inc. purchased the 3±-acre parcel in April 1995. American Towers, LLC had purchased the property in November 2016 for \$79,400 according to the Special Warranty Deed and documenting stamps. Following construction of the tower, Telco Service, Inc. purchased the adjoining land in March 1997 for \$110,000 and subsequently developed the 9-lot Thornton Hills subdivision, which is accessed by Thornton Lane, a private street extending west from Thornton Road. Between July 1998 and November 2002, all 9 lots sold, ranging from \$28,000 to \$46,000 each, and all were subsequently improved with upscale, detached, single-family dwellings. The homeowners share in the maintenance of Thornton Lane.

At 5985 Thornton Lane, a 2,286 square foot single-family dwelling constructed in 2000 on a 1.0-acre lot sold in March 2005 for \$137,500. The lot originally sold in October 1999 for \$35,000. The property was foreclosed on by BB&T in September 2016 and in May 2017 Gray purchased the property for \$267,000. That is the third highest price paid in the subdivision in the past four years.

A photograph of the tower from the front of this house follows:



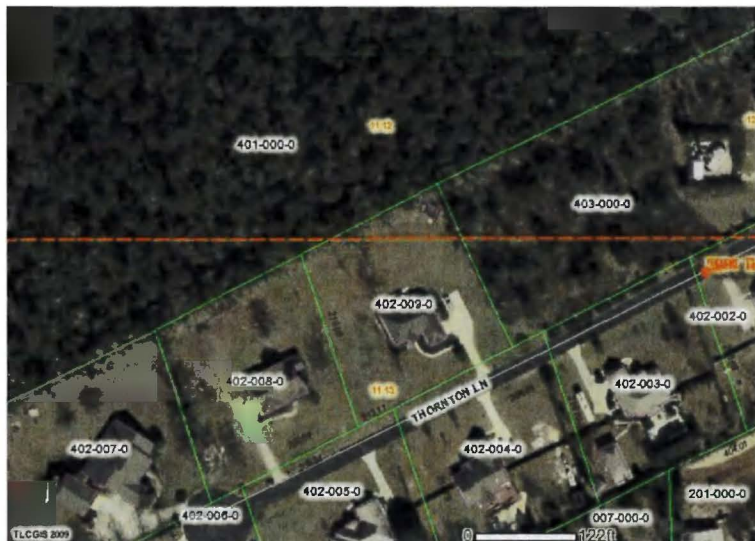
In August 2012, a four bedroom/three-bathroom house with a swimming pool at 5991 Thornton Lane sold for \$329,000 - the asking price. The property was sold by the original homeowner and is catty-corner from the tower. The tower had no impact on the purchase price nor the marketing time.

Linda Dix, owner of Linda Dix Realty assisted the developer in the project and was responsible for the successful sellout. Ms. Dix had purchased the lot at 5991 Thornton Lane in July 1998 for \$30,000, which represented the first lot sale in the development. The tower is approximately 244' northeast of the house. Between lot acquisition and the construction of the improvements, including a swimming pool, Dix's invested a little over \$200,000 in the property, and sold it for a profit of over \$125,000.

Ms. Dix, during telephone interviews on December 20, 2010, and January 18, 2013, stated that the tower had no effect whatsoever on the developer's decision to purchase and develop the property nor did the tower have any effect whatsoever on any of the lot buyers and home re-sales. Ms. Dix went on to state that she has never understood why individuals feel affected by cellular communication towers and, to her knowledge, no tower has had any effect on surrounding property values. An aerial plat of the subdivision relative to the tower follows. Also, I included photographs from the tower towards the houses acquired from the American Tower website.

The first house, at the entrance to the development, at 6003 Thornton Lane sold in March 2001 for \$204,000. The house at 5985 Thornton Lane sold in September 2000 for \$190,000 and resold in March 2005 for \$275,000, a difference of \$85,000, and at an average annual appreciation rate of over 8.5%. The house at 5975 Thornton Lane sold for \$204,000 in August of 2002 and the house at 5972 Thornton Lane, which originally sold as a lot for \$28,000 in November 2000, sold for \$383,500 in January 2003. Finally, the house at 5982, directly adjacent to the west of the cell tower installation, sold for \$240,000 in June 2004. At the time of inspection, I interviewed the buyer, who represented that the cell tower had no impact whatsoever on the decision to purchase the property. Interestingly, the buyers were motivated by the fact that the site is protected by the tower and should never be developed with another home. The tower is approximately 340' east of the house.

An aerial photograph showing the house relative to the tower follows.

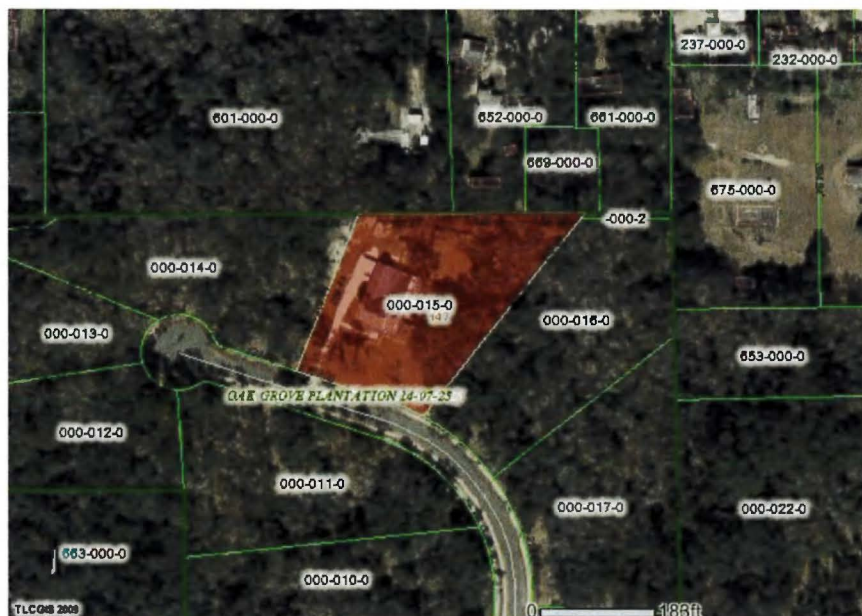


In June 2013, a 2,429 square foot single-family dwelling constructed in 2002 on a one-acre lot sold for \$305,000 to Hofmeister. The property is directly across the street, 150 feet due south of the tower.

The second Tallahassee study area was a newer, upscale residential subdivision known as Oakgrove Plantation off Meridian Road in northwest Tallahassee. The subdivision is due south of a 240' AT&T lattice cellular communication tower located at 255 Bannerman Road, east of Meridian Road. This tower site is known as Killearn Lakes – Bannerman Road. One house in the

subdivision is less than 195' south of the 240' tower and the rear (north) property line is almost 110' from the tower.

A photograph of the tower is followed by a plat of the lot relative to the tower.



Oakgrove Plantation is a 22-lot subdivision situated on the east side of Meridian Road, south of Bannerman Road, in Tallahassee. I interviewed the subdivision developer, Bob Burton, on December 21, 2010. Mr. Burton represented that the economy had slowed sales, but prior to the real estate recession, 13 lots were sold, several of which were buyers hoping to flip lots at a profit, which was a common investment strategy between 2005 and 2006. One mistake Mr. Burton and his development partner made was not including a deed restriction to require home building within two years of purchase, which could have possibly fretted out some of the speculators. Mr. Burton,

as developer, was acutely aware of the tower, but it was of no concern to him, and it had no impact on his decision to purchase the tract of land and subdivide it. Also, Mr. Burton claims that the tower had no impact on the lot buyers' decision to purchase or the prices paid.

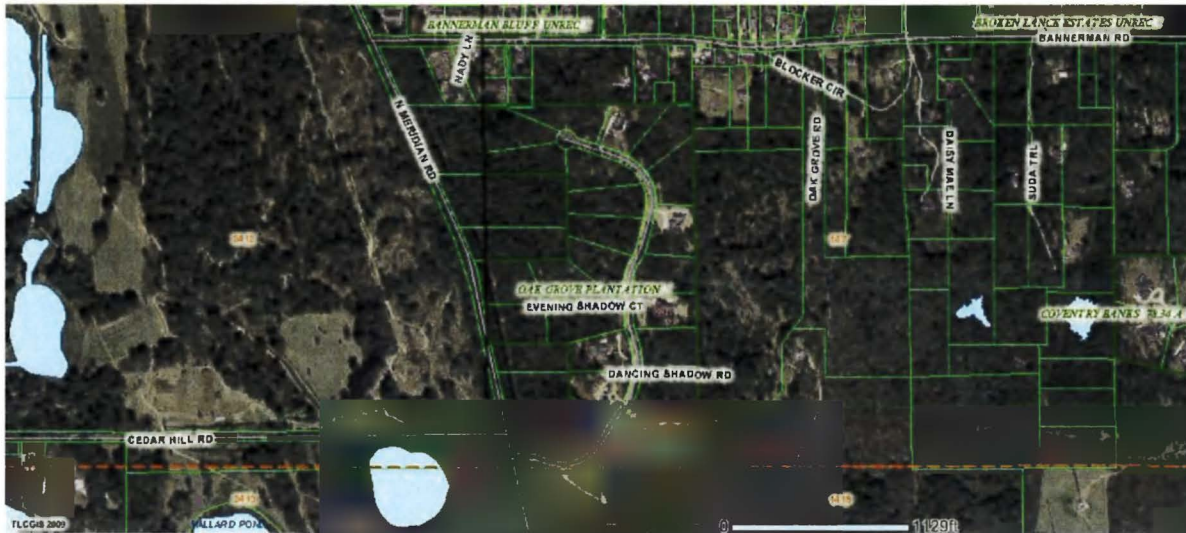
Each lot consisted of approximately two acres and five houses had been constructed as of the *Study*, with one at 8037 Oakgrove Plantation situated directly due south of the AT&T tower installation. Robert and Barbara Connelly purchased the vacant lot in February of 2005 for \$199,900 with full knowledge of the tower, and subsequently constructed a 4,847 square foot single-family dwelling at 8037 Oakgrove Plantation in 2006. What is important to note is that the Connelly's, rather than purchasing a lot so close to the tower, could have purchased almost any one of the other 22 lots in the subdivision, including multiple lots over 2,000' south of the tower.

Pictures of the house with the tower in the background follow:



Three lots to the south of the Connelly's, at 8025 Oakgrove Plantation, Mitchell and Sarah Drew purchased vacant Lot #18 in March 2003 for \$134,900 and subsequently constructed a 5,553 square foot single-family dwelling in 2008. Two lots south of that home, at 8017 Oakgrove Plantation, Praful and Dharmista Patel purchased Lot #20 in May 2004 for \$150,000 and subsequently constructed a 5,469 square foot single-family dwelling in 2008. At 8012 Oakgrove Plantation Road, John and Janet Schmidt purchased Lot #3 in July 2004 for \$199,900 and subsequently constructed a 4,021 square foot single-family dwelling in 2005. Adjacent to the south, at 8008 Oakgrove Plantation, Yazdan Ghiaie purchased Lot #2 in July 2003 for \$147,900, and constructed a 6,264 square foot single-family dwelling in 2009, the most recently constructed home in the subdivision at the time of the *Study*. This is also the southernmost constructed home in the subdivision, and approximately 1,825' due south of the tower.

An aerial of the subdivision follows:



At Liberty Baptist Church of Clermont, 11043 True Life Way, east of Lakeshore Drive, is a 175-foot monopole cellular communication tower erected circa 2013 and identified as Site ID #FL16960. There are single-family subdivisions to the north, east, south, and single-family lots and lake-front lots to the west, west of Lakeshore Drive. The location is on a slight hill, and visible from 360 degrees.

At 9835 Royal Vista Avenue, at the western entrance of Vista Grande off Lakeshore Drive, is the sale and resale of a 2,408 square foot, 3-bedroom/2 and ½-bathroom single-family dwelling constructed circa 2014. The property is about 465' due north of the tower and clearly visible. The house first sold when constructed new in May 2014 for \$297,400 and then resold in June 2019 for \$361,500. The realtor for the recent sale, Linda Weber, is no fan of cellular communication towers.

but does not recall this specific tower thus indicating that it must not have had any impact since neither the seller, Leibert, nor the buyer, Ledesma, mentioned the tower during sale negotiations.

A Google Earth Street view of the property with the cellular communication tower in the background follows:



At 9828 Royal Vista Avenue, near the western entrance of Vista Grande off Lakeshore Drive is a sale of a newly constructed 2,539 square foot single-family home situated on the north side of Royal Vista Avenue approximately 650 feet north/northeast of the tower installation. According to the realtor, Dawn Brooks with RE/MAX, the cellular tower had no impact whatsoever on the listing, sale, or closing. In fact, the property was on the market for only three days.

A photograph looking south/southwest from Royal Vista Avenue in front of the dwelling follows:



At 9805 Lakeshore Drive, situated on the west side of Lakeshore Drive, two lots north of Denali Drive, and due west of the church and tower installation, is a 3,116 square foot single-family dwelling on a 1.0-acre waterfront lot backing to Buck Lake that sold in September 2019 for

\$435,000. According to the realtor, Jon Powell, the tower had no impact on the list price, marketing period, sale, or closing.

A photograph from Lakeshore Drive looking east toward the tower follows:



Within Vista Grande at 9823 Royal Vista Avenue and the fourth house in from the Lakeshore Drive entrance, a 3,055 square foot, 5-bedroom/4-bathroom, single-family dwelling with a swimming pool sold October 2020 for \$409,000. The property, 620 feet north/northeast of the tower, first sold new in May 2009 for \$275,000. According to Realtor Julianne Pritchett with LoKation Realty, the tower had no impact on the sale or listing. In fact, the property was on the market for only 17 days and sold just under the list price of \$417,500.

A Google Earth Street view of the property with the cellular communication tower in the background follows:



In May 2022, Pillar Homes, in the name of Lake Nellie Crossing, LLC, acquired approximately 117 acres to the east of Lakeshore Drive, and surrounding Liberty Baptist Church. The sale included land to the east and land east of Royal Vista Avenue, which is bordered by the larger

Vista Grande planned development. The recorded sale price was \$3,800,000. In March 2022, Lake County Board of County Commissioners approved the 117-acre, 102-lot subdivision that will include 50+ acres of open space, wetland buffers, wetlands and lakes, eight (8) garden homes, five (5) lakeview estates, and 89 executive homes. As shown on the Site Plan below, the executive homes will surround the Liberty Baptist Church property and the 175-foot monopole cellular communication tower. This land acquisition, investment, and pending residential development is an indication that the cellular communication tower has little to no perceived negative impact on development land as well as future single-family lots and homes.

An excerpt of the Lake Nellie Crossing Site Plan follows:

Lake Nellie Crossing



Small Cellular Impact Study Summary

The following are excerpts and analyses from a *Small Cellular Installation Impact Study I* conducted for a proposed 5G network installation on Long Boat Key in neighboring Manatee County.

Verizon has installed a 5G small cellular network along Bayshore Boulevard in Tampa that basically extends from West Cleveland Street and the Bayshore, south to Bay to Bay Boulevard and the Bayshore, meandering through some of the most expensive residences in Tampa. The installment consists of 18, 33-foot-tall metal poles painted either black or gray with attached antennas and cabinet enclosures. The installations went on air between September and November 2020; most in August 2020.

The first installation is at the intersection of Bayshore Boulevard, South Brevard Avenue, and West Inman Street. Townhomes are adjacent to the east, and across Brevard and Inman are upscale single-family dwellings. Within 160 feet of the installation, at 801 Bayshore Boulevard, a 6,551 square foot, two-story historic residence sold at the time of the installation for \$2,800,000. According to the realtor, Jeff Shelton, the installation had no impact whatsoever on the marketing or sale of the property. Just north of the installation, at 711 South Brevard Avenue, a historic Hyde Park Bungalow sold in December 2020 for \$945,000. According to the realtor, Julie Fernandez, the installation had no impact on the sale or marketing of the property.

Photographs of the installation and surrounding development follow:



The second installation is at the intersection of Bayshore Boulevard, South Boulevard, and South O'Brien Lane. At the time of the Study the most recent sale proximate the installation was about 130 feet to the northeast, at 829 Bayshore Boulevard. This historic bungalow, known as the McFarlane House, sold in September 2021 for \$1,930,000. According to the realtor, Kelly Parks, the installation had no impact whatsoever on the marketing, listing, or sale of this property.

Photographs follow:



There is a small cell installation off a city-owned and maintained alley that links South Willow Avenue, South Newport Avenue, and West Morrison Avenue, just north of Bayshore Boulevard. Adjacent to the installation is a Dutch Colonial Carriage House in Hyde Park's Golden Triangle neighborhood, at 908 South Willow Avenue that sold in June 2021 for \$1,100,000. The property was on the market for only four days and sold slightly over the asking price. According to the realtor, Harvey Petty with Keller Williams, the installation was known, but it had no impact on the listing, marketing, or sale of the property.

Photographs of the installation and house follow:



The next installation is just north of Bayshore Boulevard on the east side of Nance Avenue. The adjoining property, at 1925 Bayshore Boulevard, is owned by Tim and Michelle Ward. The property has a market value assessment of \$2,542,025. Across the street are upscale single-family dwellings, but no recent sales. I interviewed Mr. Ward who indicated that he was not too pleased with the length of time it took to complete the installation, but now that it has been there for nearly two years, he hardly notices it and has basically forgotten about it, so he doubts it has any impact on the use, value, or enjoyment of his property. He indicated that the installation is within the City of Tampa right-of-way and that there was no community input prior to installation.

Photographs of the installation and the Ward house follow:



The next two installations sit between multi-story, Bayshore condominiums. The first installation is just north of Bayshore Boulevard at the intersection of South Howard Avenue and West Palm Avenue. To the north is the Estate at Hyde Park Senior Living Facility. Adjacent to the southwest is Harbour House Condominiums and across the street are the Bayshore Royal Condominiums.

The next installation is on Ardson Place, just north of Bayshore Boulevard, adjacent to the Howell Park Condominiums and across from Atrium on the Bayshore Condominiums. Also nearby are the Bayshore Promenade Condominiums.

I interviewed multiple realtors and property owners actively listing and selling units within these developments; most of whom were unaware of the installation, but all indicated that the installations had no impact whatsoever on sales of any units, marketing times, nor property owner enjoyment. Those interviewed include Candace Evans, Dan Fields, Melinda Pendino, and Anne Mullis to name a few.

Photographs of the installations and condominiums follow:



The final Bayshore installation surveyed is at the intersection of West Palm Drive, South Carolina Avenue, and West Maryland Avenue, one block north of Bayshore Boulevard. The closest, most recent sale, is at 2324 South Carolina Avenue. This two-story townhome sold in January 2021 for \$364,000, \$5,000 over the asking price. The property was on the market for about eight days. According to the realtor, Mary Pond, the installation had no impact on the sale or marketing of the property. Also nearby, at 2403 South Carolina Avenue, is an April 2021 sale of a single-family dwelling that sold for \$575,000. The property was on the market for 20 days. According to the realtor, Kimmie Fine, the listing had no impact on the sale of the property.

Photographs of the installation and houses follow:





The Treasure Island small cellular installation commences just north of John's Pass and extends approximately one mile south to the Treasure Island Causeway. To the south of the Causeway, on the beachfront, are multi-story condominiums with cellular antenna panels attached along the rooflines and rooftops. Verizon installed the 5G small cellular network along Gulf Boulevard on the north end of Treasure Island, generally consisting of 35-foot-tall poles mostly painted gray and equipped with antennas and cabinet enclosures. The network went on air in June 2021.

The first installation address is 12401 Gulf Boulevard, Treasure Island. This installation is on the east side of Gulf Boulevard, just south of 125th Avenue between bungalows and adjacent to a two-story residential rental over parking. This investment property, at 12415 Gulf Boulevard sold in August 2021 for \$1,100,000. The property was on the market for seven days. According to the realtor, Andy Robb with Markell & Associates, the installation/pole was clearly visible, but had no impact on the sale or marketing of the property. According to the Pinellas County Public Records, the property previously sold in May 2014 for \$355,000. The sale and resale are a good indication of market conditions along Treasure Island. Across Gulf Boulevard, at 12412 Gulf Boulevard, a bungalow-style dwelling sold in January 2022 for nearly the asking price at \$587,521, having been on the market for one day. According to the realtor, Assel Lloyd with Lloyd Realty, the installation is almost directly across the street and visible, but "it had no impact at all". Next, just around the corner from the installation, at the corner of 125th Avenue and Sunshine Lane, a residential dwelling and rental investment sold in June 2021 for \$1,475,000 after having been on the market for 20 days. According to Janice Isley with All Florida Property Group, the pole and network system were never brought up by prospective buyers nor the ultimate buyer, so in her opinion, the installation had no impact on the sale of this property.

Photographs of the installation and surrounding dwellings follows:





South of Treasure Island on St. Pete Beach, generally within the Blind Pass Road right-of-way is another Verizon 5G installation, with on-air dates ranging from July 2019 to August 2021. The poles are between 34-feet and 37-feet in height, all equipped with antennas and cabinet enclosures, and one or two also equipped with streetlamps.

The first installation is at the corner of Blind Pass Road and 93rd Avenue Northeast. The location is identified as 9302 Blind Pass Road. Across the street are the Captiva Cay Townhomes. Based on the most recent sale data, there is no indication that since being installed the installation has had any impact on sales. Recently, sales have been in the range of \$600,000 to \$775,000. Jane McCroary with RE/MAX Metro Realty, who has been actively listing and selling townhomes in Captiva Cay for years indicated that the installation, with which she is familiar, has had no impact on sales, listings, nor marketing times.

Photographs of the installation and Captiva Cay from the installation follow:





There is a fairly extensive 5G network in Sarasota surrounding Downtown, and among waterfront condominiums, expanding into a residential neighborhood southeast of Downtown. The network consists of poles between 35-feet and 37-feet in height and the on-air dates ranging from July 2019 to April 2020, but mostly August 2021.

The first installation *Study* is north and east of the Causeway on Sunset Drive. The installation address is 150 Sunset Drive, adjacent to Lawrence Point Condominiums and directly behind Ritz Carlton. Identified as DT 04, the on-air date was April 2020, and the pole height is 36-feet. According to Tiffany Nisbet with RE/MAX Alliance Group and Ryan Ackerman with Coldwell Banker, both actively listing and selling units in Lawrence Point, the installation has had no impact whatsoever on any sales.

A photograph of the installation and Lawrence Point condominiums follows:



Installation DT 14 had an on-air date of July 2019. The installation is 37-feet-tall, painted black, with antennas and a cabinet enclosure. The installation is at the cul-de-sac of Boulevard of the Arts, in close proximity to Condo on the Bay Towers I and II at 888-988 Boulevard of the Arts and Beau Ciel at 990 Boulevard of the Arts. Barbara Mei with Premier Sotheby's International has sold several units in Beau Ciel. She confirmed that the installation has had no impact on sales.

Deborah Huffman with Coldwell Banker Sarasota sold more units in Condo on the Bay Tower than any other realtor according to MLS. She indicated that the installation, at the entrance to the development, has had no impact on sales.

Photographs of the installation and condominiums follow:



In the Bungalow Hill subdivision southeast of Downtown Sarasota, there is a Verizon 5G network daisy-chained through the residential subdivision and further south into commercial development.

Installation DT 35 is at the northwest corner of Alta Vista Street and Citrus Avenue, adjacent to 1635 Alta Vista, a large single-family dwelling. The installation has an on-air date of August 2021 and consists of a 35-foot-high pole with antennas and a cabinet enclosure. Catty-corner to the southeast is a newer modern home, and across the street to the south is a renovated dwelling. Across Alta Vista, less than 145 feet from the installation, is a single-family dwelling at 1620 Alta Vista. The sale closed February 10, 2022, for \$790,000. According to the realtor, Erica Downs with Coldwell Banker, the property was on the market for approximately 30 days. She is unfamiliar with the installation, but assumes it had no impact. Since she was unaware of the installation, and since no prospective buyers mentioned it, assuredly it had no impact on the sale negotiations.

Photographs of the installation and surrounding homes follow:



Summary

In many of the market areas studied, there has been neighborhood opposition to a proposed cellular tower installation. Neighborhood opposition is a typical reaction to change, and oftentimes nearby property owners are concerned about a potentially negative impact resulting from a tower installation. For example, during a town hall meeting in Tampa, information distributed by opponents of a planned tower installation stated that “the wireless industry can produce studies saying that being near a cellular tower doesn’t reduce a home’s value”. The distributed information went on to state that “municipalities have been able to show that a cellular tower does reduce a home’s value”. As previously mentioned, not one county property appraiser (including Hillsborough County) interviewed during the development of *Impact Studies* has made an adjustment, downward or otherwise to a property assessment because of proximity to a cellular communication tower. The reason being is that there is no market support in the form of sales or resales upon which assessments are established.

Lee Pallardy, Inc. has performed specific location studies in Hernando, Pasco, Collier, Hillsborough, Calhoun, Jefferson, Lake, Leon, Manatee, Marion, Pinellas, Orange, Polk, Sarasota, Seminole, and Sumter Counties. The market evidence in each study is clear and consistent, indicating there is no discernible market data to support impacts on the market value of properties as a result of proximity to a cellular communication tower, regardless of the tower type.

During the preparation of earlier studies, this office contacted professional appraisers from around the country who had performed similar studies with similar results. We also contacted the Lum Library at the Appraisal Institute in Chicago, Illinois to inquire as to whether or not they had any similar studies on file. The library faxed a study prepared by Allen G. Dorin, Jr., MAI, SRA, and Joseph W. Smith, III, which appeared in the March/April 1999 *Right-of-Way periodical*. The methodology employed by Messrs. Dorin and Smith indicated that the presence of communication towers resulted in essentially no impact on property values.

In the files of Lee Pallardy, Inc., I have retained a synopsis of *The Federal Focus National Symposium on Wireless Transmission Base Station Facilities*. This symposium was presented by Federal Focus, Inc. of Washington, D.C. and funded by Wireless Technology Research, LLC. Federal Focus Inc. is a non-profit educational organization. This symposium included speakers discussing a number of topics, including scientific evidence regarding impacts on health, interference with nearby electronic devices, zoning issues, the structural integrity of cellular towers, and the impact on property values. The symposium included both real estate appraisers who had performed specific value studies and also tax assessors, who ascribe value to properties for ad valorem taxation. The appraisers at the symposium presented the results of the studies, which showed no impact on property value, while the assessors in attendance indicated that they had never lowered assessments on a property due to proximity to a tower.

To my knowledge, there may be no other real estate organization with as much history and knowledge concerning tower impact studies in Florida as Lee Pallardy, Inc. Based on studies conducted over many years, the market evidence is clear, there is no measurable impact on residential nor commercial property values because of proximity to a cellular communication

tower installation. Some homeowners may claim otherwise, but to my knowledge no comparative sales have been produced indicating that a tower has been the sole impact on a valuation.

In summation, based on numerous thoroughly researched *Impact Studies* performed by Lee Pallardy, Inc. and information reviewed and analyzed over 25-plus years including interviews with County Property Appraiser Offices, there is no market evidence to indicate, suggest, or support that the proposed tower installation will have any measurable impact on surrounding or nearby property values, land or improved.

The market data is more than sufficient and comparison results are clearly consistent to support this finding and conclusion. As homeowners continue to expand the use of wireless devices, more urban infill tower locations will occur, so the sampling of matched comparisons will undoubtedly increase. I suspect that the evidence will be even more overwhelming in the future. All evidence examined, including numerous studies from around the country and interviews with respective County Property Appraiser Offices support this conclusion.

Sincerely,

LEE PALLARDY, INC.



David M. Taulbee, MAI

Vice President

State Certified General Real Estate Appraiser RZ1435

DMT:rra
Our File #26-04-018

ADDENDA

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

1987 - University of Florida - Bachelor of Science, Business Administration

1983 - Lake Howell High School, Winter Park, Florida

Employment History:

- Lee Pallardy, Inc., Tampa, Florida, July 2025 to Present, President – Treasurer
- Lee Pallardy, Inc., Tampa, Florida, March 2000 to July 2025, Vice President
- Lee Pallardy, Inc., Tampa, Florida, April 1995 to February, 2000, Senior Appraiser
- Keystone Consulting Group, Inc., Tampa, Florida, from May 1992 to April 1995, Senior Consultant and Manager
- R/E Marketing Consultants, Inc., Tampa, Florida, from September 1987 to May 1992, Associate Appraiser
- Andrew Santangini, Jr., MAI, Gainesville, Florida from January 1986 to April 1986, College Internship

Experience:

Analysis and appraisal of residential, commercial, industrial and special purpose properties, including golf courses and country clubs, marinas, subdivisions, multifamily developments, adult living facilities, shopping centers, office buildings, warehouses, mill buildings, and vacant land. Experience also includes discounted cash flow analysis, leasehold and leased fee interests, highest and best use studies, investment analysis, and other similar assignments.

Expert Witness: Qualified – Hillsborough, Pinellas, and Orange County Courts; Federal Bankruptcy Court

Licenses, Affiliations, and Appointments:

- Member, Appraisal Institute (MAI)
- Appraisal Institute Relief Foundation Board Member – 2006 to Current
- President – West Coast Florida Chapter – Appraisal Institute - 2006
- Secretary – West Coast Florida Chapter – Appraisal Institute - 2005
- Treasurer - West Coast Florida Chapter – Appraisal Institute – 2004
- Region X Representative - West Coast Florida Chapter - Appraisal Institute – (2000/2001)
- Leadership Development & Advisory Council (Appraisal Institute) 2000 – 2001 Washington D.C.
- Real Estate Broker - State of Florida
- State-Certified General Real Estate Appraiser #0001435

Appraisal Institute Courses:

- | | |
|--|---|
| Course 1A-1 - Principles of Real Estate Appraisal, by Exam | Course 400 – Standards and Ethics for Professionals |
| Course 1B-A - Capitalization Theory and Techniques Part A | The Emerging Market: Valuation for Financial Reporting Purposes |
| Course 1A-2 - Basic Valuation Procedures, by Exam | Appraiser's Complete Review |
| Course 2-1 - Case Studies in Real Estate Valuation | Comprehensive Examination (February, 1996) |
| Course 2-3 - Standards of Professional Practice | |
| Course 1B-B - Capitalization Theory and Techniques Part B | |
| Course 2-2 - Report Writing and Valuation Analysis | |
| Course 411 – Land Valuation Assignments | |
| Course ACE #0007086 - Rates & Ratios | |
| Course 550 - Advanced Applications | |
| Course 2-2 - Report Writing and Valuation Analysis | |

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

(Continued)

Continuing Education and Seminars:

Corridor Valuation (10/2025)

Core Law (10/2025)

Artificial Intelligence, Blockchain, and the Metaverse:
Implications for Valuation (09/2025)

Two Value Appraisals (07/2025)

GSE Appraisal Requirements and Guidelines
(10/2024)

Divorce and Estate Appraisals: Elements of Non-
Lender Work (09/2024)

Appraisal of Industrial and Flex Buildings (9/2024)

Commercial and Land Valuation (9/2024)

Fundamentals of the Uniform Appraisal Standards for
Federal Land Acquisitions (11/2022)

Florida Appraisal Laws and Rules (9/2022)

7-Hour National USPAP 2022-2023 Update Course
(12/2021)

Aerial Inspections for Real Estate (11/2021)

Inconsistency: It's Hiding in Plain Sight in Your
Appraisal (10/2021)

Getting It Right from the Start: A Workout Plan for
Your Scope of Work (9/2021)

A Dive into Houses with Labels & Style (11/2020)

3rd Quarter Chapter Meeting & Economic Market Real
Estate Presentation (9/2020)

Florida Law Update 2020 (7/2020)

Valuation of Donated Real Estate, Including
Conservation Easements (6/2020)

Business Practices and Ethics (10/2019)

Ignorance Isn't Bliss: Understanding an Investigation
by a State Appraiser Regulatory Board or Agency
(11/2018)

Online Forecasting Revenue (11/2018)

Real Estate Damages (04/2018)

National USPAP Update Course (06/2018), (05/2016),
(09/2014), (09/2012), (3/2010), and (9/2008)

Parking and its Impact on Florida Properties (03/2018)
(Distance) Continuing Education for Florida Real
Estate Professionals (03/2017)

The 50 Percent FEMA Rule Appraisal (11/2016)

Litigation Appraising: Specialized Topics and
Applications (10/2016)

2016-2017 USPAP and Florida Law Course (09/2016)
and (05/2016)

Florida Appraisal Law Update (05/2016)

Business Practices and Ethics (09/2015)

Florida Appraisal Law Update (09/2014)

The Dirty Dozen (09/2014)

Disciplinary Cases – What Not To Do (09/2014)

Mortgage Fraud – Protect Yourself! (09/2014)

UAD – Up Close and Personal (09/2014)

Florida Appraisal Laws and Regulations Update
(09/2014)

USPAP Outside Provider (09/2014)

Appraising Cell Towers (12/2013)

Florida Law Update for Real Estate Appraisers
(09/2012)

Trial Components: Recipe for Success or Failure
(02/2012)

Appraisal Curriculum Overview
(11/2011) Business Practices and Ethics
(10/2011)

Office Building Valuation (10/2010)

Florida State Law Update for Appraisers
(3/2010), (2/2008), and (9/2005)

Florida Supervisor/Trainee Roles & Rules
(3/2010) and (2/2008)

Subdivision Valuation (09/2009)

REO Appraisal: Appraisal of Residential
Property Foreclosure (09/2009)

Appraisal of Residential Property Foreclosure
(02/2009)

Appraisal Challenges: Declining Markets &
Sales Concessions (11/2008)

Summary Appraisal Report Residential
(10/2008)

Condominiums, Co-ops, and PUD's (8/2007)

New Technologies for Real Estate Appraisers
(11/2006)

Inverse Condemnation (8/2006)

Scope of Work and the New USPAP
Requirements (6/2006)

Market Analysis and the Site to Do Business
(6/2006)

Case Studies in Commercial Highest and Best
Use (9/2005)

The Valuation of Wetlands (9/2004)

Mark-to-Market Valuation for Financial
Reporting (9/2003)

Rates and Ratios (9/2003)

Land Valuation Assignments (2/2003)

Analyzing Commercial Lease Clauses (11/2002)

Valuation of Detrimental Conditions (10/98)

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

(Continued)

Summary of Clients and Property Types Appraised

Clients

Fifth Third Bank
AmSouth Bank
City of Tampa Real Estate Department
Department of Environmental Protection
First Union Capital Markets Group-CREF
Florida Power Corporation
Foley & Lardner
Fowler, White
Hillsborough County Real Estate Department
Huntington National Bank
The Bank of Tampa
Bank Atlantic
BB&T Bank
Capital Source Bank
Wells Fargo Bank
U.S. AmeriBank
Hillsborough Community College
Tampa General Hospital
Tampa International Airport
Community Bank
Barnett, Bolt & Kirkwood
Hillsborough County School District
Wicker Smith O'Hara McCoy & Ford, P.A.
Pettit Worrell Craine Wolfe, LLC

Property Types

All types of vacant land
Anchored Shopping Centers
Apartment Complexes
Churches
Daycare Facilities
Golf Courses
Mini-Storage Facilities
Restaurants
Retail Centers
Service Centers
Single-Tenant & Multi-Tenant Office Buildings
Subdivisions
Warehouse Facilities
Ranch Land

