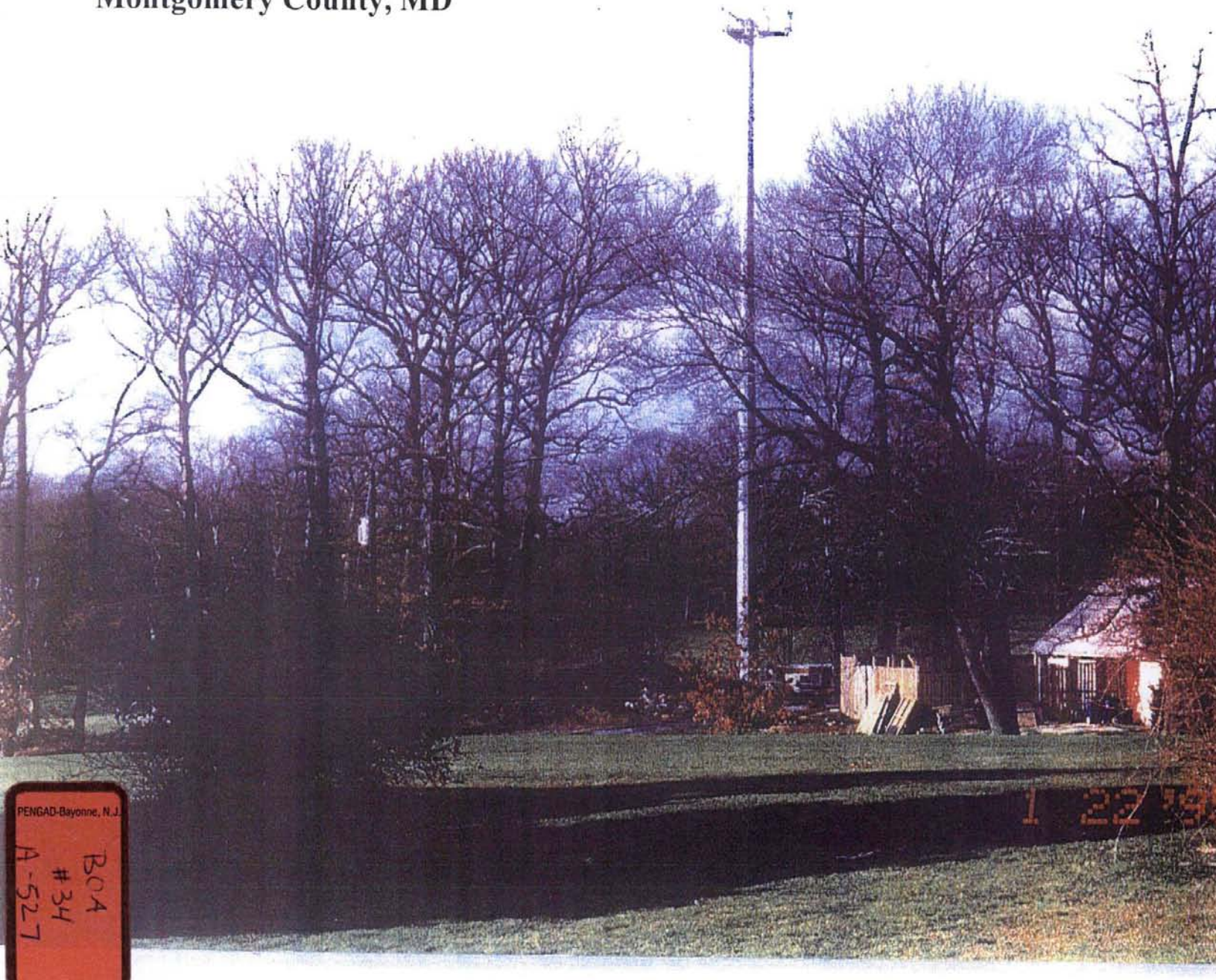
PENGAD-Bayonne, N.J.
BOA #30 A-527

PENGAD-Bayonne, N.J.
BOA
#31
A-527

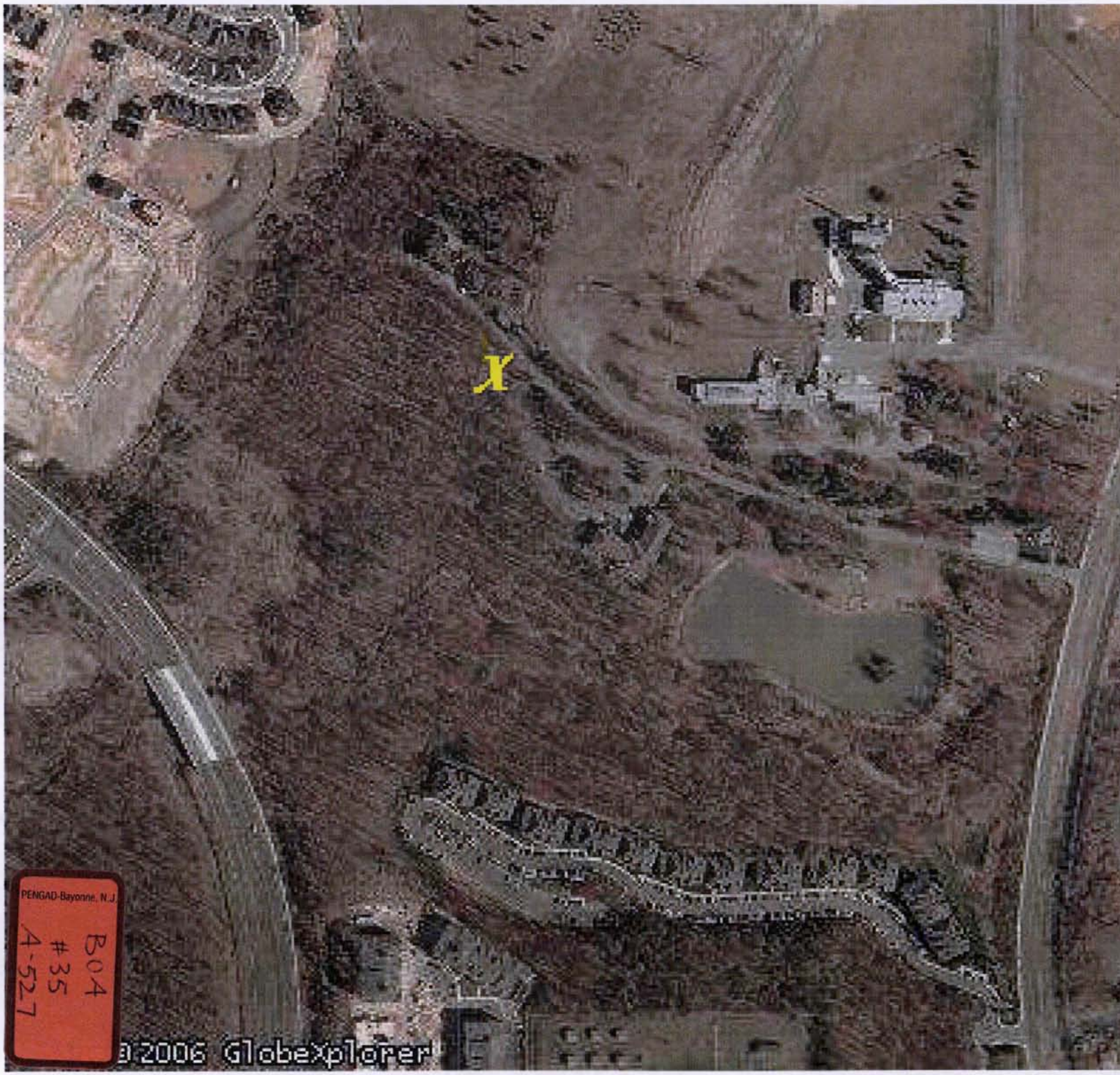
PENGAD-Bayonne, N.J.
BOA
#32
A-527

PENGAD-Bayonne, N.J.
BC4
#33
A-527

Cingular
120'H Monopole
Argyle Country Club
Montgomery County, MD



PENGAD-Bayonne, N.J.
BOA
#34
A-527



PENGAD-Bayonne, N.J.
B04
#35
4-527

The Purpose of MD3807 Suffield:
MD3807 is a Nextel buildplan site that is part of a series of new cell sites designed to support the removal of MD0430, a site with a tall radiation center, (RC). RF Engineering needs to take MD0430 out of service because it causes too much interference. MD3807's purpose is to provide replacement coverage and capacity to handle cellular traffic in part of the area once served by MD0430.

Why MD0430 Will Be Taken Out of Service:
MD0430 Gaithersburg is an on-air Nextel site located near the interchange of I-370 and I-270 at the Washingtonian Center. MD0430 is one of the original cell sites built by Nextel. As a result, it was designed to cover a large surrounding area because our network had fewer sites at the time. With the increasing number of sites that Nextel is putting on air and the FCC's rebanding order our reuse of frequncies are getting tighter and tighter. It is important to keep interference at a minimum. MD0430 now overlaps coverage with other sites and has become a source of interference.

How The FCC Rebanding Order Affects Us:
The FCC rebanding order intends to separate Nextel frequencies from that of public safety frequencies. Part of this order requires Nextel to give up nearly twenty percent of its spectrum in the Washington Baltimore market.

RF Engineering's Overall Goal:
In order to minimize the potential interference within Nextel's network and keep the current level coverage and capacity in the Gaithersburg area intact, MD0430 will be replaced by five short sites. The plan is to take this off air, and replace it with 5 shorter sites.

These are the five planned sites. Those marked with * are only conceptual, we do not have approved site locations.

• *MD3479 Victoria Crossing: 80' AGL RC on 459'ground elevation Overall RC= 539' AMSL
• *MD3477 Poplarwood: 60' AGL RC on 475' ground elevation. Overall RC=539ft AMSL
• *MD3479 Lawson: 70' AGL on 456' ground elevation. Overall RC=526ft AMSL*
• MD3463 Granada: 70'AGL on 469' ground elevation. Overall RC=539ft AMSL
Target Site:
• **MD3807 Suffield: 100' AGL on 387' ground elevation. Overall RC=487ft AMSL**

The above table also illustrates part of the reason this Nextel site requres a 100ft radiation center. The ground elevation in this area is lower than that of the surrounding sites. A higher radiation center will allow us to compensate for the difference in terrain.

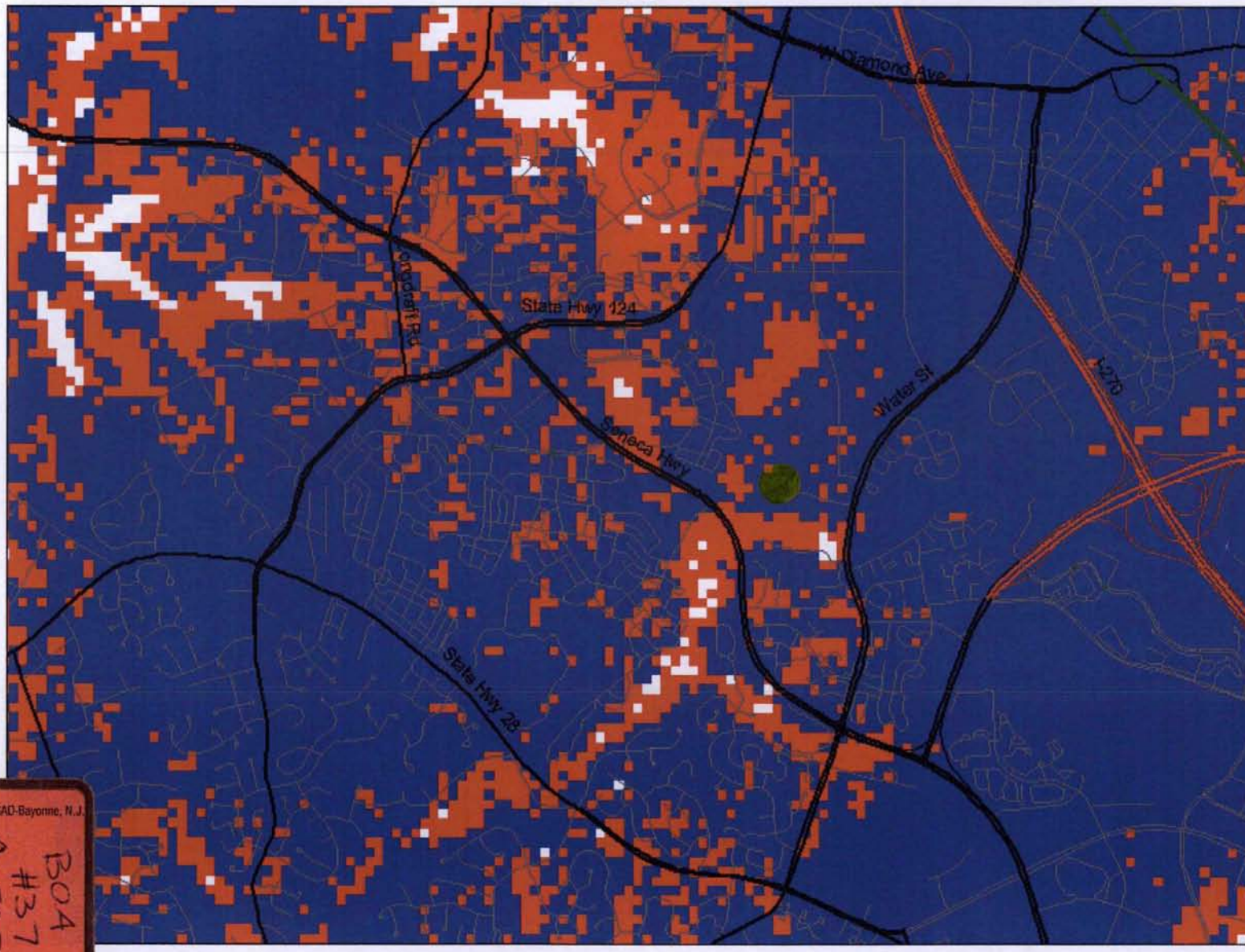
BOA
#36
A-527

-71 dBm (in-building)

-81 dBm (in-car)

MD3807_Suffield

Coverage without MD0430



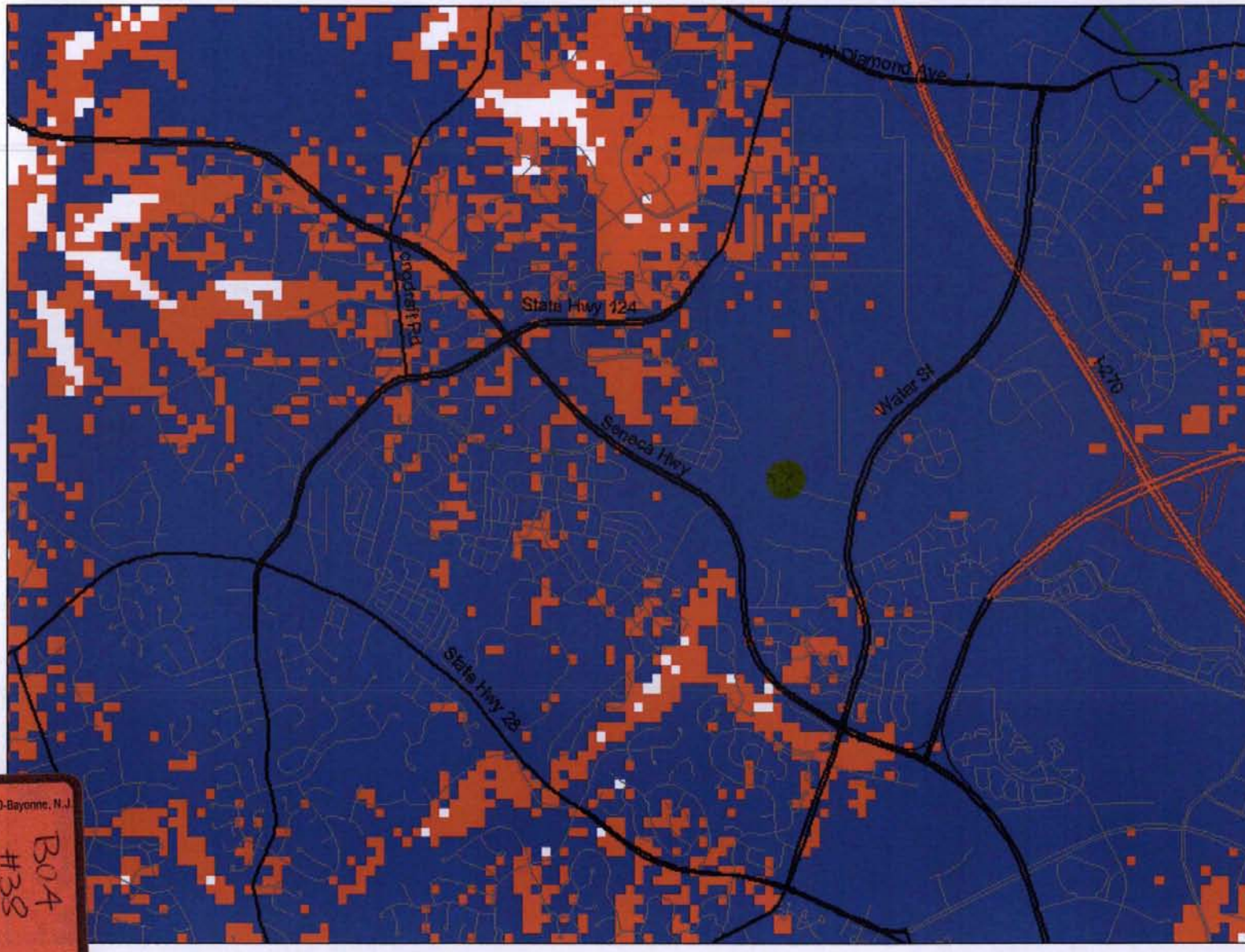
PENGAD-Bayonne, N.J.
B04
#37
A-527

-71 dBm (in-building)

-81 dBm (in-car)

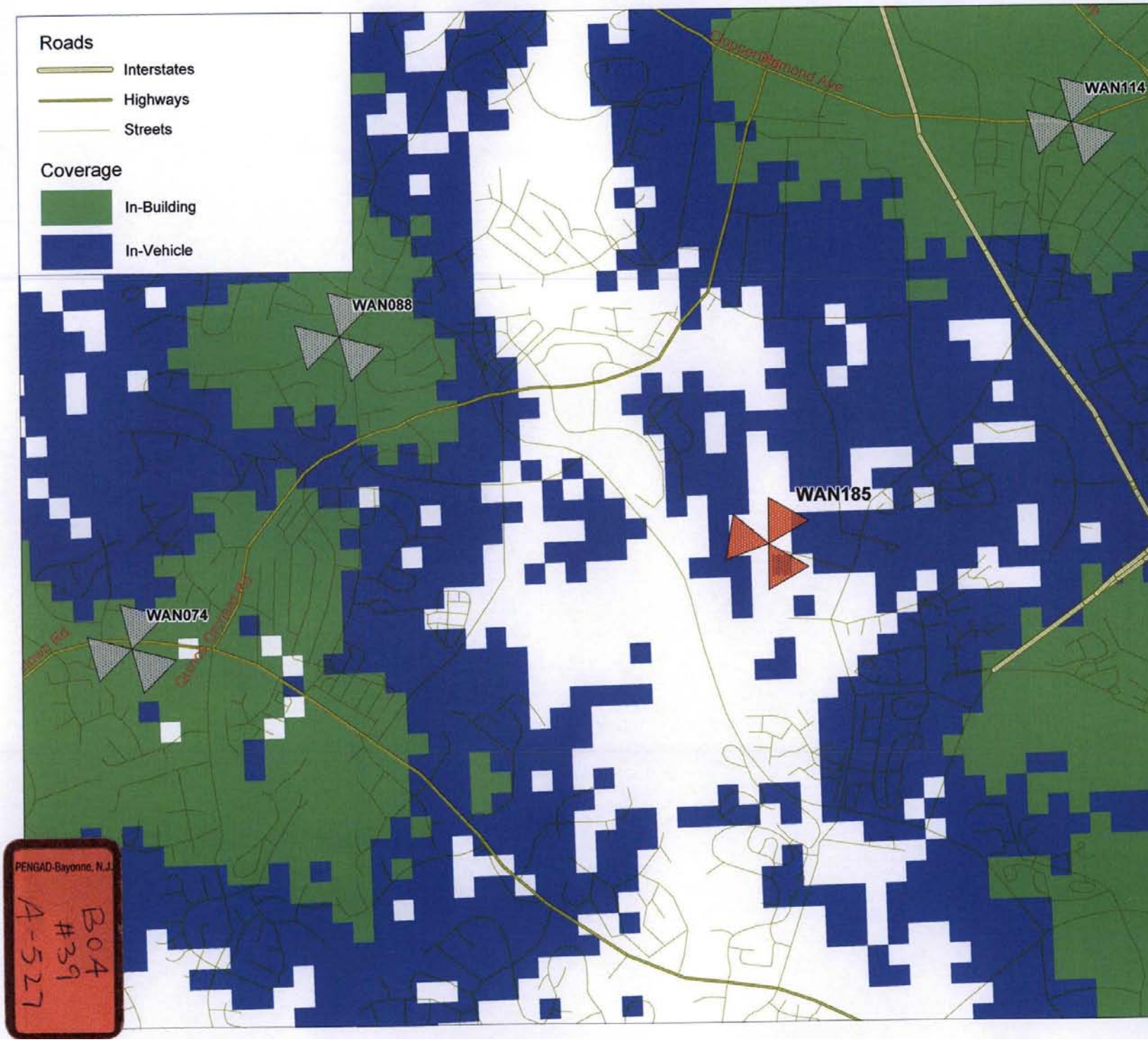
MD3807_Suffield

Coverage w/o MD0430 and w/ MD3807



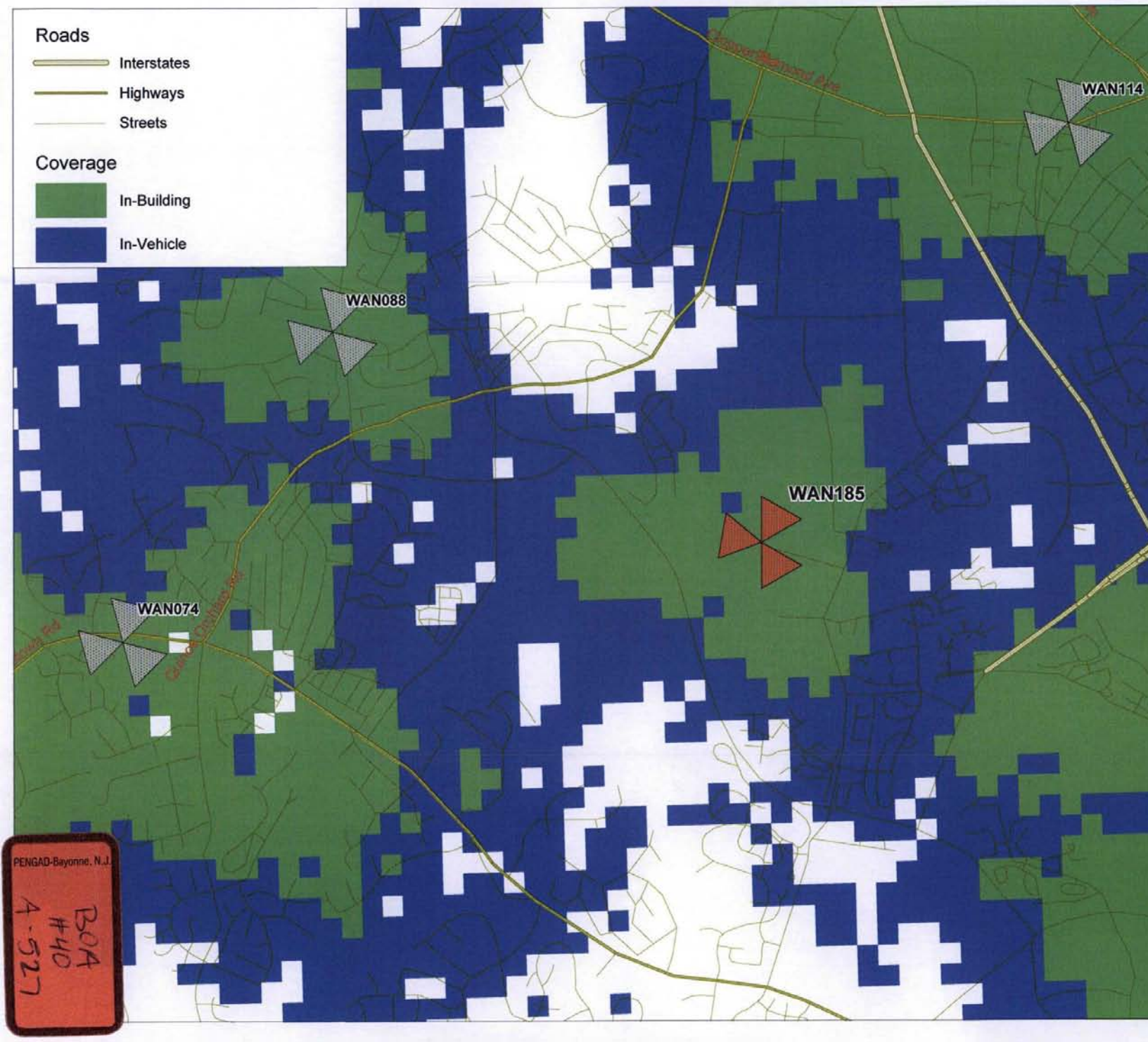
PENGAD-Bayonne, N.J.
B04
#38
A-527

Current Coverage of the On-Air Sites Surrounding WAN



PENGAD-Bayonne, N.J.
B04
#39
A-527

Future Coverage of the On-Air Sites with Proposed Site WA



PENGAD-Bayonne, N.J.
BOA #40 A-527

MONOPOLE IMPACT STUDY

ON RESIDENTIAL REAL ESTATE VALUES

FOR

Homes in the Subdivision
Known as

THE HUNT AT FAIRFAX STATION

in Fairfax County,
Virginia

REPORT DATE:

March 8, 1996

PREPARED FOR:

Bell Atlantic NYNEX Mobile, Inc.
9000 Junction Drive
Annapolis Junction, MD 20701

PREPARED BY:
THORNE CONSULTANTS, INC.
4520 East-West Highway, Suite 620
Bethesda, Maryland 20814
TEL: (301) 907-0344 FAX: (301) 907-2626

EXECUTIVE SUMMARY

Bell Atlantic NYNEX Mobile engaged Thorne Consultants, Inc. to identify residential value trends in neighborhoods both near and distant from its cell site location at 6401 Ox Road, Fairfax Station, Fairfax County, Virginia. The purposes of the assignment are to identify residential sale prices, establish factors likely affecting prices, and provide an opinion as to the probable effect of the cell site on residential property values. At the client's direction, the period of investigation spanned July 1, 1994, through December 31, 1995.

The cell site is located along the east side of Old Ox Road to the north of Woodfair Road and the Fairwood Freewill Baptist Church, in the southeast quadrant of the Fairfax County Parkway (Route 7100) and Ox Road (Route 123) interchange. According to Bell Atlantic NYNEX Mobile, the site was under construction in October and November 1993 and was in operation in December 1993.

The cell site is located adjacent to a subdivision known as The Hunt at Fairfax Station. This subdivision is large enough to contain some neighborhoods which are near the cell site and others which are approximately one mile away. We identified twenty sales in these neighborhoods and determined their distances from the cell site. We obtained sale prices from TRW-REDI Property Data, and inspected each sale to identify other variables (such as lot size and lot type) that typically affect sale price. Since the houses were all built by Toll Brothers, we were able to compare the sale prices of the same model house in different locations. Each sale we considered represents a conveyance that was made after the cell site was built and in operation.

We found no evidence of a relationship between proximity to the cell site and sale prices. In fact, two of the model types (Brandywine and Madison) achieved the highest sale prices on lots located nearest the cell site. In the case of the Brandywine model, the highest sale price was achieved by a house located approximately 200 feet from the cell site -- the nearest of any house sale evaluated and the only sale with a clear view of the monopole.

All of the houses in this subdivision originally were built and marketed by Toll Brothers. A representative of this developer/builder advised us that proximity to the Bell Atlantic NYNEX Mobile monopole did not influence either pricing or marketability. This is consistent with the sales data.

In our opinion, proximity to the cell site did not affect sale prices of homes in The Hunt at Fairfax Station.

The reader is advised that this is not an appraisal report. No real estate appraisal or valuation estimates are provided in this report. Readers are cautioned that no valuation or appraisal estimates may be inferred about any of the properties that are mentioned or referenced in this report.

INTRODUCTION

Background and Purpose

Bell Atlantic NYNEX Mobile engaged Thorne Consultants, Inc. to identify residential value trends in neighborhoods both near and distant from its cell site location at 6401 Ox Road, Fairfax Station, Fairfax County, Virginia. The purposes of the assignment are to identify residential sale prices, establish factors likely affecting prices, and provide an opinion as to the probable effect of the cell site on residential property values. At the client's direction, the period of investigation spanned July 1, 1994, through December 31, 1995.

This is not an appraisal report. The purpose of this report is to provide data, information and opinions about housing price trends within a time period defined by our client. No real estate appraisal estimates are provided in this report, and readers are cautioned that no valuation or appraisal estimates may be inferred about any of the properties that are mentioned or referenced in this report.

Cell Site Location and History

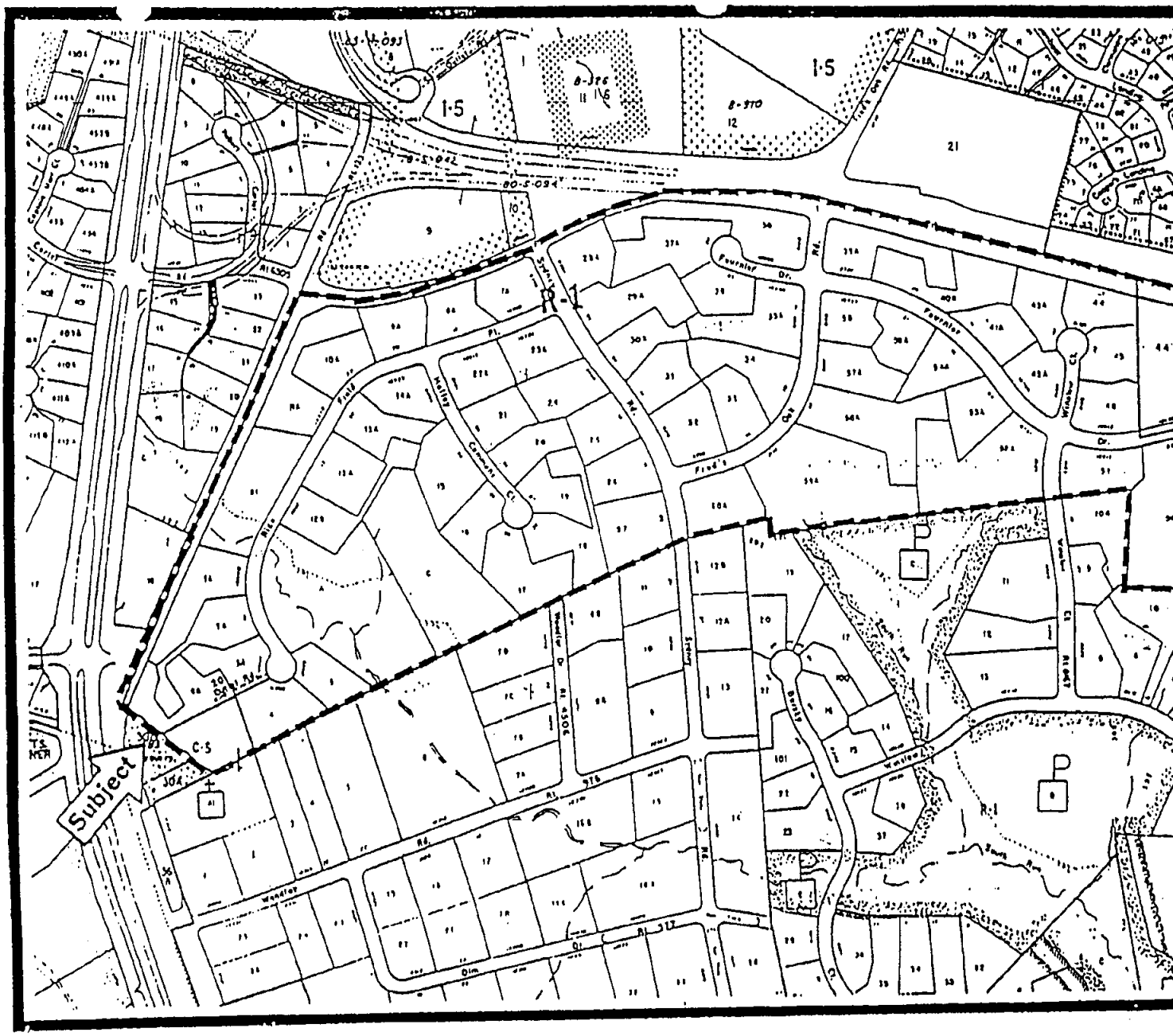
The cell site is located along the east side of Old Ox Road to the north of Woodfair Road and the Fairwood Freewill Baptist Church, in the southeast quadrant of the Fairfax County Parkway (Route 7100) and Ox Road (Route 123) interchange. According to the Fairfax County Department of Transportation, *this interchange opened in July 1995*. This location is approximately eight miles south of Interstate Route 66's Exit 55 in an unincorporated area of Fairfax County known as Fairfax Station.

According to Bell Atlantic NYNEX Mobile, *the cell was under construction in October and November 1993 and was in operation in December 1993.*

Study Area

The study area is defined as a subdivision of 61 detached single-family homes on lots known as The Hunt at Fairfax Station. The land developer and home builder was Toll Brothers. According to David Gullick, Toll Brothers' project manager for the subdivision, *sales in this subdivision began in May 1992 and were completed (except for one lot) in September 1994.*

This subdivision is bounded on the west by Old Ox Road, on the north by Pohick Road, on the east by Pohick Station Drive, and on the south by other subdivisions including Fairwood Acres and Fairfax Station East. The study area is defined on the following page.


Subject
1·5
1·5
21
R-1
R-1
Fournier Dr.
Wandlow Rd.
Wandlow Dr.
Wandlow Ct.
Sydney
Halley
Fred's
Oak
Winslow
Dim
C-5

STUDY AREA

The subdivision was selected as the study area because it lies adjacent to, and extends approximately one mile from, the cell site. Further, the study area contains similar houses which were built and marketed by one builder during a recent time period. Moreover, there is homogeneity with regard to other important neighborhood influences such as access and proximity to the same schools, housing stock (age, style, and condition), shopping, and recreational amenities. The shape and scale of the subdivision (refer to the map on the preceding page) negated the search for sales outside the subdivision to estimate any impact of the monopole.

Methodology

The methodology used in this study included six interrelated tasks:

1. Retrieve and identify sales data

   House sales that occurred in the study area were identified through use of TRW-REDI Property Data files. TRW-REDI reports public record information such as grantor, grantee, address, date of sale, lot size, model and size of house sold, sale price, sale price per square foot, deed reference, and similar information. Our search criteria included all houses in the study area that were sold from July 1, 1994, through October 26, 1995. Conveyances made after October 1995 were not available through TRW-REDI.

   Housing stock varies widely outside the confines of this subdivision, but in the general vicinity. Most of the nearby subdivisions are developed with lower-priced, much older homes with diverse housing styles. Hence, the ability to find price and style analogues in these other neighborhoods was not possible.

2. Inspect sales

   Each sale was inspected and photographed. Whether or not the monopole was visible from the site was noted. Other characteristics such as lot type and housing style were noted. The inspection date for all 20 sales was February 26, 1996.

3. Measure distance from the monopole

   The straight-line distance of each sale from the monopole was scaled using Fairfax County tax maps.

4. Prepare analytic tables

Sales and distance data for each house were posted into spreadsheet tables. The data were sorted to identify the relationship between sale prices and distance from the monopole.

5. Obtain supplemental information

Additional information useful to the analysis was obtained through conversations with representatives of Toll Brothers, Fairfax County and the Federal Aviation Administration.

6. Prepare analysis and write the report

We subsequently prepared our analysis and documented our findings and opinions in this report.

External Factors Potentially Influencing the Study Area

The cell site is not the only variable that may have affected house prices in the study area. As noted, access to the area was being improved through the extension of the Fairfax County Parkway and the construction of an interchange with Ox Road to the immediate north. Anticipation of this change and the opening of the interchange may have affected sale prices.

Two large transmission towers, unrelated to the Bell Atlantic NYNEX Mobile monopole, are located in the northwest quadrant of the interchange on sites at the end of Arrington Drive next to the Swim and Tennis Club of Fairfax Station. According to the Federal Aviation Administration (FAA), the largest is an FM radio station antenna operated by WBMW (106.7 FM). The smallest, which consists of two tower structures joined by a beam, is a radio communications link antenna (RCL repeater) operated by the FAA. *Both towers have been in place for at least 20 years.* These are highly visible from various locations within the study area and are much more conspicuous than the Bell Atlantic NYNEX Mobile monopole. Photographic views of these towers from several points within the study area are presented in the addenda. It is possible that the reaction, if any, of buyers and sellers to these towers may have affected sale prices. However, according to Toll Brothers, the presence of the monopole and the towers had no influence on the prices paid for the homes or their absorption pace.

Other land uses adjacent to the study area may have affected sale prices. Some portions of the study area are near major roads and are therefore subject to traffic noise. Elevated power lines run along the rear of some lots and may have affected sale prices. Moreover, the land uses on each side of the monopole site are undesirable, i.e., an abandoned old gas service station and a fire-damaged-and-abandoned Seven Eleven convenience store. The monopole and its adjacent building represent a visible improvement over the poor condition of the adjacent buildings.

Market conditions (demand, prices, and home mortgage interest rates) may have fluctuated slightly during the study period. However, as all sales were of houses constructed by the same builder in the same subdivision, and as all occurred within a limited time period, it is not likely that market conditions affected one part of the subdivision differently than other parts, or that there were significant changes in market conditions or in development and construction economics during this brief period.

RESEARCH FINDINGS AND CONCLUSIONS

Number and Types of Houses Sold

Twenty house sales between July 1, 1994, and October 26, 1995, were identified using the latest TRW-REDI data. All sales were made well after the monopole was constructed and in operation. These sales, which included six models, are summarized below.

HOUSES SOLD IN THE STUDY AREA, JULY 1, 1994 THROUGH OCTOBER 26, 1995			
Model type	Number Sold	Sale Price Range	
		Amount	Per Square Foot
Brandywine	3	$416,465/$437,793	$111/$114
Cedarbrook	4	$460,877/$483,000	$117/$146
Cornell	3	$401,671/$434,946	$109/$141
Madison	4	$484,328/$508,864	$107/$121
Mercer	4	$429,746/$502,663	$113/$129
Wellington	2	$458,882/$486,363	$93/$98
Source: TRW-REDI Property Data CD ROM, February 1996.			

Sale Prices and Distance from the Monopole

We compared sales of the same house type, examining sale price and distance from the monopole for each house. The results are presented on the following table. Additional data and photographs of each house sale are in the addenda.

SUMMARY OF HOUSE SALES IN THE STUDY ARE

Lot #	Location Str. #	Address	Date Sold	Model	Lot Type	Lot Size (Acres)	Monopole View	Monopole Dist. In Feet	Remarks	Sale Price Amount ($)	Sale Price $ p Fo
6A	10990	Rice Field Place	Jun-95	Brandywine	Cul-de-sac	1.153	Yes	200	Borders cell site	437,793	1
11A	10940	Rice Field Place	Nov-94	Brandywine	Interior	1.549	No	1,300	Monopole visible from street	416,465	1
56	6183	Freds Oak Road	Feb-95	Brandywine	Corner	0.827	No	2,900	No Comment	419,357	1
21	6203	Halley Commons	Oct-94	Cedarbrook	Interior	0.830	No	1,700	No Comment	463,500	1
28A	6201	Sydney Road	Jun-95	Cedarbrook	Corner	0.957	No	2,300	Power lines apparent/rear yard	483,000	1
41A	10714	Fournier Drive	Sep-94	Cedarbrook	Interior	0.828	No	3,400	No Comment	463,219	1
46	10612	Fournier Drive	Jul-94	Cedarbrook	Corner	0.925	No	3,600	No Comment	460,877	1
36	10803	Fournier Drive	May-95	Cornell	Cul-de-sac	0.826	No	2,600	Exposed to traffic noise	404,733	
47A	10604	Fournier Drive	Apr-95	Cornell	Interior	0.849	No	4,000	Exposed to traffic noise	401,671	
49	10605	Fournier Drive	Mar-95	Cornell	Interior	3.002	No	4,000	No Comment	434,946	
9A	10920	Rice Field Place	Aug-94	Madison	Interior	0.935	No	1,700	Power lines apparent/rear yard	492,969	
35A	6184	Freds Oak Rd.	Mar-95	Madison	Corner	1.470	No	2,700	No Comment	484,328	
38	10800	Fournier Drive	May-95	Madison	Cnr/cul-de-sac	1.850	No	2,800	Exposed to traffic noise	500,563	
51A	6211	Winslow Court	Jul-94	Madison	Corner	1.138	No	3,500	Winslow St. barricaded	508,864	
29A	6205	Sydney Road	Jul-94	Mercer	Interior	1.485	No	2,300	No Comment	502,663	
42A	6104	Winslow Court	Nov-94	Mercer	Corner	0.831	No	3,400	No Comment	429,746	
45	6103	Winslow Court	Sep-94	Mercer	Cul-de-sac	0.826	No	3,600	No Comment	444,755	
50A	10609	Fournier Drive	Aug-94	Mercer	Interior	2.852	No	3,700	No Comment	489,702	
37A	10804	Fournier Drive	Dec-94	Wellington	Cul-de-sac	1.394	No	2,600	Exposed to traffic noise	458,882	
58A	6191	Freds Oak Rd.	Jul-94	Wellington	Interior	2.143	No	2,800	No Comment	486,362	

Refer to the text for discussion.

Source: Sales data obtained from TRW-REDI and Thorne Consultants, Inc.

House sale prices for the same model type can be expected to vary based upon factors such as lot size, lot type (interior, corner, cul-de-sac), model elevation (variations in the design of the model), and add-on amenities. Thus, different houses of the same model are likely to sell at different prices regardless of any exogenous influences including the monopole. According to the builder, no concessions were used to induce sales at The Hunt at Fairfax Station. In fact, the builder reported that the sales pace, activity, and motivation of the prospective home buyers for this subdivision were superior.

As indicated below, there is no apparent relationship between house prices and distance from the monopole:

Three Brandywine houses were sold. The highest sale price was paid for the house nearest the monopole. It is apparent that proximity to the monopole had no influence on price; however, the cul-de-sac amenities may have had a greater influence on the sale price.

Four Cedarbrook houses were sold. The second highest price was paid for the house nearest the monopole. The lowest price was paid for the house farthest away from the monopole.

Three Cornell houses were sold. The second highest price was paid for the house nearest the monopole.

Four Madison houses were sold. The third highest price was paid for the house nearest the monopole.

Four Mercer houses were sold. The highest price was paid for the house nearest the monopole.

Two Wellington houses were sold. Although the lowest price was paid for the house nearest the monopole, both sales were between 2,600 and 2,800 feet from the monopole.

Among all 20 sales, only one had a direct view of the monopole and was within a few hundred feet of the cell site. That sale was of a Brandywine model located at 10990 Rice Field Place. The house sold at a price higher than any other Brandywine model house sold during the study period.

According to Toll Brothers, the presence of the monopole had no bearing on sale prices. This appears to be the case, based upon empirical sales evidence.

Conclusion

Empirical data suggest that there is no relationship between single-family detached house sale prices and proximity to the Bell Atlantic NYNEX Mobile monopole. Where there are price variations among houses of the same model type, these appear to be a function of typical differences such as lot size and type, house elevation (model variation), and features such as the number of fireplaces.

In conclusion and in our opinion, there is no relationship between proximity to the Bell Atlantic NYNEX Mobile monopole and the sale prices of houses in the study area.

CERTIFICATION

We certify that, to the best of our knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are our personal, unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in any of the properties that are the subject of this report, and we have no personal interest or bias with respect to any of the parties involved.
- our compensation is not contingent upon the reporting of a predetermined single conclusion or conclusions that favors the cause of the client or the attainment of a stipulated result, or the occurrence of a subsequent event.
- Oakleigh J. Thorne has made personal exterior inspections of the residential sales included in this report and the relevant market area.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
- we have the knowledge and experience necessary to complete the assignment competently.
- no one provided significant professional assistance to the person signing this report.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I, Oakleigh J. Thorne, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.

Certified by,
THORNE CONSULTANTS, INC.

Oakleigh J. Thorne, CRE
VA Certified General Real Estate Appraiser #1708

March 26, 1996
Date

McPherson
& Associates, Inc.

Terrence W. McPherson, MAI, SRA
Stephen P. Barbour, MAI
Char L. Frith, MAI
Tracey L. McPherson, Associate

January 24, 2001

Sprint PCS
John Maguire, Esquire
Hollman, Hughes, Maguire, Timchula & Titus
189 East Main Street
Westminster, Maryland 21157

Dear Mr. Maguire:

At your request, I have conducted a market study of the impact of commercial telecommunications towers and associated equipment on residential properties.

The objective and purpose of this assignment is to prepare and submit a market study to the Frederick County Board of Zoning Appeals for their consideration regarding a request for a special exception to install a telecommunications tower. The problem is to determine the impact of telecommunications towers on the value of residential properties in Frederick County, Maryland. The intended users are Howard L. Leger of Sprint PCS, John T. Maguire, Esquire and members of the Frederick County Board of Zoning Appeals. The client is Sprint PCS. The intended use of this report will be for submission to the Board of Zoning Appeals as part of a request for a special exception to install a telecommunications tower. This study does not address the impact of a specific proposed tower on a specific property.

This report is intended to comply with the reporting requirements set forth under Standards Rule 5 (Real Property Appraisal Consulting) of the 2001 edition of the *Uniform Standards of Professional Appraisal Practice (USPAP)* for a written consulting report. The depth of discussion contained in this report is specific to the needs of the client and for the intended use.

SCOPE OF WORK: To complete this assignment, I inspected the subject site and the immediate surroundings, considered the surrounding land uses, sales and assessment data on the Maryland Department of Assessments and Taxation Real Property System and Trends Real Estate Data, reviewed tax maps and a site plan for the proposed telecommunications tower, inspected and analyzed market data in proximity to other tower sites in Carroll, Howard and Frederick Counties, and researched articles and publications and appraisal reports prepared by McPherson & Associates, Inc. concerning the impact of telecommunications towers on adjacent residential subdivisions and made a number of independent investigations and analyses.

365 West Patrick Street, Third Floor, Frederick, Maryland 21701
301-696-1117 1-800-759-9092 FAX: 301-694-5665

MARKET STUDY TO EVALUATE THE IMPACT OF TELECOMMUNICATIONS TOWERS ON RESIDENTIAL PROPERTIES IN CARROLL, HOWARD, AND FREDERICK COUNTIES, MARYLAND

Effective Date of Study: July 1, 2000

Prepared for:

Sprint PCS
c/o John T. Maguire, Esquire
Hollman, Hughes, Maguire, Timchula & Titus
189 East Main Street
Westminster, Maryland 21157

Prepared by:

Terrence W. McPherson, MAI, SRA
McPherson & Associates, Inc.
365 West Patrick Street, Third Floor
Frederick, Maryland 21701

The investigation undertaken and the major data sources included a review of pertinent planning documents, zoning maps and ordinances, and demographic data from the Frederick County Planning Office, and interviews with staff members of appropriate state and local government agencies, brokers and other major participants in the local real estate market.

This appraisal consulting report has been prepared in accordance with my interpretation of the real property/real estate consulting guidelines set forth by the *Code of Professional Ethics* and *Uniform Standards of Professional Appraisal Practice (USPAP)* of the Appraisal Institute and/or Appraisal Foundation.

PERTINENT DATES: Date of Report: January 24, 2001
Effective Date of Marketing Study: July 1, 2000

DESCRIPTION OF SUBJECT PROPERTY: This report does not consider the impact of a telecommunications tower on a specific property.

MARKET STUDY OF RELATIVE VALUES IN PROXIMITY TO TELECOMMUNICATIONS TOWERS: A comparative analysis method (quantitative and qualitative factors) will be used to estimate whether there is sufficient market evidence to determine if telecommunication towers have a measurable negative impact on properties adjoining or that have a full view a tower.

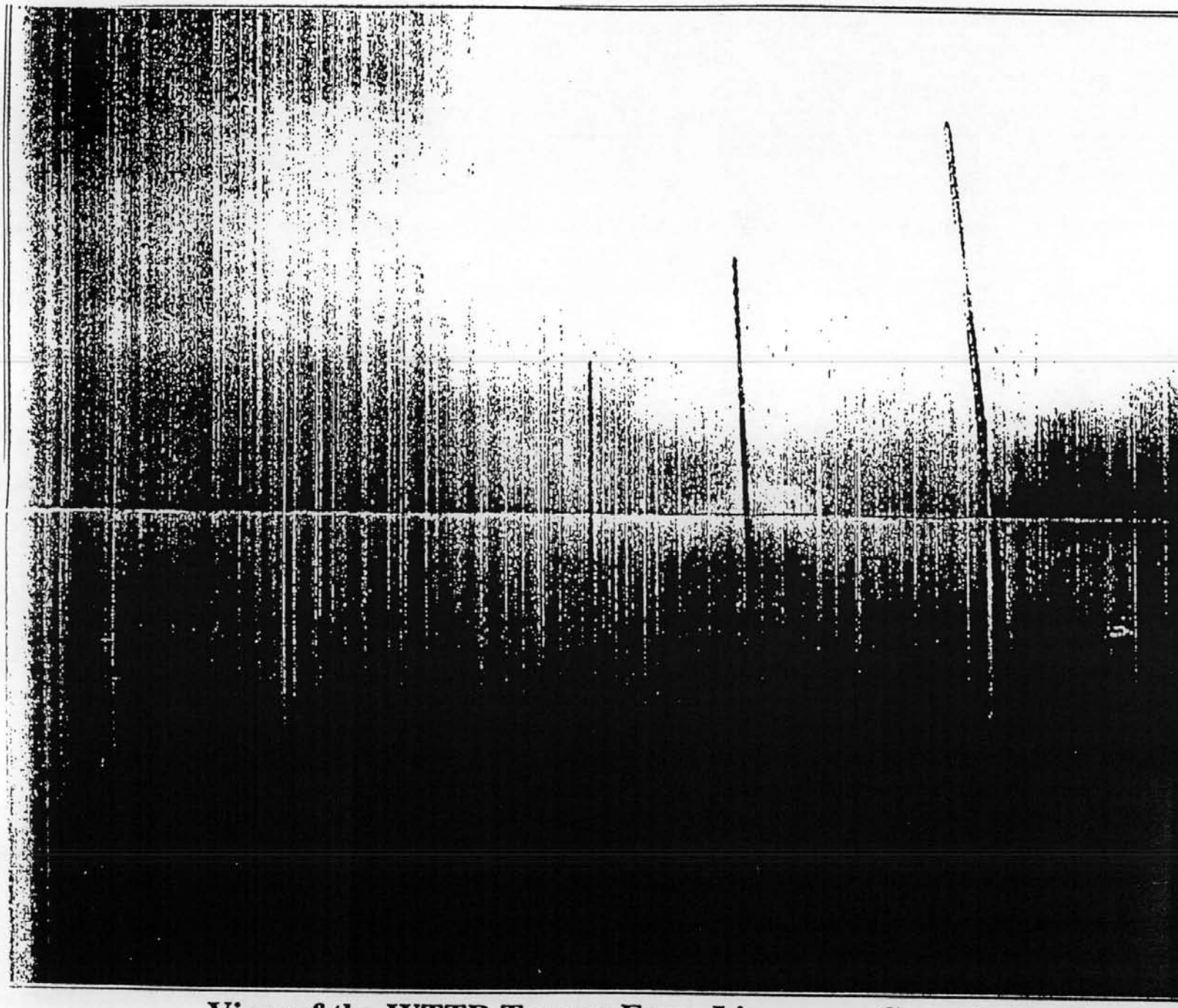
I have conducted a survey of house and finished residential building lot sales in proximity to and somewhat distant from telecommunications towers that are 200 feet in height or taller in the Westminster area of Carroll County, Cooksville area of Howard County, and the Monrovia/Kemptown area of Frederick County, Maryland. The improved sales will be analyzed on a price per square foot of gross living area. The house sales in Holly Hills were analyzed on average sale prices. Sales agents and builders were interviewed as part of this process. This analysis will test the markets' reaction to the proximity to telecommunication towers. From this analysis an opinion will be rendered as to the impact of telecommunication towers on surrounding properties. A summary of this analysis follows:

Carroll County:

Furnace Hills, Westminster: This residential subdivision is in the southwest portion of the corporate limits of Westminster, between Uniontown Road and Maryland Route 31. This subdivision is in a suburban setting. The western portion of this development adjoins a WTTR radio station. This station contains three telecommunications towers that are 306 feet in height with extensive guide wires and lights.

Masonry Macks Homes, Inc: This builder was selling new homes in 1999 at base prices that ranged from $158,500 to $182,400. The gross living area of the sales ranged from 1,440 to 2,232 square feet. The lot sizes of the sales range from 0.17 to 0.41 acres. Some of the lots on Fissure Court and Quartz Drive adjoin the WTTR towers. The Maryland Department of Assessments and Taxation Real Property System was used to research sales of new houses in this development. The sales were analyzed on an absolute sale price and price per square foot of living (enclosed) area. Sales adjoining the towers were compared to those sales within the subdivision not adjoining the towers.

The sales adjoining the radio tower site are highlighted on the following facing page with a photograph illustrating the proximity of the towers to the sales. The average absolute sale price and price per square foot for the total sales analyzed, average sale price of the sales that adjoin the towers and those sales within view (non-adjoining) of the tower are summarized as follows:



View of the WTTR Towers From Linganore Court in the Furnac
Subdivision, Looking in a Southerly Direction

	Total	Adjoining	Non-Adjoining
Absolute Sale Price	$171,450	$173,986	$170,725
Price/Square Foot	$ 97.83	$ 98.59	$ 97.62

This sales data indicates that the average absolute sale price of properties adjoining the tower is higher than the non-adjoining sales. The average price per square foot of the sales adjoining the tower is approximately $1.00 per square foot or approximately 1% higher than the non-adjoining sales.

The community sales manager for this development indicated that prices were not reduced or special marketing programs used for those houses that adjoin the towers. The sales data indicates there is no evidence to conclude there is a diminution in value for those houses that adjoin the towers as compared to those sales that are more removed.

Westminster Highlands: This water and sewer serviced subdivision is approximately three miles southeast of Furnace Hills, the west side of Ridge Road (Maryland Route 27) in the Westminster area. This development is not proximate to or within direct visual contact of a radio or telecommunications tower. The development is similar to Furnace Hills, except for the exposure to a telecommunications tower. The size of the house sales ranges from approximately 1,280 to 1,746 square feet. New home sales were researched in this subdivision and compared to new house sales in Furnace Hills. This data is summarized as follows:

Average	Westminster Highlands	Furnace Hills
Absolute Price	$155,305	$171,450
Price Per Square Foot	$ 101.58	$ 97.83

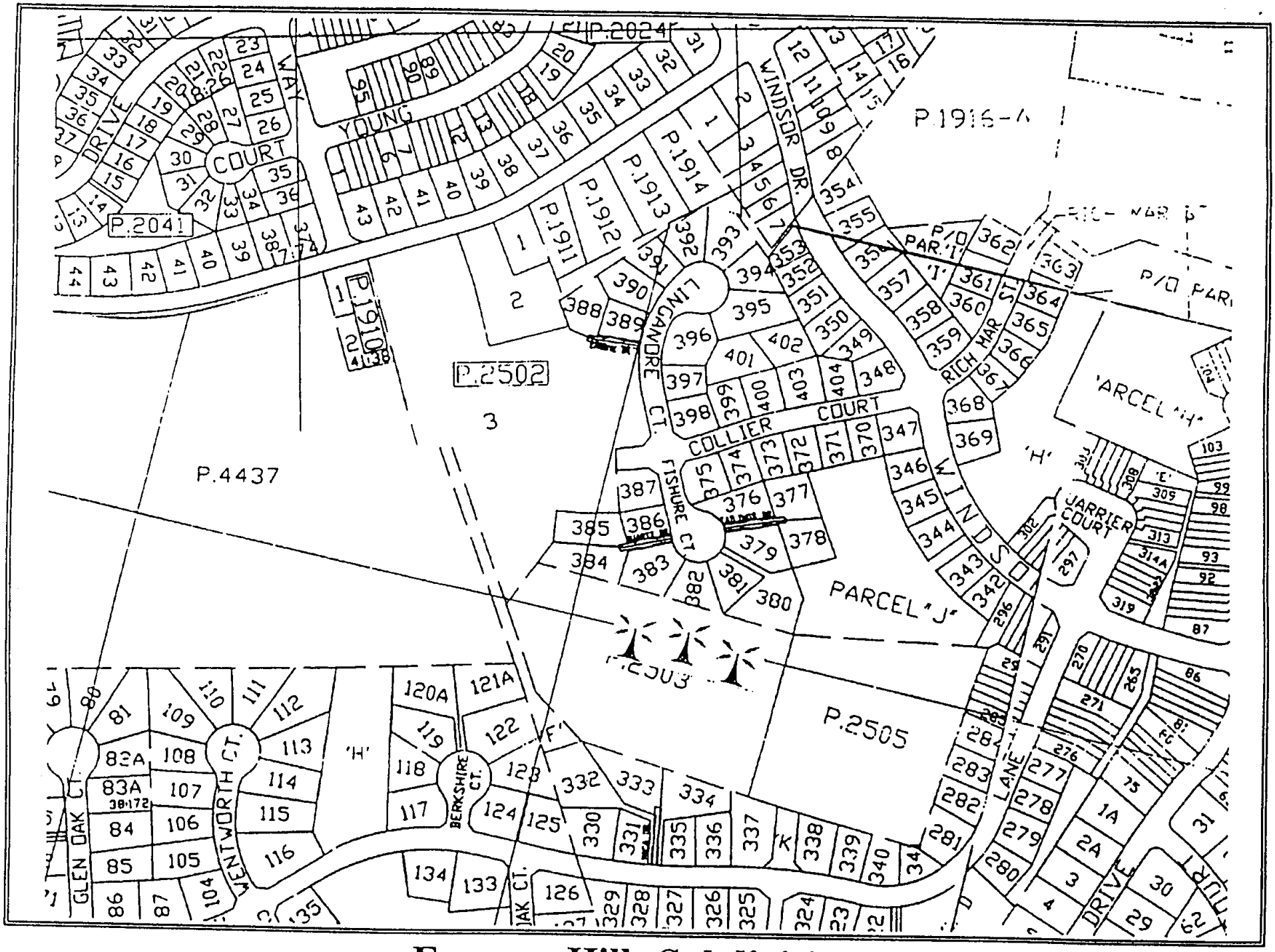
The average sales price of houses in Furnace Hills, exposed to radio towers, sold for a higher absolute price (approximately 10% higher) than Westminster Highlands. The average price per square foot of Furnace Hills sales is approximately 4% lower than the Westminster Highlands sales. The higher price per square foot of sales in Westminster Highlands is due to the smaller size (1,529 square feet) as compared to Furnace Hills (1,752 square feet). This analysis indicates the market has not penalized properties adjoining subdivisions with telecommunications towers.

Howard County:

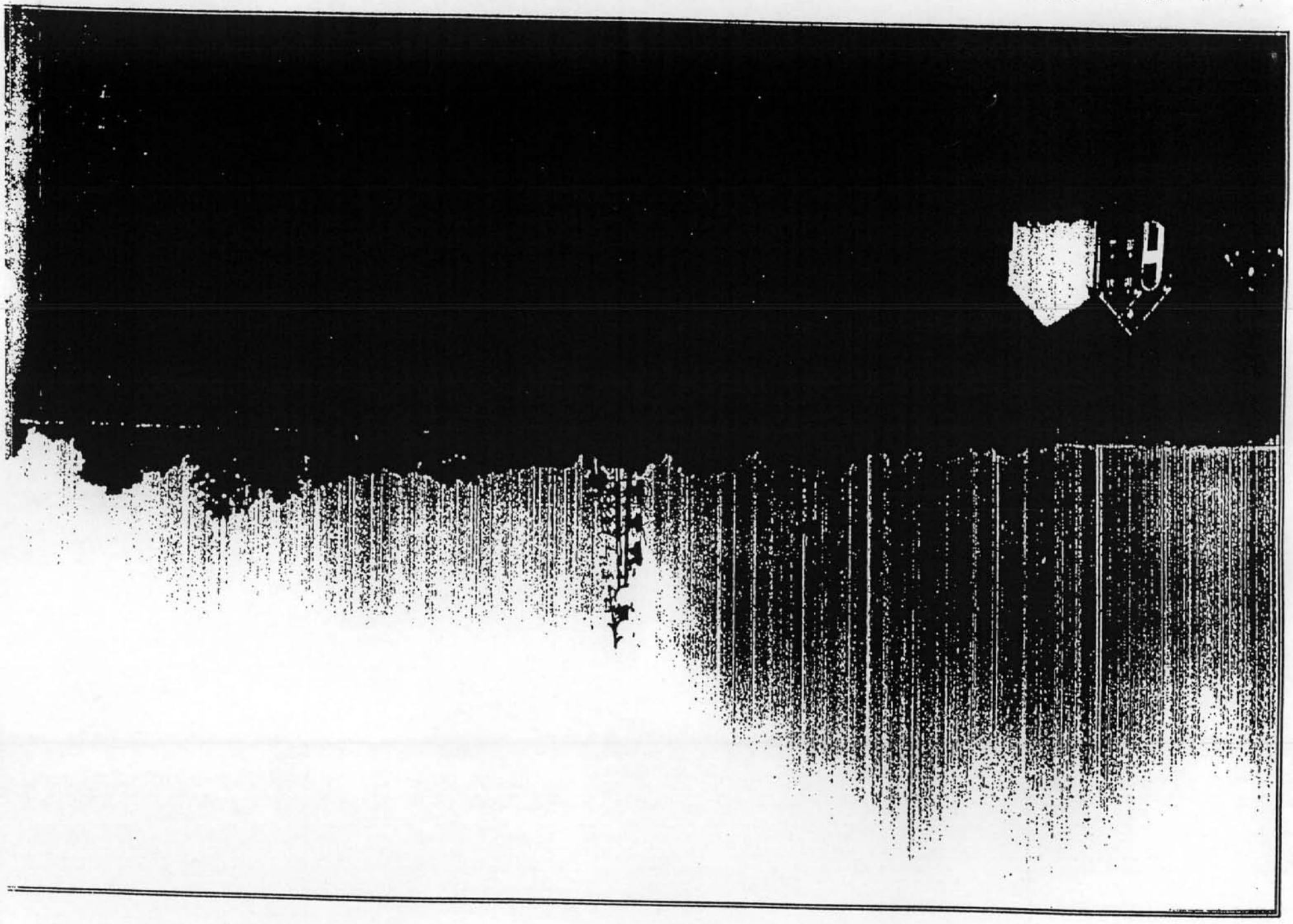
Riggs Meadows: This 42-lot subdivision is south of Maryland Route 144, on the west side of Roxbury Mills Road (Maryland Route 97) in the Cooksville area of Howard County, Maryland. This is a rural/residential area with residential subdivisions clustered among farmland. Ryan Homes is marketing eight, two-story models. The lot sizes, which are approximately one acre, are served with private well and septic systems. The size of the house sales ranges from 2,472 to 5,098 square feet. Houses on the west side of Meadow Tree Court and Sycamore Spring Court back to an elevated wooded conservation area that surrounds freestanding telecommunications towers. Two microwave towers (250 and 290 feet) are located on elevated lots accessed from Miller Mill Road.

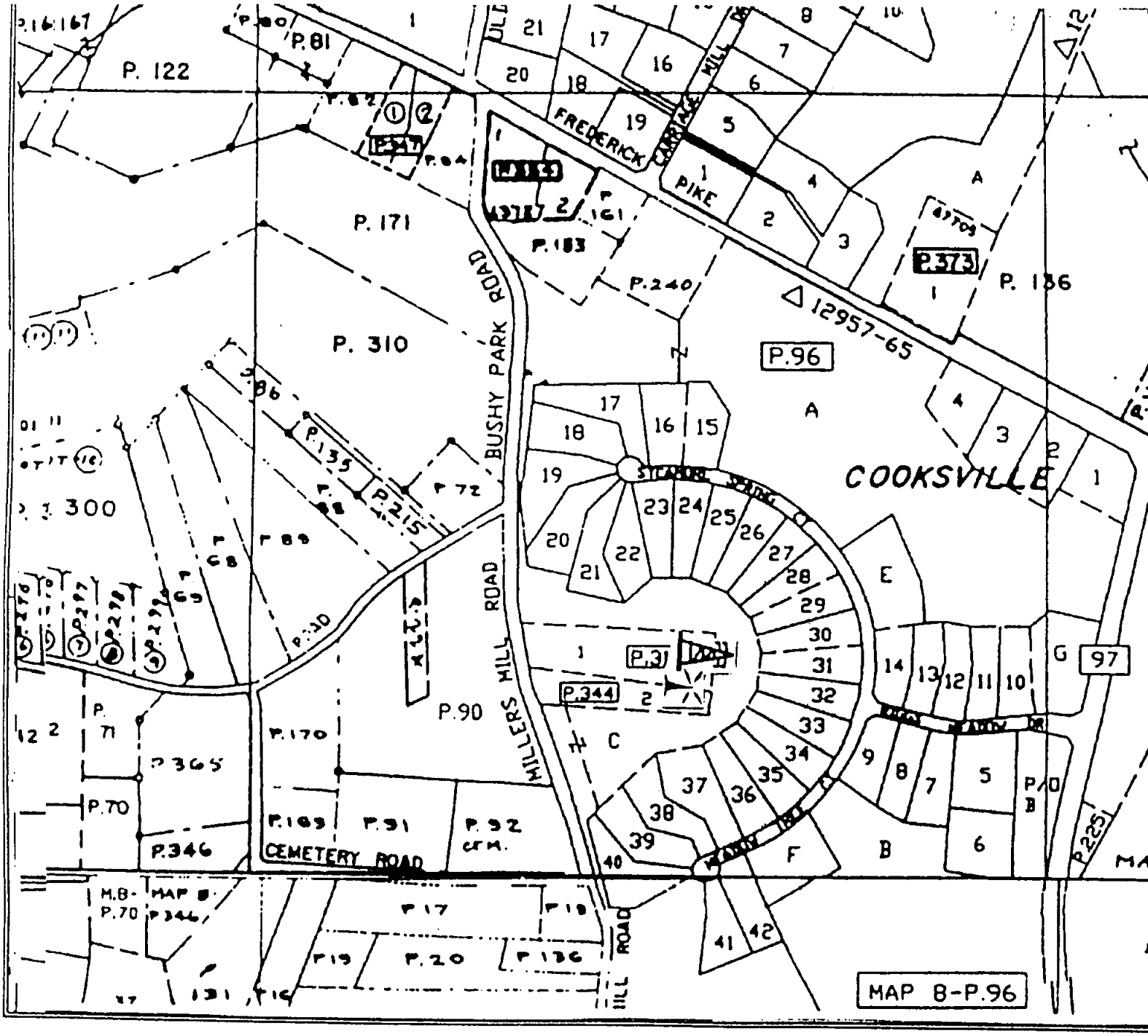
I have researched every new home sale in the subdivision and compared the sales of those houses that back to the conservation area bordering the tower lots and those more distant from the towers. The summary of this data follows.

Average	Total Sales	Adjoining	Non-Adjoining
Absolute Price	$338,582	$341,400	$334,826
Price/Square Foot	$ 114.60	$ 111.58	$ 118.97



Furnace Hills Subdivision





Riggs Meadow Subdivision

The sales adjoining the conservation area and towers, which sold for the highest average absolute price (approximately 2% higher than non-adjoining houses), are highlighted on a facing page with a photograph illustrating the proximity of the towers to the development. The average price per square foot of sales adjoining the towers is approximately 7% lower than the non-adjoining sales. Most of this difference is attributed to the smaller average house size of houses not adjoining the tower. Typically, there is an inverse relationship between size (gross living area) and the price per square foot of living area. A smaller house typically sells for a higher price per square foot and inversely, the larger house typically sells for a lower price per square foot. Consideration has also been given to a conversation with the sales agent who indicated that the proximity of the subdivision to the towers has not adversely impacted the absorption rate or sales price. In fact, it was noted prices were increased since the development opened. This analysis indicates the market has not penalized properties adjoining sites with telecommunications towers.

The sale prices of houses in Riggs Meadows were compared to new house sales in Carriage Mill Farms. This developing subdivision is located north of Riggs Meadows, on the north side of Maryland Route 144, further away from the influence of the towers. This development, however, is in proximity to Interstate Route 70. The lots contain approximately one to one and one-half acres. The size of the house sales ranges from 2,450 to 2,976 square feet. The average absolute sale price and price per square foot of the new house sales from August 1997 through March 2000 is $287,676 and $108.00 per square foot. The average absolute sale price and the price per square foot is less than the sales in Riggs Meadows, further indicating no market evidence of a diminution in value due to the proximity to telecommunications towers.

Frederick County:

Fairways at Holly Hills, New Market: This 226 lot golf course development is located between the City of Frederick and New Market on the south side of Interstate Route 70. The subdivision surrounds the Holly Hills Country Club and an 18-hole golf course. The country club contains a clubhouse, swimming pool and tennis courts.

The Frederick County Board of Appeals approved a request in November 1995 to construct a lattice type telecommunication tower 240 feet in height on a property adjacent to the subdivision. The tower contains blinking lights. The developer of the subdivision was concerned that tower would negatively impact the absorption rate and value of new homes and appealed the decision. The appeal was denied in Frederick County Circuit Court in the second half of 1996 and the tower was constructed.

The average sale price and absorption of new houses and finished lot sales were researched and analyzed and the developer interviewed to determine the impact, if any, of the tower on the subdivision. The proximity to Interstate Route 70 and the impact of the golf course increase the difficulty in extracting the impact of the tower.

The average sale prices of new houses in 1995 and the first half of 1996, prior to construction of the tower, were $295,478 and $302,806, respectively. The average sale price in the second half of 1996 (during and after construction of the tower) was $308,719. The average sale price of houses increased 25.1 % from the second half of 1996 to the end of 1999 ($386,177 - $308,719 / 3.5 years) or approximately 7 % annually. The developer indicated that some of the highest lot prices (custom lots) are located along Broadmoor Terrace, which faces the tower. The developer indicated that the tower did not have the negative impact originally anticipated. The absorption rate of new homes was 2.4 per month in 1995 and 2.8 per month in the first half of 1996. The absorption rate declined to 2.25 units in 1996 and has ranged from 2.1 units in 1997 to 2.8 units in 1999. The overall absorption rate exceeds another golf course subdivision in Frederick County.

This analysis suggests that the proximity of the tower to the subdivision did not impose a measurable impact on the sale price and absorption rate of new houses and lots in the development.

Monrovia/Kemptown: I have also investigated recent lot sales in the developing Valley Ridge subdivision on the east side of Maryland Route 75, which is within direct view and less than one mile from a 360-foot microwave tower on an elevated site. This location is in a rural residential area of southern Frederick County. The sizes of these open lots range from 1.14 acres to 1.39 acres. Most of the lots are in plain view of the tower. The paired data analysis will be used to quantify the impact, if any, due to exposure/view of the telecommunications tower. The paired data analysis is a process of mathematical deduction where sales are compared that are similar in all respects except for the element or adjustment that is being measured.

Lot sales at Valley Ridge with exposure to the tower were compared to similar lot sales without or a distant view of a telecommunications tower. Lot sales without direct exposure to this tower, similar to the lots in Valley Ridge, range from $75,000 to $90,000. The $90,000 sale contained 2.6 acres and was partially wooded. The predominant sale price of lots similar in terms of size and physical features is $80,000 to $85,000. A lot sale in West Oak was used for this analysis, as summarized below:

	Date of Sale	Location	Size (Acres)	Sale Price
Sale in Proximity/View	01/98	Lot 9, Valley Ridge Dr, Nevets Pl	1.47	$85,000
Sale Not in Proximity/View	01/98	Lot 31, Caleb Wood Dr., West Oak	1.41	85,000
Difference Attributed to Tower				$ 0

I have researched additional sales with no or distance views of similar telecommunications towers that indicate no penalty is attributed to a residential building lot in view of a telecommunications tower larger than the one proposed for the subject.

ARTICLE: I reviewed an article entitled *The Impact of Communication Towers on Residential Property Values*, published in *Right of Way Journal* on pages 10 through 17, in the March/April 1999 Edition, by the International Right of Way Association. The article, written by Allen G. Dorin Jr. MAI, SRA and Joseph W. Smith, III, presents the findings of a study of the impact on residential property values due to proximity or view of communication towers. The study was prepared for a major cellular phone provider.

The study area was within the Richmond-Petersburg Metropolitan Statistical Area (MSA) of Virginia. Six tower sites, with heights in excess of 150 feet, were included in the study. The article and the study concluded, *there was no consistent market evidence suggesting any negative impact upon improved residential properties exposed to such facilities in the areas included in the study.* The conclusion of this study supports my findings set forth above.

CONCLUSION: Based upon the above data and analysis of market data at three tower locations in Carroll, Frederick and Howard Counties, it is my opinion there is no discernable difference in pricing of lots or houses that are proximate or non-proximate to the telecommunications towers surveyed.

This appraisal consulting report is predicated on the *Underlying Assumptions and Contingent Conditions* on Pages 6 and 7.

Terrence W. McPherson, MAI, SRA
Certified General Real Estate Appraiser
State of Maryland No. 04-638

CERTIFICATION OF THE CONSULTANT: The undersigned does hereby certify that as of July 1, 2000, except as otherwise noted in this appraisal report:

1. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

2. We have no personal interest or bias with respect to the subject matter of this report or the parties involved, and our fee for the preparation of this report is not in any sense contingent upon the opinions or conclusions herein reported, nor contingent upon anything but the delivery of this report.

3. Our engagement in this assignment was not contingent upon (developing or reporting) a predetermined result.

4. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined result that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.

5. To the best of our knowledge and belief, the statements of fact contained in this report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

6. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions (imposed by the terms of our assignment or by the undersigned) and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

7. Our analyses, opinions and conclusions were developed, and this report has been prepared in conformity with and is subject to the requirements of the *Code of Professional Ethics* and *USPAP* of the Appraisal Institute and/or Appraisal Foundation. Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

8. The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Designated members meeting the minimum standards of this program are awarded periodic educational certification. As of the date of this report, Terrence W. McPherson has completed the requirements under the continuing education program of the Appraisal Institute.

9. Terrence W. McPherson made a personal inspection of the property that is the subject of this report. Other members of the firm that assisted in researching and verifying market data, no one other than the undersigned provided significant professional assistance in the preparation of this market study.

Terrence W. McPherson, MAI, SRA
Certified General Real Estate Appraiser
State of Maryland No. 04-638

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS: This report is made with the following understanding:

1. This consulting report is intended to comply with the reporting requirements set forth under Standards Rule 5 of *USPAP*. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this report.

2. The conclusions of this report is contingent upon the continuance of existing economic conditions both locally and nationally and is based on the current purchasing power of the dollar.

3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to conclusions, the identity of the appraisers or firm with which he is connected, or any reference to the Appraisal Institute or their respective professional designations. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.

4. Possession of any copy of this report does not carry with it the right of publication, nor may it be used by anyone other than the client without consent of the appraiser and, in any event, only in its entirety.

5. Information concerning the property furnished by the client and others is assumed correct.

6. The stamps and/or consideration placed on deeds are correct or reflect the correct relationship to the actual consideration.

COMPLIANCE WITH COMPETENCY PROVISION OF *USPAP*: The consultant certifies that they comply with the competency provisions of the *USPAP* both in terms of technical (property type) and geographic proficiency. No further steps were required to comply with this provision of the *USPAP*.

QUALIFICATIONS OF THE APPRAISER – TERRENCE W. MCPHERSON

Professional Membership/Affiliate:

- Maryland Certified General Real Estate Appraiser #04-638 (1991)
- Pennsylvania Certified General Appraiser #GA-001236-L (1994)
- Virginia Certified Real Estate Appraiser #4001-003413 (1995)

Appraisal Institute:
- MAI Designation, Appraisal Institute, 1984
- SRA, Senior Residential Appraiser
- Board of Directors, Washington Metropolitan Chapter, 1991
- Board of Directors, Maryland Chapter, 1994-1996
- Treasurer, Maryland Chapter, 1997
- Secretary, Maryland Chapter, 1998
- Vice President, Maryland Chapter, 1999
- President, Maryland Chapter, 2000

American Institute of Real Estate Appraisers:
- Board of Directors, Maryland Chapter No. 26, 1986-1989

Society of Real Estate Appraisers:
- Board of Directors, Washington Metropolitan Chapter, 1985-1989
- President, Washington Metropolitan Chapter, 1990

Education and Background:

- BA Degree (Magna Cum Laude) Political Science, University of Maryland, Baltimore County Campus, 1975
- Grimes & Associates Realty, Inc., Real Estate Sales, March 1976 to March 1979
- Baystate Appraisal Corporation, Associate Appraiser, March 1979 to October 1979
- Donald V. Urquhart & Assoc., Associate Appraiser, October 1979 to January 1985
- Associate Real Estate Broker - State of Maryland, 1980
- Partner - Grimes & Associates Realty, Inc., 1982 to 1984
- Partner - McPherson, Urquhart & Associates, October 1980 to January 1985
- Partner - Urquhart, McPherson, Hannan, Six & Assoc., January 1985 to March 1986
- Partner - McPherson, Six & Associates, Inc., April 1986 to June 1991
- Owner - McPherson & Associates, Inc., June 1991 to Present

Real Estate Courses Completed:

Frederick Community College:	- Basic Real Estate Principles
University of Maryland:	- Advanced Principles of Real Estate II
Montgomery Community College:	- Advanced Principles of Real Estate II
Society of Real Estate Appraisers:	- Course 101 - Introduction to Real Estate Appraising
	- R-2 Narrative Report Seminar

American Institute of Real Estate Appraisers:
- Course 1B, Capitalization Theory and Techniques (Parts I, II & III)
- Course II-1, Case Studies in Real Estate Valuation
- Course II-2, Valuation Analysis and Report Writing
- Course IV, Condemnation
- Course VIII, Single-Family Residential Valuation
- Standards of Professional Practice and Ethics Update: 1990

Appraisal Institute:
- Course AI420, Standards of Professional Practice (Part B), 1995
- Course AI410, Standards of Professional Practice (Part A), March 1, 1997

Seminars
- The Appraiser as an Expert Witness - May 1996
- Commercial Development and Market Update - January 1997
- Development and Valuation of Assisted Living Facilities - November 1997
- Mock Trial - November 1997
- Commercial Development and Market Update - February 1999
- Maryland Senior Housing Seminar - April 1999
- The Master Class - November 1999

Teaching Experience:

- University of Virginia - Extension Course, Introduction to Appraising Real Property, Guest Lecturer; SREA Course 102, Spring of 1987
- Montgomery Community College - SREA Course 102, 1986
- The Greater Baltimore Board of Realtors, Inc. - Appraisal Licensing Courses; 1991-1992

Qualified Witness: Frederick and Washington Counties Circuit Court, Maryland Tax Court, Federal Bankruptcy Court, Carroll County Board of Zoning Appeals, Prince Georges County Property Review Board, Washington County Property Review Board, and Fairfax County Property Review Board

Representative Clients:

- Bank of America
- Fredericktowne Bank & Trust
- BB&T
- First Union Bank
- Mercantile-Safe Deposit & Trust Co.
- F&M National Bank
- U.S. Justice Department
- Column Financial, Inc.
- SunTrust Bank
- Maryland State Highway Admin.
- United States Postal Service
- FCNB Bank
- U.S. Dept. of Interior, Park Service
- Richard F. Kline, Inc.
- Phoenix, Inc.
- Mellon Bank
- Woodsboro Bank
- MONY Life Insurance Company
- Federal Deposit Insurance Corp.
- Credit Suisse First Boston
- Nomura
- The Campbell Estate
- Exxon Corporation
- J.C. Penney Company, Inc.
- Ewing Oil Company
- Winchester Homes
- Kettler Brothers
- Attorneys and Private Individuals

Cross Section of Appraisals: Garden apartments, shopping centers, warehouses, office buildings, motels, truck stops, raw land, residential and industrial subdivisions, skating rinks, golf courses, quarries, veterinary clinics, farms, condemnation valuation, residential properties, partial interest valuations; market studies for apartment projects, consultations and absorption and financial feasibility analysis of mixed use projects.

Ramos, Lynnette M.

From: Mike Bennett [mbennett@mdsp.org]
Sent: Friday, September 01, 2006 8:40 AM
To: Michal, James R.
Subject: Nextel Use by Maryland State Police

Jim,
Sorry for the delay, this is a note to advise you that the Maryland State Police have approximately 450 Nextel units in use by the Command & support staff of the Maryland State Police. Nextel Direct Connect is the main mode of communications for this group for normal day to day operations and during emergencies.

Lt. Michael E. Bennett, Ret.
Director
Electronic Systems Division
Maryland State Police
Cell-443-829-7313

[redacted]

T-Mobile

T-Mobile Northeast LLC
12050 Baltimore Ave.
Beltsville, MD 20705

September 25, 2006

Christopher Blackburn
Sprint Nextel
6716 Alexander Bell Drive, Suite 230
Columbia, MD 21046

Re: WAN185 / Isaac Walton League

Dear Mr. Blackburn,

T-Mobile Northeast LLC (T-Mobile) is interested in co-locating on the proposed Sprint Nextel tower at the Isaac Walton League, 707 Conservation Lane, Gaithersburg, MD. T-Mobile is interested in co-locating at the highest available height, but can achieve its radio frequency objectives at 90 feet above ground level.

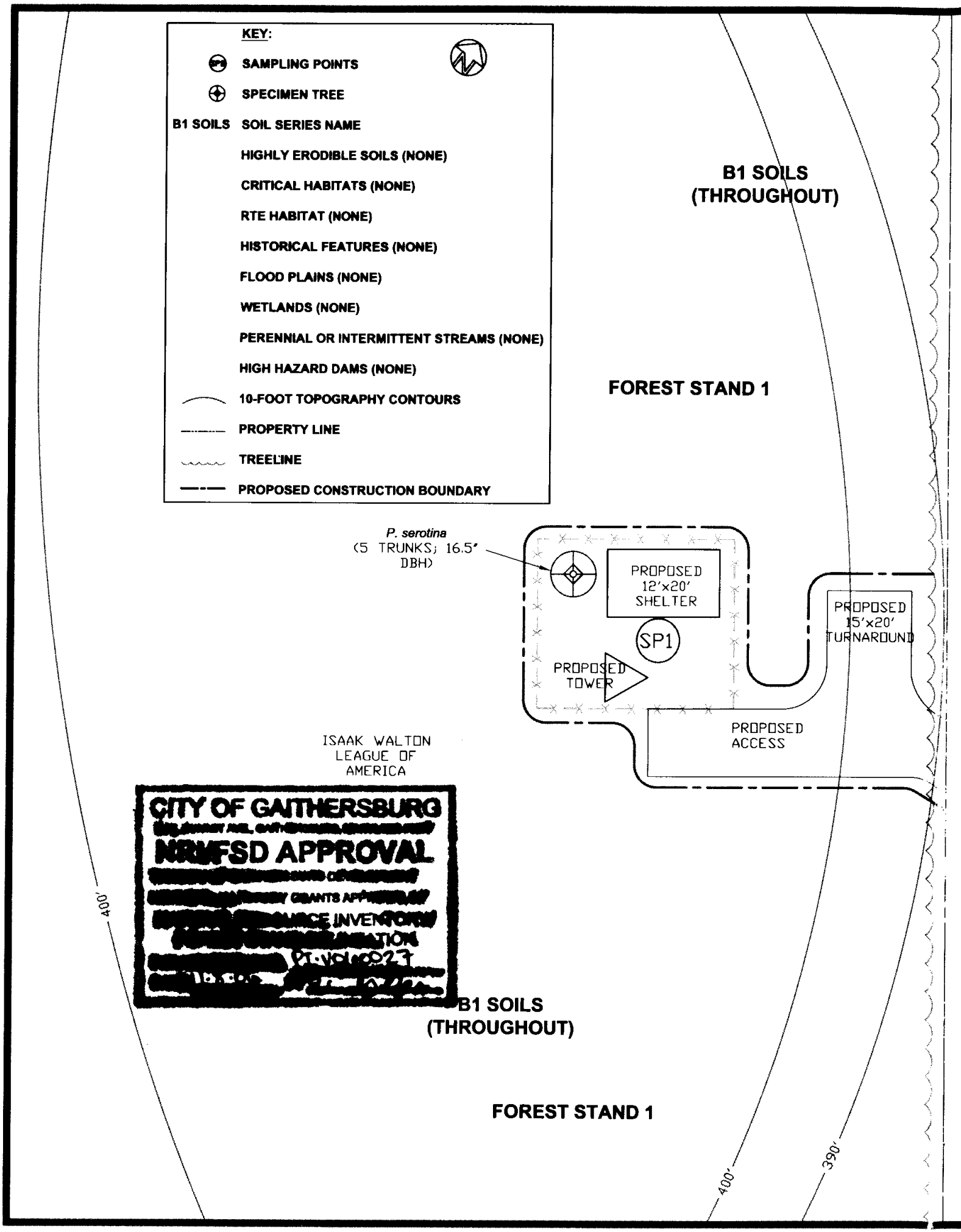
Please contact me if you need additional information.

Sincerely,

John Moore
Site Acquisition Consultant

T-Mobile USA, Inc.
Cell: (301) 980-2190
Fax: (240) 264-8604
12050 Baltimore Avenue
Beltsville, MD 20705

[redacted]


KEY:
SAMPLING POINTS
SPECIMEN TREE
B1 SOILS SOIL SERIES NAME
HIGHLY ERODIBLE SOILS (NONE)
CRITICAL HABITATS (NONE)
RTE HABITAT (NONE)
HISTORICAL FEATURES (NONE)
FLOOD PLAINS (NONE)
WETLANDS (NONE)
PERENNIAL OR INTERMITTENT STREAMS (NONE)
HIGH HAZARD DAMS (NONE)
10-FOOT TOPOGRAPHY CONTOURS
PROPERTY LINE
TREELINE
PROPOSED CONSTRUCTION BOUNDARY
B1 SOILS (THROUGHOUT)
FOREST STAND 1
P. serotina (5 TRUNKS; 16.5" DBH)
PROPOSED 12'x20' SHELTER
SP1
PROPOSED TOWER
PROPOSED 15'x20' TURNAROUND
PROPOSED ACCESS
ISAAK WALTON LEAGUE OF AMERICA
CITY OF GAITHERSBURG
NRMFSD APPROVAL
B1 SOILS (THROUGHOUT)
FOREST STAND 1
400'
400'
390'

AHMAD N MIRZA
109 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

AKIYOSHI SUGAWARA
119 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

ANA DE LEON
137 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

ANDREW ATRUST MICKUS
18 CARMEL DR
NOVATO CA 94945

ANITA J SCHWEINFURTH
119 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

ANNA K PERATINO
4303 REDONDA LN
NAPLES FL 34119

ANTONIO A CHUNG
121 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

ARNOLD E & C A FOELSTER
105 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

BARBARA E MANNING
131 TIMBERBROOK LN #102
GAITHERSBURG MD 20878

BARBARA F LOWERY
105 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

BERNICE V MILLER
121 TIMBERBROOK LN APT 101
GAITHERSBURG MD 20878

BOARD OF EDUCATION
850 HUNGERFORD DR
ROCKVILLE MD 20850

BRENDA POPE
C/O BRENDA MARCIAL-POPE
125 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

BRENT MILLER
127 TIMBERBROOK LN#101
GAITHERSBURG MD 20878

BRIAN SILL
109 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

BURTON M & L E POGELL
127 TIMBERBROOK LN #303
GAITHERSBURG MD 20878

CAROLYN J SEWARD
119 TIMBERBROOK LA #204
GAITHERSBURG MD 20878

CATHERINE U DISCHNER
119 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

CATHY E SAXMAN
135 TIMBERBROOK LN# 101
GAITHERSBURG MD 20878

CHANYUAN P & M S WANG
11309 CORAL GABLES DR
NORTH POTOMAC MD 20878

CHERYL A MURPHY
127 TIMBERBROOK LN #T103
GAITHERSBURG MD 20878

CHIA-TUNG KAO
103 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

CHRIS BLACKBURN
NEXTEL COMMUNICATIONS OF MIDATLANTIC
6716 ALEXANDER BELL DR
SUITE 230
COLUMBIA MD 21046

CHRISTOPHER C & MYKKA C FISHER
103 TIMBERBROOK LN #304
GAITHERSBURG MD 20878

CHRISTOPHER P MANGUM
131 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

CHRISTOPHER R JONES
137 TIMBERBROOK LN #104
GAITHERSBURG MD 20878

CITY OF GAITHERSBURG
806 W DIAMOND AVE
GAITHERSBURG MD 20878

CONSTANCE C BRADLEY
121 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

CYNTHIA R LIANG
125 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

DANIEL & OFELIA SANTOS
121 TIMBERBROOK LN #304
GAITHERSBURG MD 20878

DAVID L WORCESTER
THERESE M WORCESTER-AUBIN
127 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

DAVID M POSNER
105 TIMBERBROOK LN # T-102
GAITHERSBURG MD 20878

DEBORAH STONE
137 TIMBERBROOK LN APT 101
GAITHERSBURG MD 20878

DEBRA A TEITEL
125 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

DIANE R BRADBURY
127 TIMBERBROOK LN #201
GAITHERSBURG MD 20878

DO HEE KIM
115 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

DONALD H BAXTER
121 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

EDWARD J KOH
111 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

ELISA H GLADSTONE
109 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

ELISA S FOLTZ
109 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

EMIL WANG
115 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

ERIC WEINER
109 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

ESTHER S PAK
103 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

FARIDA UI
125 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

G R & S B NAVIDI
119 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

GEORGE PETROV
121 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

GEORGETTE D BACHINSKY
115 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

GERALD L SLOMKA
115 TIMBERBROOK LN # T-102
GAITHERSBURG MD 20878

GIRISH M JADHAV
135 TIMBERBROOK LN #T-3
GAITHERSBURG MD 20878

GOUTAM SATAPATHY
125 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

GREGORY M R WIRATUNGA
135 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

GWENDOLYN L OWENS
135 TIMBERBROOK LN #204
GAITHERSBURG MD 20878

HANK Y CHENG
SEOKTI CHONG
131 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

HARRIET T ZIMMERMAN
111 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

HARVEY R BALDERSON
119 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

HEATHER M MITCHELL
137 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

HELEN S DALAL
135 TIMBERBROOK LN #301
GAITHERSBURG MD 20878

HERBERT A UTZ
119 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

HOBART J 3RD EDMONDS
115 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

HUNTING HILL INVESTMENTS LLC
9901 NEWHALL RD
POTOMAC MD 20854

IZAAK WALTON LEAGUE OF AMERICA
707 CONSERVATION LA
GAITHERSBURG MD 20878

IZAAK WALTON LEAGUE OF AMERICA INC
707 CONSERVATION LN
GAITHERSBURG MD 20878

JACK D & TONDA L MATTHEWS
127 TIMBERBROOK LN#104
GAITHERSBURG MD 20878

JACQUELYN S SMITH
103 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

JAMES G & R B SCHUSTER
119 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

JAMES L COLEMAN
131 TIMBERBROOK LN #302
GAITHERSBURG MD 20878

JAMES MICHAL
JACKSON & CAMPBELL, PC
1120 20TH ST, NW
SOUTH TOWER
WASHINGTON DC 20036

JEAN M HOFFMAN
103 TIMBERBROOK LN
GAITHERSBURG MD 20878

JEFFREY J WHELAN
115 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

JENNY CHO
111 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

JOHN C STOKKE
115 TIMBERBROOK LANE #T-103
GAITHERSBURG MD 20878

JOHN C WALKER
115 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

JOHN D & L A RING
121 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

JOHN FRITTS
125 TIMBERBROOK LN
GAITHERSBURG MD 20878

JOHN P BRIAR
131 TIMBERBROOK LN #203
GAITHERSBURG MD 20878

JOHN V & K J GRUBER
125 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

JOSEPH K MICHAEL
127 TIMBERBROOK LN
GAITHERSBURG MD 20878

JOSHUA L GINSBURG
121 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

JUAN CARLOS & VIRGINIA RUAN
115 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

JUAN JOSE MORENO
121 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

JUDITH A S ASHLEY
115 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

JUDITH M HARLEY
135 TIMBERBROOK LN #104
GAITHERSBURG MD 20878

JUDITH P ZITO
109 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

JUDITH S SMITH
109 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

JULIA A FRANDSEN
109 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

KAREN M & PETER C BYRNE
105 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

KAREN ROBINS
121 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

KAREN SIMON
119 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

KAREN W IRWIN
127 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

KATHIKA ADHYA
C/O B SWEENEY GUARDIAN
200A MONROE ST STE 225
ROCKVILLE MD 20850

KATHLEEN B WHISNER
103 TIMBERBROOK LN # 101
GAITHERSBURG MD 20878

KEUM IL AHN
111 TIMBERBROOK LN APT 101
GAITHERSBURG MD 20878

KEVIN A STRANGE
105 TIMBERBROOK LN APT 101
GAITHERSBURG MD 20878

KEVIN RTRUST DRISCOLL
137 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

KIMBERLY K KLINE
137 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

KURT S PATRIZI
137 TIMBERBROOK LN #202
GAITHERSBURG MD 20878

LAKELANDS RIDGE HOA INC
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

LARS H & H S N RENLUND
105 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

LAURI ANN CHINAULT
135 TIMBERBROOK LN #102
GAITHERSBURG MD 20878

LAWRENCE C MILLER
119 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

LEONISA G GAYONDATO
103 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

LESHAWNDRA N PRICE
125 TIMBERBROOK LN #103
GAITHERSBURG MD 20878

LESLIE KERR
111 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

LI CUI
111 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

LICHUN WU
11538 SULLNICK WAY
GAITHERSBURG MD 20878

LINDA M O'LEARY
105 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

LOREN C YI
125 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

LYDIA I ROSAS-MARTY
121 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

MAGDALENA FABARA-NUNEZ
103 TIMBERBROOK LANE
GAITHERSBURG MD 20878

MANDY M WONG
105 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

MANSUKHLAL & NEILIMA SENJALIA
11303 ROYAL MANOR WAY
NORTH POTOMAC MD 20878

MARCIA WITT
111 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

MARGARET L LANGER
766 CLIFFTOP DR
GAITHERSBURG MD 20878

MARIAN K CHAPIN
135 TIMBERBROOK LN APT 203
GAITHERSBURG MD 20878

MARIE F BONANNO
135 TIMBERBROOK LN #103
GAITHERSBURG MD 20878

MARIETTA V MILLONAS
103 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

MARILYN BTRUSTUSTEE SHANKLAND
115 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

MARJORYTRUSTUSTEE DEVRIES
119 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

MARY ELLEN MESS
127 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

MARY J SPARKS
135 TIMBERBROOK LN #201
GAITHERSBURG MD 20878

MARY M ROSE
103 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

MARYAM HAERI
103 TIMBERBROOK LN APT 203
NORTH POTOMAC MD 20878

MICHAEL F DENNIS
137 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

MICHAEL J SWIONTKOWSKI
105 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

MIKEL BUDDE
T-MOBILE
12050 BALTIMORE AVENUE
BELTSVILLE MD 20705

MONTGOMERY COUNTY
101 MONROE STREET
ROCKVILLE MD 20850

MORTEZA MODARESSI
135 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

NANA K DADSON
137 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

NANCY ALLAN
131 TIMBERBROOK LN APT 101
GAITHERSBURG MD 20878

NELSON FIGUEROA-VELEZ
JACKSON & CAMPBELL, PC
1120 20TH ST, NW
SOUTH TOWER
WASHINGTON DC 20036

NINA KOUSTSIAS
125 TIMBERBROOK LN #104
GAITHERSBURG MD 20878

OLGAMARIE ATRUSTUSTEE MACCARY
127 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

ORIN T SCHEPPS
127 TIMBERBROOK LN #203
GAITHERSBURG MD 20878

PAMELA S EDELMAN
105 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

PARK SUMMIT HOMEOWNERS ASSN
INC % VANGUARD MGMT ASSOC
PO BOX 39
GERMANTOWN MD 20874

PATRICIA & DANIELLE M ESPINET
137 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

PATRICIA ATRUST SMITH
127 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

PATTI R TAM
119 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

PAUL CODER
111 TIMBERBROOK LN #104
GAITHERSBURG MD 20878

PHILIP MANDEL
111 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

PHILIP S RASKIN
135 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

PRINCY N & NIRMAL S KUMAR
10717 GOLDWOOD CT
POTOMAC MD 20854

RAM BALASUBRAMANIAN
SHRUTI JAPEE
54 CALABASH CT
ROCKVILLE MD 20850

RAMIN FARAHI-FAR
115 TIMBERBROOK LN #101
GAITHERSBURG MD 20878

RICHARD A WAVER
772 CLIFFTOP DR
GAITHERSBURG MD 20878

RICHARD M RINAUDOT
127 TIMBERBROOK LN APT 304
GAITHERSBURG MD 20878

RICK L PAUL
131 TIMBERBROOK LN #T-3
GAITHERSBURG MD 20878

ROBERT A DEBELLIS
131 TIMBERBROOK LN
GAITHERSBURG MD 20878

ROBERT L AYOROA
103 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

RONALD KOVACH
131 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

ROUMEN RADITCHKOV
VASILKA STOYCHEVA
10004 STERLING TER
ROCKVILLE MD 20850

SAM & LINDA K DOVELLE
127 TIMBERBROOK LN # T102
GAITHERSBURG MD 20878

SAM Y LEE
105 TIMBERBROOK LN APT 104
GAITHERSBURG MD 20878

SANDRA I SOLOMON
131 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

SERGEY L YEFIMOV
OLGA JURKOVA
111 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

SHAHROKH BEHZADI
C/O HUGHES NETWORK SYSTEMS
11717 EXPLORATION LN
GERMANTOWN MD 20876

SHANNON REED
111 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

SHEILA L & WARLITO A DAGUCON
PO BOX 700
SONOITA AZ 85637

SHELIA G ROWLETT
125 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

SIYEON LEE
125 TIMBERBROOK LN APT 201
GAITHERSBURG MD 20878

STACY HANDLER
119 TIMBERBROOK LN #101
GAITHERSBURG MD 20878

STAVROS S & KATHERINE M MOUNGELIS
115 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

STEPHEN G LINDENFELSER
135 TIMBERBROOK LN #303
GAITHERSBURG MD 20878

STEPHEN J LEE
3870 CARRIAGE HILL DR
FREDERICK MD 21704

STEPHEN PARKER
125 TIMBERBROOK LN APT 303
GAITHERSBURG MD 20878

SUN YOUNG LEE
137 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

SUSAN A SPRAGUE
121 TIMBERBROOK LN APT 202
GAITHERSBURG MD 20878

SUZANNE K CROCK
125 TIMBERBROOK LN APT 102
GAITHERSBURG MD 20878

TAK SHIH CHENG
WAI CHEUNG
12 SWEETWOOD CT
ROCKVILLE MD 20850

TARIQ MOIDUDDIN
121 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

TERRI L POWELL
131 TIMBERBROOK LN #201
GAITHERSBURG MD 20878

THOMAS & S E GARCIA
103 TIMBERBROOK LN APT T3
GAITHERSBURG MD 20878

THOMAS A & L B GREGORY
5303 WANETA RD
BETHESDA MD 20816

THOMAS F CONLAN
484 STEEPLE CHASE LN
MARTINSBURG WV 25401

TINA W & WILLIAM B SLEDGE
111 TIMBERBROOK LN APT T2
GAITHERSBURG MD 20878

TISH E HOVE
105 TIMBERBROOK LN APT 204
GAITHERSBURG MD 20878

UNITED STATES OF AMERICA
C/O NIST BLDG 101 A825-A/P
601 QUINCE ORCHARD RD
GAITHERSBURG MD 20878

VALENCIA J & THOMAS REAVES
121 TIMBERBROOK LN APT 302
GAITHERSBURG MD 20878

VLADIMIR D MITCHEV
DIMITRINA N DIMKOVA
2058 GEORGIAN LN
MORGANTOWN WV 26508

VLADIMIR E SVERDLOV
109 TIMBERBROOK LN APT 301
GAITHERSBURG MD 20878

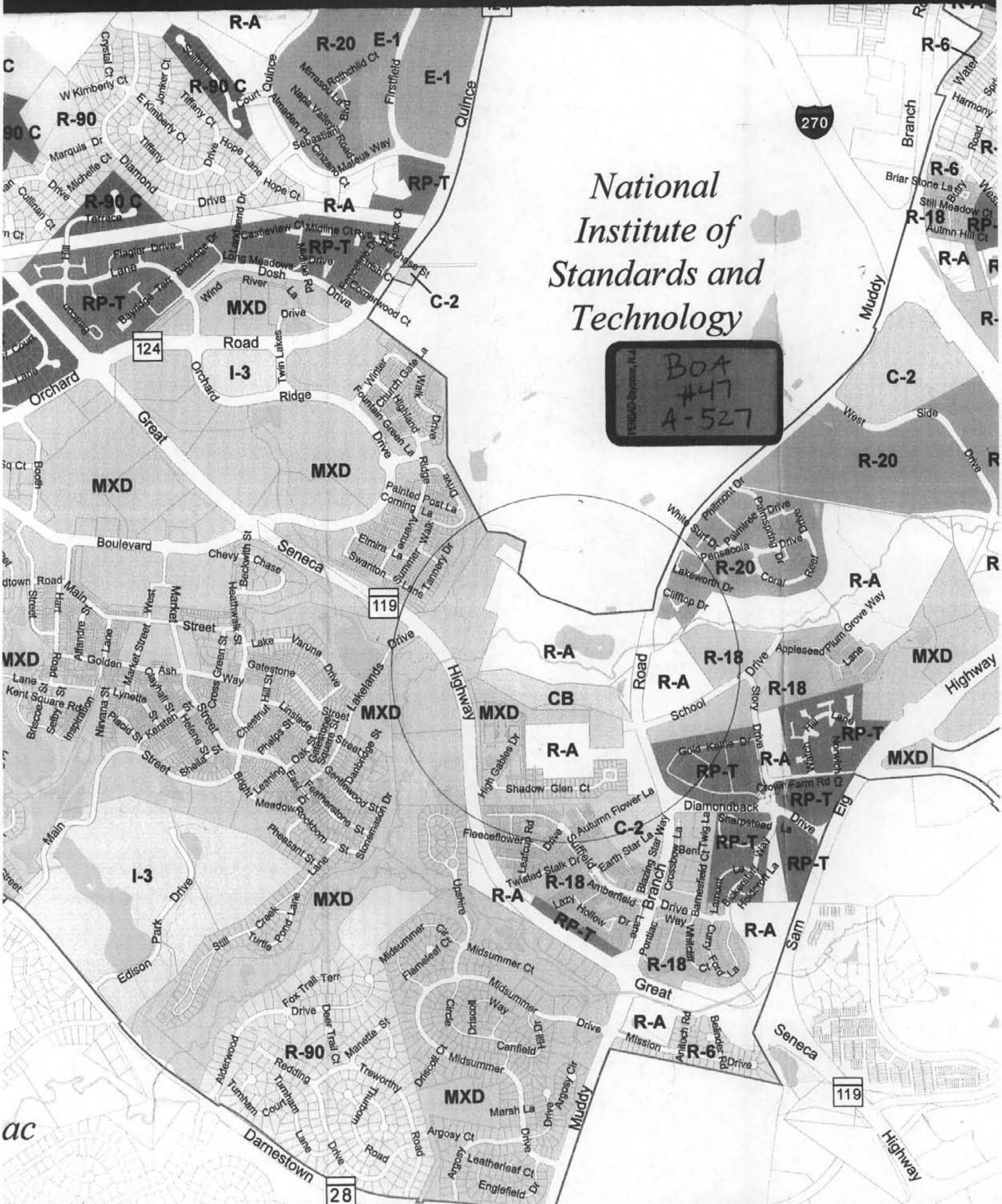
WASH SUB SANITARY COMM
4017 HAMILTON ST
HYATTSVILLE MD 20781

WILLA MAETRUSTUSTEE LOOMIS
131 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

WILLIAM CHAPELLE
109 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

WILLIAM E TONER
137 TIMBERBROOK LN APT 103
GAITHERSBURG MD 20878

ZHI Y WU
770 CLIFFTOP DR
GAITHERSBURG MD 20878


National Institute of Standards and Technology
BOA #47 A-527
R-A
R-20
E-1
R-90 C
R-90
RP-T
C-2
MXD
I-3
R-18
R-6
CB
Quince Orchard Road
Great Seneca Highway
Muddy Branch Road
Darnestown Road
Sam Eig Highway
West Side Drive
Diamondback Drive
Boulevard
Main Street
Market Street
Kentlands Boulevard
Lakelands Drive
Midsummer Drive
Mission Drive
School Drive
Firstfield
124
119
270
28
ac

CELlite® Panel Vertical Polarized Antenna

Connector Location	Back
Mount Type	Downtilt
Electrical Downtilt, deg	0
Horizontal Beamwidth, deg	90
Mounting Hardware	APM 21-3
Rated Wind Speed, km/h (mph)	180 (112)
VSWR	< 1.5:1
Vertical Beamwidth, deg	15
Polarization	Vertical
Front-To-Back Ratio, dB	40
Maximum Power Input, W	500
Lightning protection	Direct Ground
3rd Order IMP @ 2 x 43 dBm, dBc	< -100
Dimensions - HxWxD, mm (in)	1219 x 152 x 203 (48 x 6 x 8)
Radiating Element Material	Aluminum Alloy
Radome Material	Weather-Resistant Plastic
Reflector Material	Aluminum Alloy
Max Wind Loading Area, m² (ft²)	0.307 (3.3)
Survival Wind Speed, km/h (mph)	200 (125)
Maximum Thrust @ Rated Wind, N (lbf)	916 (206)
Side Wind Loading Area, m² (ft²)	0.248 (2.67)
Side Thrust @ Rated Wind, N (lbf)	738 (166)
Shipping Weight, kg (lb)	7.9 (17.5)
Packing Dimensions, HxWxD, mm (in)	1270 x 305 x 203 (50 x 12 x 8)
Shipping Dimensions of Accessory, HxWxD, mm (in)	Packed w/antenna
Shipping Mode	UPS
Weight w/o Mtg Hardware, kg (lb)	3 (6.75)
Weight w/ Mtg Hardware, kg (lb)	4.2 (9.25)

All information contained in the present datasheet is subject to confirmation at time of ordering.

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The City of Gaithersburg Board of Appeals will conduct a Public Hearing on a Special Exception as noted below.

Application Type:	**SPECIAL EXCEPTION**
File Number:	**A-527**
Location:	**707 CONSERVATION LANE**
Petitioner:	**JAMES MICHAL FOR NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC BY GENERAL DYNAMICS NETWORK SYSTEMS, INC. & T-MOBILE NORTHEAST LLC**
Day/ Date/Time:	**THURSDAY, FEBRUARY 8, 2007, 7:30 P.M.**
Place:	**COUNCIL CHAMBERS** **31 SOUTH SUMMIT AVENUE**

In accordance with Section 24-25 and Section 24-187, of the City of Gaithersburg Zoning Ordinance, the Board of Appeals will conduct a public hearing on the above-referenced application in the Council Chambers at City Hall, 31 South Summit Avenue, on **Thursday, February 8, 2007**, at 7:30 p.m. or as soon thereafter as this matter can be heard. In addition, the Planning Commission will be reviewing the above-referenced application on **Wednesday, January 17, 2007**, at 7:30 p.m. in the Council Chambers at City Hall.

The application requests a Special Exception to erect a **Telecommunications facility**, a 100 foot monopole and related antennas and ground equipment located at 707 Conservation Lane, Parcel N105 Gaithersburg, Maryland. Access to the site is via an existing access road on the property. The property is located in the R-A (Low Density Residential) Zone. The special exception is allowed by Section 24-25(11) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code) in compliance with Section 24-167A(D).

Further information may be obtained from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

CITY OF GAITHERSBURG

By: Caroline Seiden
Caroline H. Seiden
Planner
Planning & Code Administration

(C[redacted]

NOTICES SENT THIS 4TH DAY OF JANUARY, 2007, TO:

APPLICANT:
Mr. James Michal, Jackson & Campbell, P.C.

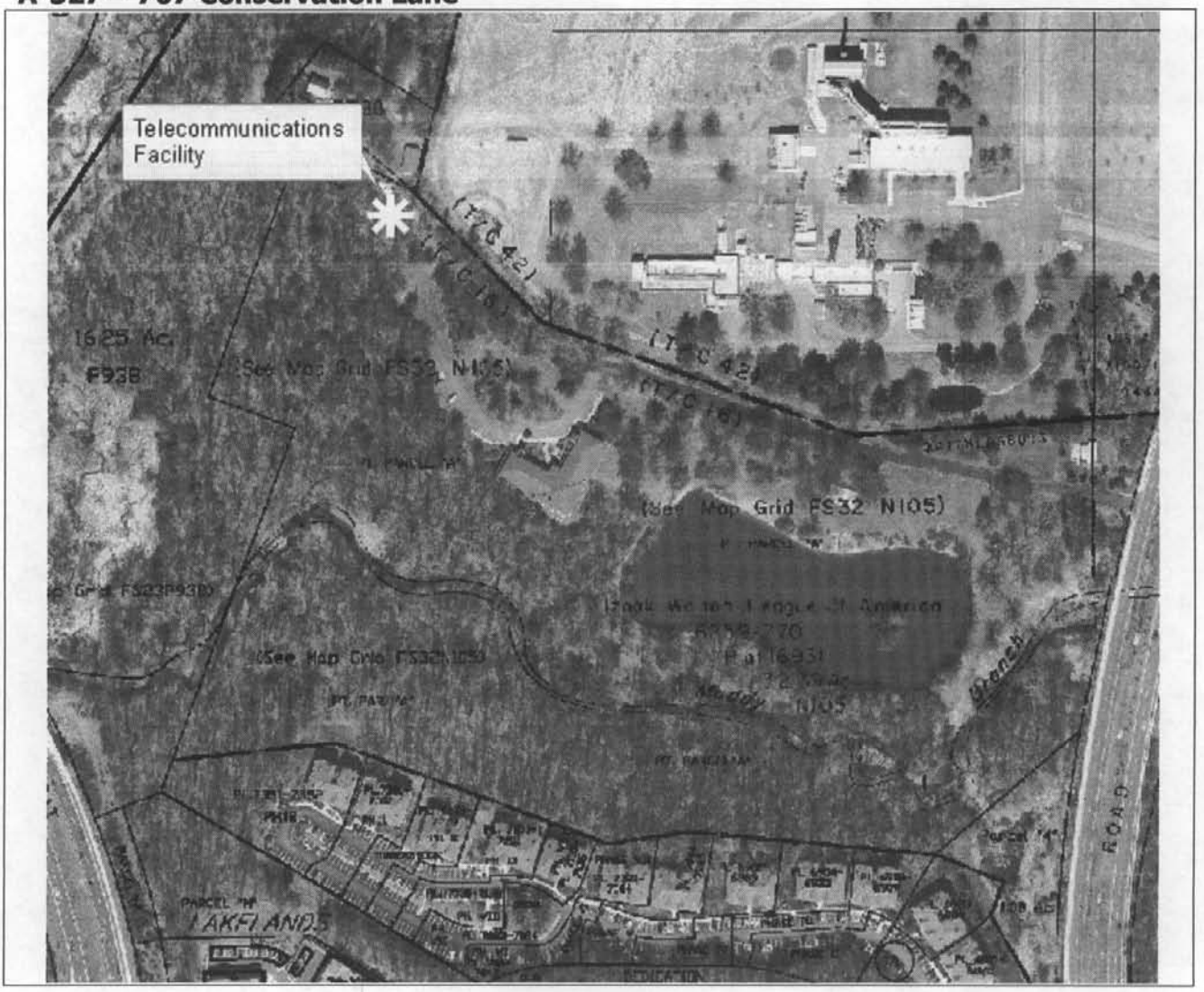
INTERESTED PARTIES AND PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:
(A complete list is available in the Planning and Code Administration.)

CITY STAFF:
Dave Humpton, City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Office
Doris Stokes, City Manager's Office
Greg Ossont, Director, Planning & Code Administration
Trudy Schwarz, Community Planning Dir.
Wes Burnette, Director, Permits & Inspections
Jeff Baldwin, City Web Administrator (via email)

BOARD OF APPEALS MEMBERS:
Harvey Kaye, Chairperson
Richard Knoebel, Vice Chairperson
Gary Trojak
Victor Macdonald
Carol Rieg
David Friend, Alternate

PLANNING COMMISSION

A-527 – 707 Conservation Lane



Caroline Seiden - FW: Proposed telecommunication facility information

From: "Figueroa-Velez, Nelson" <NVelez@JacksCamp.com>
To: <cseiden@gaithersburgmd.gov>
Date: 12/26/2006 2:38 PM
Subject: FW: Proposed telecommunication facility information

Dear Ms. Seiden:

Enclosed is the email sent to Mr. Eckloff, Timberbrook, as stated in the prior email.

Happy Holidays,

Nelson Figueroa-V□z, Esq.
JACKSON & CAMPBELL, P.C.
1120 Twentieth Street, N.W.
South Tower, Suite 300
Washington, DC 20036-3437
(202) 457-4293 (direct)
(202) 457-1600 (main)
(202) 457-1678 (fax)
www.nvelez@jackscamp.com
www.jackscamp.com

Privileged and Confidential Communication

The information contained in this e-mail message may involve confidential and/or privileged material that is solely transmitted for the purposes of the intended recipient(s). If the reader of this message is not an intended recipient, or if this message has been inadvertently directed to your attention, you are hereby notified that you have received this message and any attached document(s) in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by return e-mail and delete and destroy all copies of the original message.

From: Figueroa-Velez, Nelson
Sent: Wed 10/18/2006 3:59 PM
To: 'meckloff@comsource72.com'
Subject: FW: Proposed telecommunication facility information

Mr. Eckloff:

Trying again. I believe these were the documents that did not open. I converted them into a picture format for your convenience.

Nelson Figueroa-Velez
<<City of Gaithersburg Special_Exception application_Page_1.tif>> <<Suffield - PZD_Page_8.tif>> <<Suffield - PZD_Page_7.tif>> <<Suffield - PZD_Page_6.tif>> <<Suffield - PZD_Page_5.tif>> <<Suffield - PZD_Page_4.tif>> <<Suffield - PZD_Page_3.tif>> <<Suffield - PZD_Page_2.tif>> <<Suffield - PZD_Page_1.tif>>

-----Original Message-----

From: Figueroa-Velez, Nelson
Sent: Tuesday, October 17, 2006 4:35 PM
To: 'meckloff@comsource72.com'
Cc: Michal, James R.; Ramos, Lynnette M.
Subject: FW: Proposed telecommunication facility information

Dear Mr. Eckloff:

Per your telephone conversation with Mr. Jim Michal, enclosed please find the following items relating to the proposed Nextel telecommunications facility to located at the Izaak Walton Property.

1. Preliminary Zoning Drawings
2. Aerial
3. Draft of Proposed Application
4. Monopole Example
5. T-Mobile Letter of Intent

Mr. Michal wishes to meet with the HOA officials to explain the project and to answer questions.

Thank you for your time on this matter,

Nelson Figueroa-Vélez, Esq.
JACKSON & CAMPBELL, P.C.
1120 Twentieth Street, N.W.
South Tower, Suite 300
Washington, DC 20036-3437
(202) 457-4293 (direct)
(202) 457-1600 (main)
(202) 457-1678 (fax)
www.nvelez@jackscamp.com
www.jackscamp.com

Privileged and Confidential Communication

The information contained in this e-mail message may involve confidential and/or privileged material that is solely transmitted for the purposes of the intended recipient(s). If the reader of this message is not an intended recipient, or if this message has been inadvertently directed to your attention, you are hereby notified that you have received this message and any attached document(s) in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by return e-mail and delete and destroy all copies of the original message.

Caroline Seiden - FW: Proposed telecommunication facility information

From: "Figueroa-Velez, Nelson" <NVelez@JacksCamp.com>
To: <cseiden@gaithersburgmd.gov>
Date: 12/26/2006 2:34 PM
Subject: FW: Proposed telecommunication facility information

Dear Ms. Seiden:

Attached is an email sent to Ms. Patel, Quince Orchard, which explained our proposed wireless communication facility and that also included the site plan and supporting documentation. To this date, we have received no responses, additional inquiries or comments from any of the representatives and/or residents from Timberbrook or Quince Orchard. An email addressed to Eckloff, Timberbrook HOA, will follow.

Happy Holidays,

Nelson Figueroa-Vlz, Esq.
JACKSON & CAMPBELL, P.C.
1120 Twentieth Street, N.W.
South Tower, Suite 300
Washington, DC 20036-3437
(202) 457-4293 (direct)
(202) 457-1600 (main)
(202) 457-1678 (fax)
www.nvelez@jackscamp.com
www.jackscamp.com

Privileged and Confidential Communication

The information contained in this e-mail message may involve confidential and/or privileged material that is solely transmitted for the purposes of the intended recipient(s). If the reader of this message is not an intended recipient, or if this message has been inadvertently directed to your attention, you are hereby notified that you have received this message and any attached document(s) in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by return e-mail and delete and destroy all copies of the original message.

From: Figueroa-Velez, Nelson
Sent: Tue 11/28/2006 11:35 AM
To: 'Ruchita Patel'
Cc: Michal, James R.
Subject: RE: Proposed telecommunication facility information

Ms. Patel:

Attached are two documents that highlight the entrance to the site, an aerial and a portion of the site plan. The entrance will be from Muddy Branch Rd onto the access road, make a left where the furthest parking area entrance meets with the access road and turn right into the facility. On the PDF, if you place your pointer over the Yellow Arrows, the explanation will appear. Please view them on your computer at a 400% enlargement view.

I hope this answers your question.

Happy Holidays
Nelson Figueroa-Velez

-----Original Message-----
From: Ruchita Patel [mailto:rpatel@tmgainc.com]
Sent: Wednesday, November 22, 2006 3:32 PM
To: Figueroa-Velez, Nelson
Cc: Michal, James R.
Subject: RE: Proposed telecommunication facility information

Dear Nelson,

The Board of Directors for Quince Orchard Park reviewed the plans for the proposed Nextel tower at their November 14, 2006 meeting. They could not tell from these plans which area would be clear cut for access to the tower. Could you send me a plan showing this information?

Thank you, and have a very Happy Thanksgiving.

Ruchita Patel, Agent for
Quince Orchard Park
(301) 948-6666 x115

/rap
QO – III6, IIa

From: Figueroa-Velez, Nelson [mailto:NVelez@JacksCamp.com]
Sent: Wednesday, October 18, 2006 4:02 PM
To: rpatel@tmgainc.com
Subject: FW: Proposed telecommunication facility information

Ms. Patel :

Trying again. I believe these were the documents that did not open. I converted them into a picture format for your convenience.

Nelson Figueroa-Velez

<<City of Gaithersburg Special_Exception application_Page_1.tif>> <<Suffield - PZD_Page_8.tif>> <<Suffield - PZD_Page_7.tif>> <<Suffield - PZD_Page_6.tif>> <<Suffield - PZD_Page_5.tif>> <<Suffield - PZD_Page_4.tif>> <<Suffield - PZD_Page_3.tif>> <<Suffield - PZD_Page_2.tif>> <<Suffield - PZD_Page_1.tif>>

Dear Ms. Patel:

Per your telephone conversation with Mr. Jim Michal, enclosed please find the following items relating to the proposed Nextel telecommunications facility to located at the Izaak Walton Property.

1. Preliminary Zoning Drawings
2. Aerial
3. Draft of Proposed Application
4. Monopole Example
5. T-Mobile Letter of Intent

Mr. Michal wishes to meet with the HOA officials to explain the project and to answer questions.

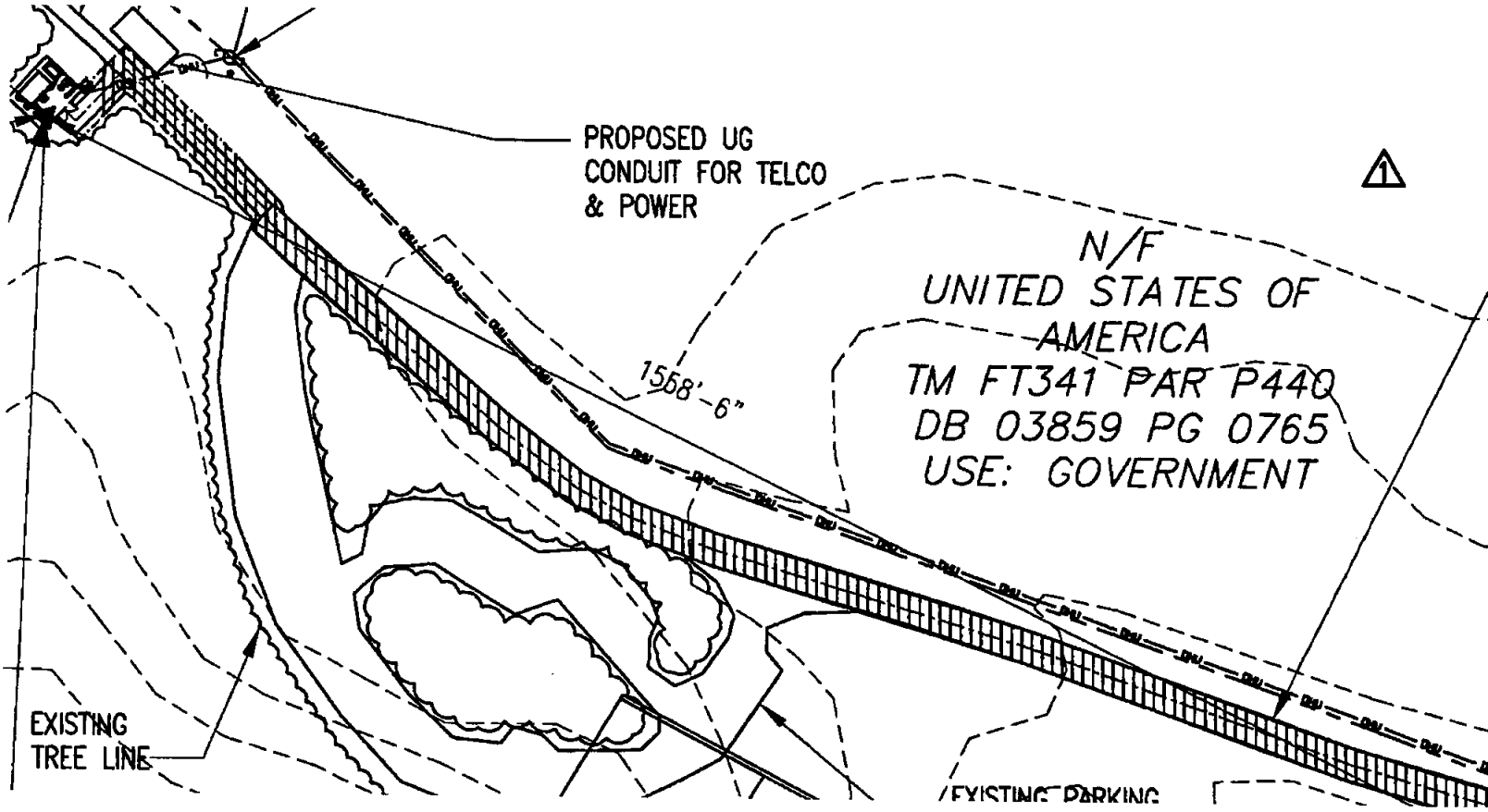
Thank you for your time on this matter,

Nelson Figueroa-Vez, Esq.
JACKSON & CAMPBELL, P.C.
1120 Twentieth Street, N.W.
South Tower, Suite 300
Washington, DC 20036-3437
(202) 457-4293 (direct)
(202) 457-1600 (main)
(202) 457-1678 (fax)
www.nvelez@jackscamp.com
www.jackscamp.com

Privileged and Confidential Communication

The information contained in this e-mail message may involve confidential and/or privileged material that is solely transmitted for the purposes of the intended recipient(s). If the reader of this message is not an intended recipient, or if this message has been inadvertently directed to your attention, you are hereby notified that you have received this message and any attached document(s) in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately by return e-mail and delete and destroy all copies of the original message.

GlobeXplore™
X
Image © 2006 Globexplorer


PROPOSED UG
CONDUIT FOR TELCO
& POWER
1
N/F
UNITED STATES OF
AMERICA
TM FT341 PAR P440
DB 03859 PG 0765
USE: GOVERNMENT
1568'-6"
EXISTING
TREE LINE
EXISTING PARKING