

Clearview Communication Tower - CU

4-17-2013 Original Submittal



A Great Hometown...
Let Us Show You!

Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

CONDITIONAL USE APPLICATION

INSTRUCTIONS TO APPLICANTS:

1. Please complete all questions on the application. If not applicable, indicate with N/A.
2. Provide required attachments as shown on the attached checklist.
3. Filing Fees to be paid:

I. PROPERTY OWNER AND AGENT INFORMATION

Address: 2120 DREW ST City: CLEARWATER ST: FL Zip: 33765

Phone: 727-449-2020 FAX: (727) 449-2212

Applicant (if other than owner): Clearview Tower Company LLC

Address: 26 Yolanda Drive City: Edison ST: NJ Zip: _____

Phone: 732-744-0652 FAX: 732-744-9770

Agent & Company Name: Cliff Hertz, Attorney Broad and Cassel

Address: One North Clematis Street Suite 500 City: West Palm Beach ST: FL Zip: 33401

Phone: (561) 832-3300 FAX: (561) 650-1123

Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number, and fax number as well as the type of professional service provided.

II. CONDITIONAL USE REQUEST

Include a brief description of proposed use(s) including density/intensity and summary of request: _____

A request for the installation of a Stealth 140 ft flagpole for a shared Wireless Communications Facility.

This use will not affect project floor area ratio, traffic, drainage or unit density.

III. PROPERTY LOCATION

A. Is the subject property located within one mile of another municipality? ☐ yes ☒ no

If 'yes' please specify: _____

B. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application.

PCN: [7] [3] -- [4] [1] -- [4] [4] -- [0] [8] -- [0] [4] -- [0] [0] [1] -- [0] [0] [0] [0]

C. Section: 9 Township: 44S Range: 41E Total Acreage of Subject Property 18.71

D. Project Name: Wellington Marketplace

E. Project Address: 13933 WELLINGTON TRACE, WELLINGTON, FL 33414

F. General Location Description (proximity to closest major intersection in miles or fractions thereof):

Corner of Wellington Trace and Greenview Shores Blvd. in the Wellington Marketplace Shopping Center

IV. LAND USE AND ZONING INFORMATION

- A. Zoning Designation: CN Future Land Use Designation: 1600
- B. Existing Use(s) on Property: RETAIL SHOPPING CENTER
- C. Proposed Use(s): Install a Stealth 140 ft flagpole for a shared Wireless Communications Facility

V. PROJECT HISTORY

(List in sequence from first zoning application to most recent – attach additional page if necessary):

Petition Number	Request	Action	Date	Resolution Number
PB 2111- PG 1555	PUD	Approved	1-24-1973	N/A

VI. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
NORTH	F 8.01 du ac to 12.0 du ac	Multi- Family	Duplexes and Quads	Duplexes and Quads	Unknown
SOUTH	Community Commercial	Commercial Neighborhood	Retail and Fast Food	Commercial Retail	Unknown
EAST	F 8.01 du ac to 12.0 du ac	Multi- Family	Duplexes Quads and +	Duplexes and Quads	Unknown
WEST	F 8.01 du ac to 12.0 du ac	Multi Family	Duplexes and Quads	Duplexes and Quads	Unknown

- If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.

VII. COMPLIANCE

(Attach additional sheets if necessary)

- A. Is property in compliance with all previous conditions of approval and/or applicable Code requirements? If no, please explain, ☒ yes ☐ no : _____
- B. Code Enforcement Case Number(s):
N/A

VIII. TABULAR DATA

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
Acreage (total gross)	18.71	N/A	N/A	N/A	
Acreage (total net)					None
Lot Frontage (ROW feet)	675	N/A	N/A	N/A	None
Lot depth (maximum)					None
Lot Width (minimum)	1008	N/A	N/A	N/A	None
Total Dwelling Units (du's)					N/A
# of Single Family (SF)	N/A	N/A	N/A	N/A	N/A
# of Zero Lot Line (ZLL)					N/A
# of Townhouses (TH)	N/A	N/A	N/A	N/A	N/A
# of Multi-Family (MF)	N/A	N/A	N/A	N/A	N/A
Density				231,600 SF	N/A

Total Sq. Footage	231,600 SF	231,600 SF	231,600 SF	231,600 SF	231,600 SF
Commercial SF					
Industrial SF	231,600 SF	N/A	N/A	N/A	N/A
Other SF					
# of Rooms	N/A	N/A	N/A	N/A	N/A
# of Seats	N/A	N/A	N/A	N/A	N/A
# of Beds					
# of Children	N/A	N/A	N/A	N/A	N/A
# of Drive-Thru Lanes	4	N/A	N/A	N/A	None
Floor Area Ratio (FAR)					
% Lot Coverage	27.9				
Maximum Structure Height					
Impervious Surface Area	35 ft (Build)		120 ft	140ft	8.5%
Open Space Area	N/A	N/A	N/A	N/A	N/A
Recreation Area	N/A	N/A	N/A	N/A	N/A
Preserve Area	N/A	N/A	N/A	N/A	N/A
Civic Area	N/A	N/A	N/A	N/A	N/A
Institutional Area					
Total Parking Spaces	N/A	N/A	N/A	N/A	N/A
Handicap Parking Spaces					
# of Access Points/Roads	N/A	N/A	N/A	N/A	SAME
# of Loading Areas/Spaces					
Accessory Structures (% FAR)	N/A	N/A	N/A	N/A	N/A
Setbacks: Front/Rear	N/A		600	355-675	
Side Interior/Side Corner					

IX. APPLICANT'S STATEMENT OF JUSTIFICATION
(Attach additional sheets if necessary)

The applicant is to explain how the request conforms to the following:

- A. That the proposed request is consistent with all elements of the Comprehensive Plan.

See Attached

- B. That the proposed request is in compliance with Section 6.6 of the LDR (Supplementary Regulations).

See Attached

Total Sq. Footage	231,600 SF	231,600 SF	231,600 SF	231,600 SF	231,600 SF
Commercial SF	231,600 SF	N/A	N/A	N/A	N/A
Industrial SF	N/A	N/A	N/A	N/A	N/A
Other SF	N/A	N/A	N/A	N/A	N/A
# of Rooms	N/A	N/A	N/A	N/A	N/A
# of Seats	N/A	N/A	N/A	N/A	N/A
# of Beds					
# of Children	N/A	N/A	N/A	N/A	N/A
# of Drive-Thru Lanes	4	N/A	N/A	N/A	None
Floor Area Ratio (FAR)	27.9				
% Lot Coverage	35 ft (Build)		120 ft	140ft	8.5%
Maximum Structure Height					
Impervious Surface Area	N/A	N/A	N/A	N/A	N/A
Open Space Area	N/A	N/A	N/A	N/A	N/A
Recreation Area	N/A	N/A	N/A	N/A	N/A
Preserve Area	N/A	N/A	N/A	N/A	N/A
Civic Area	N/A	N/A	N/A	N/A	N/A
Institutional Area	N/A	N/A	N/A	N/A	N/A
Total Parking Spaces	N/A	N/A	N/A	N/A	N/A
Handicap Parking Spaces	N/A	N/A	N/A	N/A	SAME
# of Access Points/Roads	N/A	N/A	N/A	N/A	N/A
# of Loading Areas/Spaces	N/A	N/A	N/A	N/A	N/A
Accessory Structures (% FAR)	N/A	N/A	N/A	N/A	N/A
Setbacks: Front/Rear	N/A		600	355-675	
Side Interior/Side Corner					

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See Attached

- B. That the proposed request is in compliance with Section 6.6 of the LDR (Supplementary Regulations).

See Attached

Th demand is not just voice, text and data on,phones, iphones and smart phones, it is also driven by ipads, tablets and wireless laptops on the network, the homes and businesses.

- H. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

See Attached

- I. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

See Attached

OWNER ACKNOWLEDGEMENT

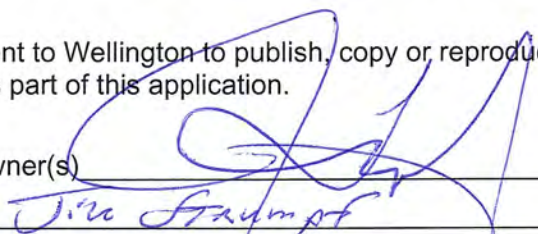
I/We: FWI 16 LLC C/O Bruce Strumpf, Inc., do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Owner(s)

Print Name(s)


Bruce Strumpf

CONSENT STATEMENT

Owner to complete if using agent/representative

I/We, the aforementioned owner(s), do hereby give consent to Clearview Tower Company, LLC and/or agents to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s) _____

Print Name(s) _____

NOTARY

STATE OF FLORIDA

COUNTY OF Pinellas

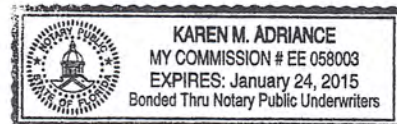
The foregoing instrument was acknowledged before me this 1st day of April, 2013 by Jill Strumpf. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

(Signature of Notary)

My Commission Expires: 1-24-15

(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



NOTICE AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Palm Beach

Before me this day personally appeared Laura Stiefel who being duly sworn, deposes and says:

1. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements

The property in question is: ☐ legally described as follows ☐ see attached legal description

Laura Stiefel
Signature

Laura Stiefel
Print, type or stamp name here

NOTARY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14th day of MARCH,

2013 By LAURA STIEFEL, who is personally known to me or has produced PERSONALLY KNOWN as identification and who did/did not take an oath.

Tania Josephs
Signature of person taking Acknowledgement

TANIA JOSEPHS
Printed Signature

My Commission Expires:



TANIA JOSEPHS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE213025
Expires 7/1/2016

Planning, Zoning & Building Department

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000

CONDITIONAL USE SUBMITTAL CHECKLIST

I. GENERAL

PLEASE CHECK

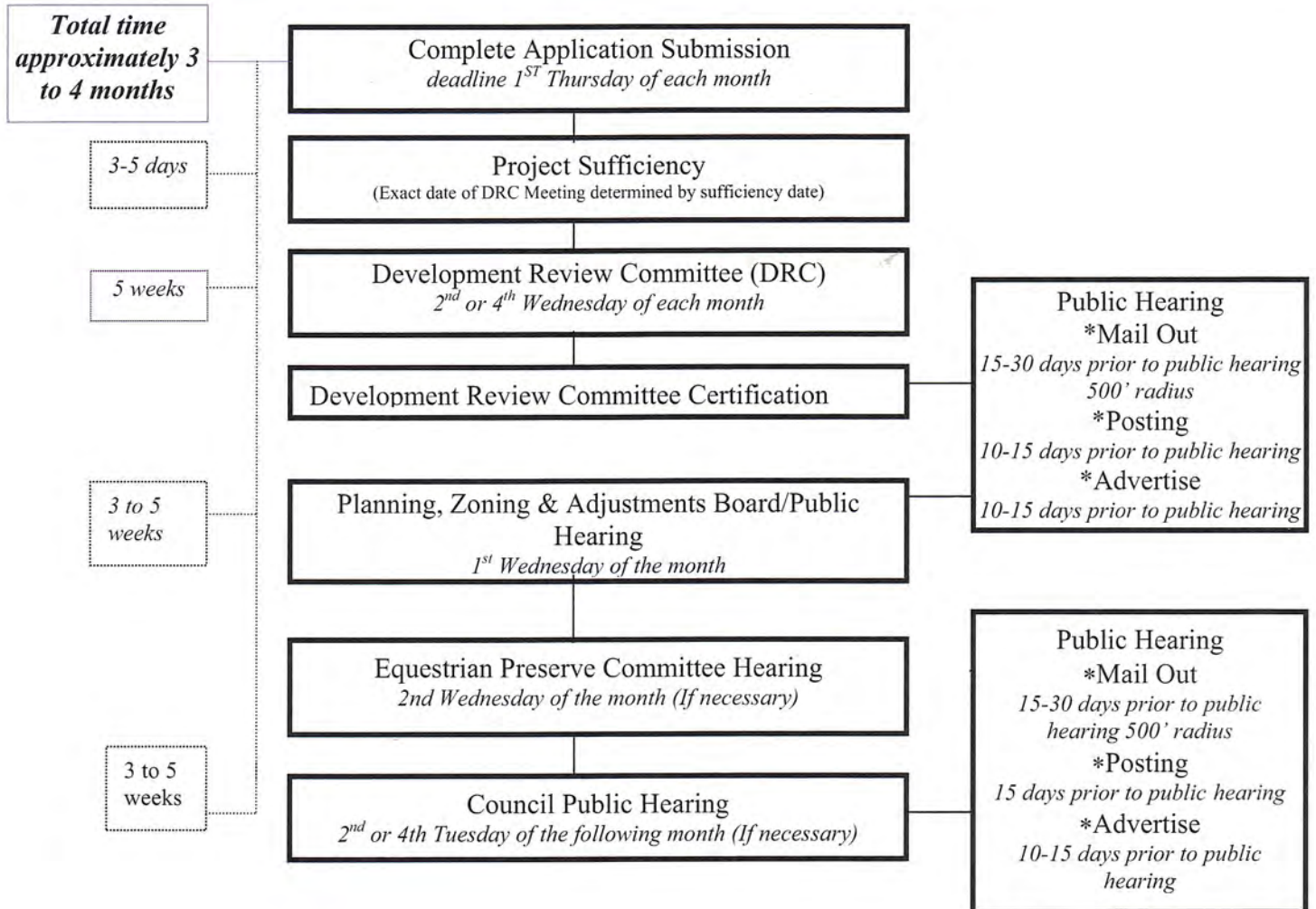
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Required application fees
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Five (5) copies of a warranty deed including property control number or folio number and legal description of the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. A recent aerial photograph of the site with a minimum scale of 1" = 300
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Five (5) copies of signed and sealed survey (not more than a year old) including any and all easements of record (referenced by OR Book and page, prepared by a surveyor registered in the State of Florida.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. A list of all property owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach Property Appraiser's Office.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Executed affidavit signed by the person responsible for completing the property owner list.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. Legal description of property (8.5' x 14' with 1' margins) and on disc (Word format)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Two (2) sets of POSTAGE PAID envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property, Wellington's return address and completed certified mail cards.

II. DEVELOPMENT CONCEPT OR SITE AND DEVELOPMENT PLAN (FIVE COPIES)

(No larger than 24" x 36" with scale not smaller than 100' to an inch)

PLEASE CHECK			
YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. An electronic copy of the complete application including the concept or site and development plan including but not limited to scale, date, north arrow, vicinity sketch, project name and gross acreage.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. The boundaries and dimensions of the property and its relationship to the surrounding road system including the width of the existing travelway.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. The location of existing easements, watercourses, section lines, water and sewer lines, well and septic tank location, and other existing important physical features in and adjoining the project to within 100'.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. The location and dimensions of existing manmade features such as existing roads and structures with indication as to which are to be removed, renovated or altered.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. The location and delineation of existing trees and information as to which trees will be removed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. Identification of surrounding land use, zoning, and existing buildings within 100 feet of the site as well as the zoning of the petitioned site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Estimated square footage of the structures, the number of employees, estimated seating, and the estimated number of non-residential users of the facility, such as members, students, and patients.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. A layout of the proposed lots and/or building sites including the following: finished floor elevation, common open areas, generalized landscaping and buffer zones, internal circulation patterns including off-street parking and loading facilities, total project density, percentage of building coverage, percentage of open space areas, the shape, size, location and height of all structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Proposed phasing of construction for the project, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	j. Proposed hours of operation for non-residential uses.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	k. A signed and sealed drainage statement and conceptual drainage plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	l. Size, location and orientation of signs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	m. Proposed lighting of the premises.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. A signed and sealed traffic impact statement addressing at minimum: additional roadway needs, intersection improvements, traffic control devices, future right of way dedications, distribution and assignment of traffic.

CONDITIONAL USE PROCESS



A. That the proposed request is consistent with all elements of the Comprehensive Plan.

This use will comply with the goals of the future land-use plan to "preserve and protect the distinctive characteristics of the individual communities" by Clearview providing a camouflaged stealth communications facility compatible with the Future Land Use Commercial category of the parcel. This facility will not impact the low-density residential character, but instead enhance the community economic opportunities through better wireless/data capabilities for businesses and homes and improve safety for the citizens during Emergency 911 needs. The design, wind load and fall zone will provide an aesthetically appealing and safely built environment. This facility is consistent with improving services to residents and is consistent with the all applicable elements of the Comprehensive Plan.

B. That the proposed request is in compliance with Section 6.6 of the LDR (Supplementary Regulations).

All proposed accessory structures, landscaping, and other improvements proposed is and will be in compliance with Section 6.6 of the LDR as depicted on the proposed site plan submitted with this application.

C. That the proposed request will ensure general compatibility with adjacent properties and other property in the district(use and character).

This district is a Commercial District with retail uses and intensive restaurant drive thru uses, service stations movie theaters and bank branches. This property has the unique characteristic that a tower will fully meet all district zone setbacks, meets the more intense 600 ft setback in three directions and is isolated from single family homes by commercial and multifamily properties. Any impacts on other properties will be minimized by the design and location of the proposed tower. The proposed stealth tower will be compatible to all areas uses, improve levels of wireless service in all respects including voice, data and E911 which are used and needed by adjacent destination businesses and surrounding residents.

D. That the design of the proposed request will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The tower is proposed as a stealth flagpole monopole structure which is one of the most aesthetically compatible and most common camouflaged towers used in South Florida. The heights of trees, increased setbacks and stealth design will minimize any visual impacts from any adjacent properties and will create no material adverse affects to the area. In addition, the stealth flagpole monopole will have two initial users, ATT and Verizon and be capable of accommodating two additional users which all minimize the need for additional towers in the area which also minimizes adverse impacts on adjacent lands.

E. That satisfactory provisions have been made for public facilities.

This would not apply to our use unless the village has a need for tower space within the area. We would work with the village to provide a solution.

F. That the design of the proposed request will minimize environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and natural functioning of the environment.

The tower will have no traffic, no odor, no impact to vegetation and no wetland impacts or wildlife impacts. The compound is presently paved and non-pervious so stormwater and air will not be affected.

G. That the proposed request will result in logical, timely and orderly development patterns.

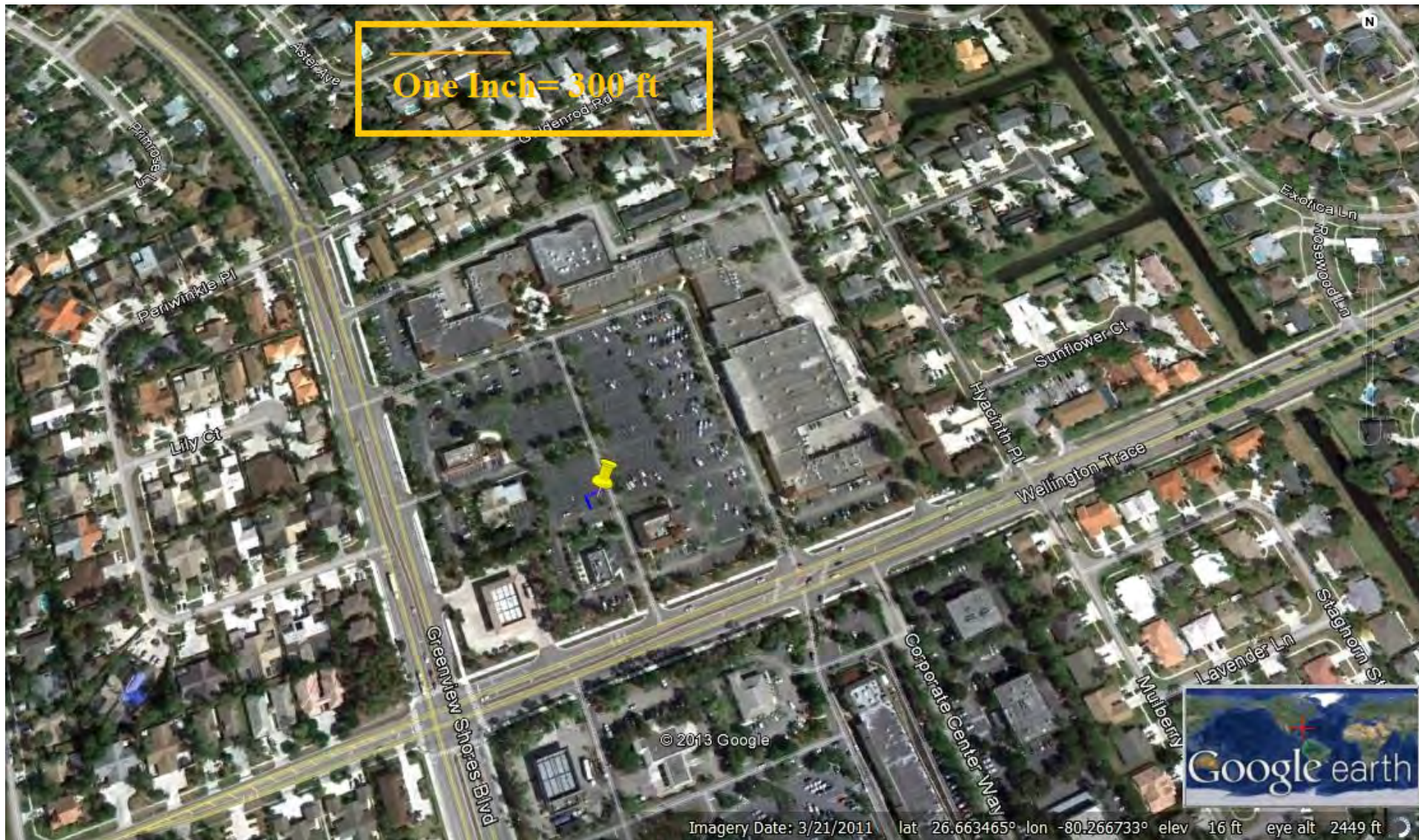
The area has developed significantly and the increased uses by residents have driven the current wireless network coverage to an unacceptable level of quality in both coverage and capacity. The logical timely and rapid advancements in voice text and data has created deficiencies in the area that can only be resolved with a better quality of service by carriers. The demand is not just voice, text and data on, iphones smart phones, it is also driven by ipads, tablets and wireless laptops on the network.

H. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

This CU application complies with all Code standards and general development characteristics of a telecommunications facility.

I. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

This proposal will serve the current existing demands and needs of the residents for improved service in home and businesses.



One Inch = 300 ft

© 2013 Google



Imagery Date: 3/21/2011 lat 26.663465° -lon -80.266733° elev 16 ft eye alt 2449 ft

LEGAL DESCRIPTION - PARENT TRACT

**PARCEL ONE, OF THE WELLINGTON MARKETPLACE PLAT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 69, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA**

LEASE PARCEL- TOWER COMPOUND

**A PORTION OF PARCEL ONE, OF THE WELLINGTON
MARKETPLACE PLAT, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 69, PAGE 3 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL
ONE, THENCE NORTH 22 ' 09' 18" WEST, A DISTANCE OF
206.31 FEET: THENCE SOUTH 68' 12' 48" WEST, A DISTANCE OF
40.22 FEET: THENCE NORTH 21" 47' 12" WEST, A DISTANCE OF
31.66 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE
NORTH 21' 47' 12" WEST, A DISTANCE OF 30.00 FEET: THENCE
NORTH 68' 12' 48" EAST , A DISTANCE OF 40 FEET: THENCE
SOUTH 21' 47' 12" EAST, A DISTANCE OF 30 FEET: THENCE
SOUTH 68' 12 ' 48" WEST, A DISTANCE OF 40.00 FEET TO THE
POINT OF BEGINNING.**



04/26/2002 10:19:15 20020214081
OR BK 13647 PG 0732
Palm Beach County, Florida
AMT 16,851,250.00
Doc Stamp 117,959.10

Prepared By/Record and Return To:
Cecile Evans Rider, Esquire
Rogers, Towers, Bailey, Jones & Gay, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32202

300104288
LL
WILL CALL

CHICAGO TITLE INSURANCE CO.
2701 GATEWAY DRIVE
POMPANO BEACH, FLORIDA 33069

SPECIAL WARRANTY DEED

THIS INDENTURE is made, executed and delivered this 17 day of April, 2002, between **Regency Centers, L.P., a Delaware limited partnership**, authorized to transact business in the State of Florida, successor by merger to Regency Centers of Delaware, Inc., a Delaware corporation, successor by merger to Regency Centers, Inc., a Florida corporation, successor by merger to RRC FL Six, Inc., a Florida corporation ("Grantor"), and **FWI 16 LLC., a Delaware limited liability company**, grantee, whose post office address is c/o Flag Wharf, Inc. 197 Eighth Street, Suite 800, Boston, Massachusetts 02129;

WITNESSETH:

That the said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Palm Beach, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions described in Exhibit "B" attached hereto (the "Permitted Exceptions"):

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Exceptions, the said grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Barry Argaliss
Print Name: Josh Spover

Regency Centers, L.P., a Delaware limited partnership

By: Regency Centers Corporation, a Florida corporation, Its General Partner

By: [Signature]
Print Name: Bruce M. Johnson
Title: Managing Director and Chief Financial Officer

Address: 121 West Forsyth Street
Jacksonville, Florida 32202

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of April, 2002, by Bruce M. Johnson, the Executive Vice President of Regency Centers Corporation, a Florida corporation, general partner of Regency Centers, L.P., a Delaware limited partnership, on behalf of the partnership, who is personally known to me or has produced _____ as identification.

[Signature]
Print Name: Lesley Stocker
Notary Public
My Commission Expires: 4-28-2005
Commission Number: _____



EXHIBIT "A"

Parcel 1:

Parcel One of The Wellington Marketplace Plat, recorded in Plat Book 69, page 3 of the public records of Palm Beach County, Florida.

Said Parcel 1 together with easements over the following described Parcels 2 and 3:

Parcel 2:

Non-exclusive Easement Rights for ingress and egress created by and subject to the terms of that Cross Easement Agreement recorded April 30, 1991 in Official Records Book 6943, page 898 of the public records of Palm Beach County, Florida.

Parcel 3:

Non-exclusive Easement Rights for ingress, egress and parking as created by and subject to the terms of that Declaration of Cross Easements recorded May 18, 1992 in Official Records Book 7246, page 1949 of the public records of Palm Beach County, Florida.

EXHIBIT "B"Permitted Exceptions

1. Restrictions, dedications and easements set out on the plat of the Wellington Market Place, recorded in Plat Book, 69, page 3.
2. Terms, conditions, covenants, obligations and easement rights in favor of other parties set forth in Declaration of Restrictions recorded in Official Records Book 7247, page 505.
3. Terms, conditions, covenants, obligations and easement rights in favor of other parties set forth in Declaration of Cross Easements recorded in Official Records Book 7246, page 1949.
4. Partial Abandonment of Easement recorded in Official Records Book 7394, page 387.
5. Restrictions, dedications and easements set out on the plat of Sugar Pond Manor of Wellington, recorded in Plat Book 30, pages 20 to 32, inclusive, and as affected by that conveyance of interests recorded in Official Records Book 4644, page 849 and Official Records Book 6649, page 268.
6. Terms, provisions, covenants, restrictions and easements, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under 42 USC 3607 or (b) relates to handicap but does not discriminate against handicapped persons, contained in the Declaration recorded in Official Records Book 2111, page 1555, and amendment thereto recorded in Official Records Book 3567, page 604 and Assignment of Developer's Rights to Corepoint Corp., recorded in Official Records Book 5086, page 795, further Assignments of Developer's Rights to Acme Improvement District recorded in Official Records Book 6618, page 255, to First Wellington, Inc., in Official Records Book 8419, page 1911 and to Village of Wellington, Florida, a Florida Municipal corporation by Quit Claim Deed recorded in Official Records Book 12111, page 3.
7. Reservations of interest in oil, gas and other minerals, with rights of exploration and mining only as to that portion of the insured land described in Schedule A hereof reserved by Southern States Land & Timber Corporation as in Deed recorded in Deed Book 935, page 323. Notice of Interest recorded in Official Records Book 2619, page 1648 and Release of Surface Exploration Rights recorded in Official Records Book 4460, page 1822 and in Official Records Book 4095, page 873.
8. Easements granted to Acme Improvement District recorded in Official Records Book 6744, page 124 and in Official Records Book 6744, page 114 and as

affected by Partial Abandonment of Easement recorded in Official Records Book 7314, page 493.

9. Terms and conditions and easement rights of other parties set forth in Cross Easement Agreement between Wellington Market Place Associates, Ltd., a Florida limited partnership, and Exxon Corporation, a New Jersey Corp. dated August 9, 1991 in Official Records Book 6943, page 898.
10. All terms, provisions, restrictions and covenants contained in Lease from John P. Wilkes, as Trustee, to Walgreen Co., a Memorandum of which is recorded in Official Records Book 5746, page 1852, and rights of all parties claiming by, through or under the lessee.
11. Terms and conditions of Lease between John Wilkes and Winn-Dixie Stores, inc. dated May 13, 1988, as Memorandum of which has been recorded in Official Records Book 5939, page 869, amended in Official Records Book 6258, page 585.
12. Restrictions set forth in Plat of Parcel One of Tract A of Sugar Pond Manor of Wellington P.U.D. recorded in Plat Book 45, page 52. (As to Easement Parcel 2 described in Exhibit A)
13. Rights of Tenants under leases as listed in Rent Roll certified by Grantor as of the 17th day of April, 2002.

Note: All of the recording information contained herein refers to the public records of Palm Beach County, Florida.

NOTICE AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Palm Beach

Before me this day personally appeared Laura Stiefel who being duly sworn, deposes and says:

1. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements

The property in question is: ☐ legally described as follows ☐ see attached legal description

Laura Stiefel
Signature

Laura Stiefel
Print, type or stamp name here

NOTARY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14th day of MARCH,
20 13 By LAURA STIEFEL, who is personally known to me or has
produced PERSONALLY KNOWN as identification and who did/did not take an
oath.

Tania Josephs
Signature of person taking Acknowledgement

TANIA JOSEPHS
Printed Signature

My Commission Expires:



TANIA JOSEPHS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE213025
Expires 7/1/2016

<u>73414404010460020</u>	500	<u>73414404010460160</u>	500	<u>73414404010470032</u>	500
ROSIER WILLY & 1034 GOLDEN ROD DR WELLINGTON FL 33414 8530		MCKNIGHT ORAL 3865 W 59TH PL LOS ANGELES CA 90043		MCDERMOTT SANDRA & 1227 HYACINTH PL WELLINGTON FL 33414 8547	
<u>73414404010460030</u>	500	<u>73414404010460171</u>	500	<u>73414404010470033</u>	500
WELLINGTON VILLAGE OF 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785		FISCHER RAYMOND 8588 NW 43RD CT POMPANO BEACH FL 33065 1332		REID JAMES & 3673 MIRAMONTES CIR WELLINGTON FL 33414 8824	
<u>73414404010460040</u>	500	<u>73414404010460181</u>	500	<u>73414404010470034</u>	500
R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		IBARRA CARLOS & 8986 W FLAGLER ST # 9 MIAMI FL 33174 3969		ROSE CHRISTINE 1233 HYACINTH PL WELLINGTON FL 33414	
<u>73414404010460061</u>	500	<u>73414404010460182</u>	500	<u>73414404010470050</u>	500
ALBERT JENNIFER & 1106 HYACINTH PL WELLINGTON FL 33414 8542		WATSON KATHLEEN R 13787 SUNFLOWER CT WELLINGTON FL 33414 8575		GARCIA BENGOCHEA PETER & 7727 FORESTAY DR LAKE WORTH FL 33467 7819	
<u>73414404010460062</u>	500	<u>73414404010460190</u>	500	<u>73414404010470060</u>	500
KEANE LYNNE 1104 HYACINTH PL WELLINGTON FL 33414 8542		MONTALVO RAMON B & PO BOX 210891 ROYAL PALM BEACH FL 33421 0891		DIAZ ANA V & 1173 HYACINTH PL # B WELLINGTON FL 33414 2104	
<u>73414404010460063</u>	500	<u>73414404010460200</u>	500	<u>73414404010470070</u>	500
SANTIAGO WILLIAM T & 801 HIBISCUS AVE JUNO BEACH FL 33408 1703		MIRANDA CARIDAD M 2060 MISTY SHORES WAY ROYAL PALM BEACH FL 33411 5159		MAGUIRE MICHELE & 304 8TH AVE ASBURY PARK NJ 07712 8211	
<u>73414404010460064</u>	500	<u>73414404010460250</u>	500	<u>73414404010470080</u>	500
SANTIAGO WILLIAM & 801 HIBISCUS AVE NORTH PALM BEACH FL 33408 1703		AAK WELL TWO LLC 321 CROTON WAY WEST PALM BEACH FL 33401 7309		MAGUIRE MICHELE & 304 8TH AVE ASBURY PARK NJ 07712 8211	
<u>73414404010460070</u>	500	<u>73414404010470010</u>	500	<u>73414404010470090</u>	500
CAMBARERI ERMINIA & 140 FERNWOOD CRES ROYAL PALM BEACH FL 33411 4954		ODM VENTURES LLC 6901 GREENSHORES DR APT 3 AUSTIN TX 78730 4340		MAGUIRE MICHELE & 304 8TH AVE ASBURY PARK NJ 07712 8211	
<u>73414404010460080</u>	500	<u>73414404010470021</u>	500	<u>73414404010470100</u>	500
DERANEK JANETTE C TRUSTEE & 11355 ISLAND LAKES LN BOCA RATON FL 33498 6807		ODLE GARY 14900 STIRRUP LN WELLINGTON FL 33414 7830		MAGUIRE MICHELE & 304 8TH AVE ASBURY PARK NJ 07712 8211	
<u>73414404010460100</u>	500	<u>73414404010470022</u>	500	<u>73414404010470110</u>	500
CAMBERERI ANTHONY & 1760 DOGWOOD DR YORKTOWN HEIGHTS NY 10598 5600		ODM VENTURES LLC 6901 GREENSHORES DR APT 3 AUSTIN TX 78730 4340		SUGLIA JOHN & 17 BROADLAWN DR CENTRAL ISLIP NY 11722 4615	

<u>73414404010500010</u>	500	<u>73414404010500093</u>	500	<u>73414404010510560</u>	500
CLASSIC LLC PO BOX 219 UPPERVILLE VA 20185 0219		SOMMERS JOHN J & 654 MARINERS WAY BOYNTON BEACH FL 33435 3246		BROWN DERMOT 13946 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500020</u>	500	<u>73414404010500094</u>	500	<u>73414404010510570</u>	500
EPSTEIN SCOTT B 7624 GREAT OAK DR LAKE WORTH FL 33467 7107		GARCIA ANGELINA 1077 GOLDENROD RD WELLINGTON FL 33414 8532		MARTIN GAREY T & 13952 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500030</u>	500	<u>73414404010500101</u>	500	<u>73414404010510580</u>	500
GERENA NORMA 610 CLAREMORE DR WEST PALM BEACH FL 33401 7636		FONCEA ELEODORO & 1061 GOLDENROD RD WELLINGTON FL 33414 8532		RUDOLPH AMY J 13958 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500040</u>	500	<u>73414404010500102</u>	500	<u>73414404010510590</u>	500
GERENA NORMA 610 CLAREMORE DR WEST PALM BEACH FL 33401 7636		FEDERAL NATL MRTG ASSN PO BOX 650043 DALLAS TX 75265 0043		HORAN LAURIE 803 WOODLAWN AVE BECKLEY WV 25801 6427	
<u>73414404010500050</u>	500	<u>73414404010500103</u>	500	<u>73414404010510600</u>	500
N N M GOLDENROD INC 2098 HENLEY PL WELLINGTON FL 33414 7757		FAIRCLOTH WILLIAM K & 1065 GOLDENROD RD WELLINGTON FL 33414 8532		MAKTOUF TAOUFIK 13970 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500060</u>	500	<u>73414404010500104</u>	500	<u>73414404010510610</u>	500
N N M GOLDENROD EAST INC 2098 HENLEY PL WELLINGTON FL 33414 7757		MEHTA ANMOL 66 CORONA CT OLD BRIDGE NJ 08857 2853		DYNES ARTURO & 13976 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500070</u>	500	<u>73414404010500110</u>	500	<u>73414404010510620</u>	500
GONZALEZ ALBERTO & CLARA REV TRUST 11953 42ND RD N ROYAL PALM BEACH FL 33411 9108		WALKER CHARLES R JR TR ET AL ROBERTA D WALKER FAMILY TRUST 6720 KATHERINE RD WEST PALM BEACH FL 33413 3460		CAMARDELLA VITO ** CONFIDENTIAL RECORD ** * * * * FS SECTION 119.07 * * * *	
<u>73414404010500080</u>	500	<u>73414404010500120</u>	500	<u>73414404010510630</u>	500
PALMER TIMOTHY & 14703 79TH CT N LOXAHATCHEE FL 33470 4414		6720 KATHERINE ROAD LLC 6720 KATHERINE RD WEST PALM BEACH FL 33413 3460		COBLEY JAMES W & 13986 ASTER AVE WELLINGTON FL 33414 8509	
<u>73414404010500091</u>	500	<u>73414404010510540</u>	500	<u>73414404010510640</u>	500
CHAUDRY MANZOOR 9677 WYETH CT WELLINGTON FL 33414 6403		INGRAM MONICA 13934 ASTER AVE WELLINGTON FL 33414 8509		BROWNSON MARSHALL P & 13992 ASTER AVE WEST PALM BEACH FL 33414 8509	
<u>73414404010500092</u>	500	<u>73414404010510550</u>	500	<u>73414404010510650</u>	500
LEE J E & 1077 WILD CHERRY LN WELLINGTON FL 33414 7911		POLLIO STEVEN L 13940 ASTER AVE WELLINGTON FL 33414 8509		WIDDICK LAWRENCE T & 13998 ASTER AVE WELLINGTON FL 33414 8509	

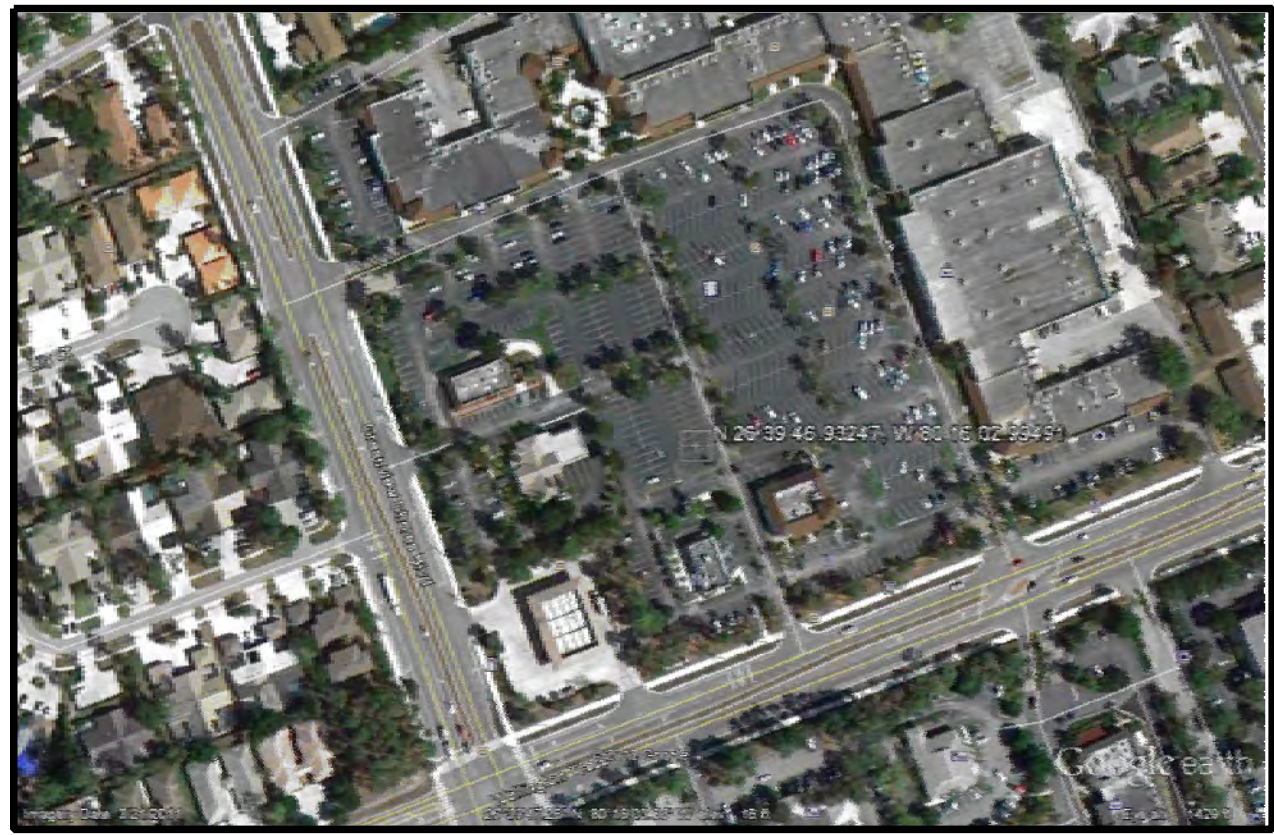
<u>73414404010600060</u>	500	<u>73414404010600353</u>	500	<u>73414404010600471</u>	500
MENKE JOHANNES 1133 WHITE PINE DR WELLINGTON FL 33414 5781		POVEROMO LOUIS V & 1353 PERIWINKLE PL WELLINGTON FL 33414 8653		CARTAGENA KING 4704 MARKS WAY LAKE WORTH FL 33463 4471	
<u>73414404010600070</u>	500	<u>73414404010600354</u>	500	<u>73414404010600473</u>	500
PONCE CLIFFORD J 1162 PRIMROSE LN WELLINGTON FL 33414 8694		GALINDO DORA I 935 LESTER AVE MAMARONECK NY 10543		ERDEK JOSEPH J 1205 PERIWINKLE PL WELLINGTON FL 33414 8630	
<u>73414404010600080</u>	500	<u>73414404010600361</u>	500	<u>73414404010600481</u>	500
MENKE JOHANNES 1133 WHITE PINE DR WELLINGTON FL 33414 5781		POVEROMO ROSE EST 14130 LILY CT WELLINGTON FL 33414 8631		HORSERADISH INC 15150 GOLDEN POINT LN WELLINGTON FL 33414 7111	
<u>73414404010600300</u>	500	<u>73414404010600362</u>	500	<u>73414404010600482</u>	500
CANO HEBERTO & 337 RILYN DR WEST PALM BEACH FL 33405 2921		SANTOS ALFRED N & ANGELA T 69 OUTLOOK AVE SARATOGA SPRINGS NY 12866 9211		RESCH DAVID J & 1193 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600310</u>	500	<u>73414404010600363</u>	500	<u>73414404010600483</u>	500
THOMAS ALEXANDER A & 3403 W BEECHCROFT DR ALEXANDRIA VA 22306 2206		G M K ENTERPRISE LLC & 2696 APPALOOSA TRL WELLINGTON FL 33414 7655		PEREZ JORGE & 1195 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600320</u>	500	<u>73414404010600364</u>	500	<u>73414404010600484</u>	500
SCHWARTZMAN CAROL B 14041 WELLINGTON TRC WELLINGTON FL 33414 8692		ROTUNA GERALD S JR & 1343 PERIWINKLE PL WELLINGTON FL 33414 8653		SHYNE MICHELLE 1197 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600330</u>	500	<u>73414404010600371</u>	500	<u>73414404010600491</u>	500
NANCE MARSHALL E III 1932 SE 21ST AVE FORT LAUDERDALE FL 33316 3628		PENARANDA RODRIGO & 105 COCOPUM CIR ROYAL PALM BEACH FL 33411 4735		NAGY SANDRA 1181 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600340</u>	500	<u>73414404010600372</u>	500	<u>73414404010600492</u>	500
EBERSBACH PROPERTY INVESTMENTS LLC 424 45TH ST WEST PALM BEACH FL 33407 2924		WINTERS LAURA A & 653 QUINBY AVE WOOSTER OH 44691 2844		GOLDSTONE JORDAN J 1183 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600351</u>	500	<u>73414404010600373</u>	500	<u>73414404010600493</u>	500
KOZEL JESSICA L 1349 PERIWINKLE PL WELLINGTON FL 33414 8653		R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		RAZNER DONNA 1185 PERIWINKLE PL WELLINGTON FL 33414 8677	
<u>73414404010600352</u>	500	<u>73414404010600374</u>	500	<u>73414404010600494</u>	500
ALLEN JOSEPH R 1351 PERIWINKLE PL WELLINGTON FL 33414 8653		VIERA CESAR V 4 PRESTON AVE CRANFORD NJ 07016 2612		ALVAREZ INGRID 1523 BAY ST SANTA MONICA CA 90405 1611	

<u>73414404010600500</u>	500	<u>73414404010610044</u>	500	<u>73414404010610112</u>	500
MURRO ROBERT 10916 NORTHGREEN DR LAKE WORTH FL 33449 8053		CALI KATHY J 14131 LILLY CT WELLINGTON FL 33414 8631		BRISTOL JAMES L & 2664 DANFORTH TER WEST PALM BEACH FL 33414 3433	
<u>73414404010610010</u>	500	<u>73414404010610050</u>	500	<u>73414404010610113</u>	500
ZARYCKI JOHN R & 1168 PERIWINKLE PL WELLINGTON FL 33414 8676		MACK CARLTON N & 8180 MANDARIN BLVD LOXAHATCHEE FL 33470 2950		SOUTHERN Z LLC 11732 WATERBEND CT WELLINGTON FL 33414 8851	
<u>73414404010610021</u>	500	<u>73414404010610070</u>	500	<u>73414404010610114</u>	500
SCARLETT VANESSA B 1188 PERIWINKLE PL WELLINGTON FL 33414 8676		MOYA EDUARDO & 459 SANTA CLARA TRL WELLINGTON FL 33414 3921		GONZALEZ RICHARD J & 864 BLANDFORD AVE COLUMBUS GA 31906 3558	
<u>73414404010610022</u>	500	<u>73414404010610080</u>	500	<u>73414404010610120</u>	500
EISEN LAURENCE M & 8100 CORMYOR WAY BOYNTON BEACH FL 33472 7123		PULJANOWSKI JAN & 176 CYPRESS TRC ROYAL PALM BEACH FL 33411 4707		DIAZ VICTOR M & 13693 CARLTON ST WELLINGTON FL 33414 7749	
<u>73414404010610023</u>	500	<u>73414404010610090</u>	500	<u>73414404010610131</u>	500
WOOD JENNIFER 1184 PERIWINKLE PL # 2C WELLINGTON FL 33414 8676		LANGSTON CHARLES DAVID 11924 FOREST HILL BLVD STE 22-262 WELLINGTON FL 33414		HOLMAN MARK 28 TREMONT ST REHOBOTH MA 02769 3024	
<u>73414404010610024</u>	500	<u>73414404010610101</u>	500	<u>73414404010610132</u>	500
SPILEMAECKER REGIS DOMAINE DES ETANGS 27490 LA CROIX ST LUEFROY FRANCE		TYRRELL JOANNE 14110 LILY CT WELLINGTON FL 33414 8631		COHEN JAY M 1340 PERIWINKLE PL WELLINGTON FL 33414 8652	
<u>73414404010610030</u>	500	<u>73414404010610102</u>	500	<u>73414404010610133</u>	500
ABDELAZIZ MOHAMMAD 10472 TRIANON PL WELLINGTON FL 33449 8074		FIELDHOUSE DYLAN J 1715 KELSO AVE LAKE WORTH FL 33460 6037		OFFEN MARGARET J & 180 JOHN WEST WAY # 436 AURORA ON L4G 0R3 CANADA	
<u>73414404010610041</u>	500	<u>73414404010610103</u>	500	<u>73414404010610134</u>	500
GORMAN THOMAS 14127 LILY CT WELLINGTON FL 33414 8631		LUNA SANTOS 14114 LILY CT WELLINGTON FL 33414 8631		BUITRAGO HECTOR & 1344 PERIWINKLE PL WELLINGTON FL 33414 8652	
<u>73414404010610042</u>	500	<u>73414404010610104</u>	500	<u>73414404010610141</u>	500
RAULIN RICHARD 14125 LILY CT WELLINGTON FL 33414 8631		GUTIERREZ JUAN F 14112 LILY CT WELLINGTON FL 33414 8631		HERBERT SONJA 1350 PERIWINKLE PL WELLINGTON FL 33414 8652	
<u>73414404010610043</u>	500	<u>73414404010610111</u>	500	<u>73414404010610142</u>	500
COTE SUZIE 150 HIDDEN COVE DR MELBOURNE BEACH FL 32951 3345		BOBINSKI FISCHER PATRICIA 13401 55TH ST S WELLINGTON FL 33449 6049		DEUTSCHE BANK NATL TRUST CO TR 7105 CORPORATE DR PLANO TX 75024 4100	

<u>73414404010610143</u> VIERA CESAR V 4 PRESTON AVE CRANFORD NJ 07016 2612	500	<u>73414404010620040</u> CHANG PETER Y & 10931 MARTINGALE CT POTOMAC MD 20854 1500	500	<u>73414404010630020</u> RAMLAKHAN RANI E 1020 STAGHORN ST WELLINGTON FL 33414 8569	500
<u>73414404010610144</u> PONCE PATRICIA 1356 PERIWINKLE DR WELLINGTON FL 33414 8652	500	<u>73414404010620050</u> PRAVAZ CARLOS & 2609 FAIRWAY COVE CT WELLINGTON FL 33414 7790	500	<u>73414404010630030</u> SILVA HECTOR A TR & 13798 CALLINGTON DR WELLINGTON FL 33414	500
<u>73414404010610151</u> ECHEZARRETA CLARISSA PO BOX 240 LOXAHATCHEE FL 33470 0240	500	<u>73414404010620070</u> SAMOUR EDUARDO & 1104 GOLDENROD RD WELLINGTON FL 33414 2132	500	<u>73414404010640020</u> ALBA FLORIDA RENTALS LLC 5300 NW 12TH AVE STE 1 FORT LAUDERDALE FL 33309	500
<u>73414404010610152</u> GOLDSTONE JUSTIN J 360 VIA HERMOSA WEST PALM BCH FL 33415 2452	500	<u>73414404010620080</u> WEDGEWOOD COMMUNITIES LLC 1086 ISLAND MANOR DR WEST PALM BEACH FL 33413 2044	500	<u>73414404010640030</u> PEAT DAVID L & 13756 SHEFFIELD ST WELLINGTON FL 33414 7642	500
<u>73414404010610153</u> BROWN GLENFORD & 8300 W POPLAR DR MEQUON WI 53097 3283	500	<u>73414404010620090</u> MOYA EDUARDO F & 1124 GOLDENROD RD WELLINGTON FL 33414 2112	500	<u>73414404010640041</u> BORLEA MARIA 1080 MULBERRY PL WELLINGTON FL 33414 8564	500
<u>73414404010610154</u> VERES JULIANA 1364 PERIWINKLE PL WELLINGTON FL 33414 8652	500	<u>73414404010620100</u> MCKNIGHT ORAL 7 TOMAHAWK DR WHITE PLAINS NY 10603 2828	500	<u>73414404010640042</u> RANDELL GEORGINA 1084 MULBERRY PL WELLINGTON FL 33414 8564	500
<u>73414404010620010</u> BORLEA PETRU & 1080 MULBERRY PL WELLINGTON FL 33414 8564	500	<u>73414404010620110</u> FISCHER RAYMOND 8588 NW 43RD CT POMPANO BEACH FL 33065 1332	500	<u>73414404010640051</u> TITO OLGA 1094 MULBERRY PL WELLINGTON FL 33414 8564	500
<u>73414404010620020</u> GERLACH WILLIAM H & 321 MASTERS RD LAKE WORTH FL 33461 2409	500	<u>73414404010620120</u> COSTIUC ALEXANDRU & PO BOX 353 LOXAHATCHEE FL 33470 0353	500	<u>73414404010660110</u> LAPLANTE ARTHUR J & 1111 MULBERRY PL WELLINGTON FL 33414 8567	500
<u>73414404010620031</u> A & D CONDO INVESTMENTS LLC 21063 BELLA VISTA CIR BOCA RATON FL 33428 3533	500	<u>73414404010630011</u> RAMOS DAVID 3873 CYPRESS LAKE DR LAKE WORTH FL 33467 2207	500	<u>73414404010660120</u> SIOMKOS JOHN R & 1093 MULBERRY PL WELLINGTON FL 33414 8565	500
<u>73414404010620032</u> N N M GREENVIEW INC 2098 HENLEY PL WELLINGTON FL 33414 7757	500	<u>73414404010630012</u> RAMOS DAVID 3873 CYPRESS LAKE DR LAKE WORTH FL 33467 2207	500	<u>73414404010660130</u> EURICH DONALD H 4611 SE ONTARIO DR STUART FL 34997 5578	500

<u>73414404010660140</u>	500	<u>73414408070010010</u>	500	<u>73414408070030040</u>	500
SILVESTRI LAWRENCE A & 15180 MEADOW WOOD DR WELLINGTON FL 33414 9019		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636	
<u>73414404010660150</u>	500	<u>73414408070010020</u>	500	<u>73414408070040010</u>	500
NACARATO CARL & 1057 MULBERRY PL WELLINGTON FL 33414 8565		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636	
<u>73414404010680300</u>	500	<u>73414408070010030</u>	500	<u>73414408070040020</u>	500
GARCIA ALBERT 11580 SOUTH SEA CT WELLINGTON FL 33449 8374		JONES ROBERT D & 12165 STRATFORD ST WELLINGTON FL 33414 5663		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636	
<u>73414404010680310</u>	500	<u>73414408070020010</u>	500	<u>73414408070040030</u>	500
GARCIA ALBERT 11580 SOUTH SEA CT WELLINGTON FL 33449 8374		EVEILLARD MARIE C & 75 65 198TH ST FLUSHING NY 11366 1820		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636	
<u>73414408020010000</u>	500	<u>73414408070020020</u>	500	<u>73414408070040040</u>	500
CHEVRON USA INC PO BOX 285 HOUSTON TX 77001 0285		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636	
<u>73414408040020000</u>	500	<u>73414408070020030</u>	500	<u>73414409060000010</u>	500
WAYJOHN INC 980 N MILITARY TRL WEST PALM BEACH FL 33415 1320		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		WELLINGTON PROPERTY GROUP LLC 560 VILLAGE BLVD STE 120 WEST PALM BEACH FL 33409 1963	
<u>73414408060014093</u>	500	<u>73414408070020040</u>	500	<u>73414409060000020</u>	500
R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		WELLINGTON PROPERTY GROUP LLC 560 VILLAGE BLVD STE 120 WEST PALM BEACH FL 33409 1963	
<u>73414408060014095</u>	500	<u>73414408070030010</u>	500	<u>73414409060000051</u>	500
R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		FR COURTYARD SHOPS LLC 1626 E JEFFERSON ST ROCKVILLE MD 20852 4041	
<u>73414408060024097</u>	500	<u>73414408070030020</u>	500	<u>73414409060000053</u>	500
R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		FR COURTYARD SHOPS LLC 1626 E JEFFERSON ST ROCKVILLE MD 20852 4041	
<u>73414408060024099</u>	500	<u>73414408070030030</u>	500	<u>73414409060000054</u>	500
R & R LLC 1953 S CLUB DR WELLINGTON FL 33414 9092		BRJ DEV INC 246 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 7636		FR COURTYARD SHOPS LLC 1626 E JEFFERSON ST ROCKVILLE MD 20852 4041	

<u>73414409060000055</u>	500	<u>73414409120000040</u>	500	<u>73414409150000020</u>	500
FR COURTYARD SHOPS LLC 1626 E JEFFERSON ST ROCKVILLE MD 20852 4041		BORGES ANTONIO L 2384 SEAFORD DR WELLINGTON FL 33414 6227		MILLS WILLIAM T & 4575 LUCERNE LAKES BLVD BLDG 17-105 LAKE WORTH FL 33467 8819	
<u>73414409060000056</u>	500	<u>73414409130000010</u>	500	<u>73414409150000030</u>	500
FR COURTYARD SHOPS LLC 1626 E JEFFERSON ST ROCKVILLE MD 20852 4041		J & G LLC 1028 LARCH WAY WELLINGTON FL 33414 5102		MILLS WILLIAM T & 4575 LUCERNE LAKES BLVD BLDG 17-105 LAKE WORTH FL 33467 8819	
<u>73414409060010000</u>	500	<u>73414409130000020</u>	500	<u>73414409150000040</u>	500
WELLINGTON CORPORATE CENTER 3801 PGA BLVD STE 500 WEST PALM BEACH FL 33410 2707		J & G LLC 1028 LARCH WAY WELLINGTON FL 33414 5102		MILLS WILLIAM T & 4575 LUCERNE LAKES BLVD BLDG 17-105 LAKE WORTH FL 33467 8819	
<u>73414409080138170</u>	500	<u>73414409130000030</u>	500	<u>73414409160000010</u>	500
PAW PROPERTIES LLC 1593 TROTTER CT WELLINGTON FL 33414 1063		J & G LLC 1028 LARCH WAY WELLINGTON FL 33414 5102		GUTIERREZ FERNANDO J & 8862 W FLAGLER ST # 5 MIAMI FL 33174 3951	
<u>73414409080138210</u>	500	<u>73414409130000040</u>	500	<u>73414409160000020</u>	500
PAW PROPERTIES LLC 1593 TROTTER CT WELLINGTON FL 33414 1063		J & G LLC 1028 LARCH WAY WELLINGTON FL 33414 5102		GUTIERREZ FERNANDO J & 8862 W FLAGLER ST # 5 MIAMI FL 33174 3951	
<u>73414409080138250</u>	500	<u>73414409140001213</u>	500	<u>73414408040010000</u>	
PAW PROPERTIES LLC 1593 TROTTER CT WELLINGTON FL 33414 1063		A & M LLC 13988 PADDOCK DR WELLINGTON FL 33414 7824		FWI 16 LLC 2120 DREW ST CLEARWATER FL 33765 3214	
<u>73414409080138290</u>	500	<u>73414409140001215</u>	500		
PAW PROPERTIES LLC 1593 TROTTER CT WELLINGTON FL 33414 1063		A & M LLC 13988 PADDOCK DR WELLINGTON FL 33414 7824			
<u>73414409120000010</u>	500	<u>73414409140001217</u>	500		
BORGES ANTONIO L 2384 SEAFORD DR WELLINGTON FL 33414 6227		A & M LLC 13988 PADDOCK DR WELLINGTON FL 33414 7824			
<u>73414409120000020</u>	500	<u>73414409140001219</u>	500		
BORGES ANTONIO L 2384 SEAFORD DR WELLINGTON FL 33414 6227		A & M LLC 13988 PADDOCK DR WELLINGTON FL 33414 7824			
<u>73414409120000030</u>	500	<u>73414409150000010</u>	500		
BORGES ANTONIO L 2384 SEAFORD DR WELLINGTON FL 33414 6227		MILLS WILLIAM T & 4575 LUCERNE LAKES BLVD BLDG 17-105 LAKE WORTH FL 33467 8819			



VICINITY MAP
(NOT TO SCALE)
13833 WELLINGTON TRACE, WELLINGTON FL 33414

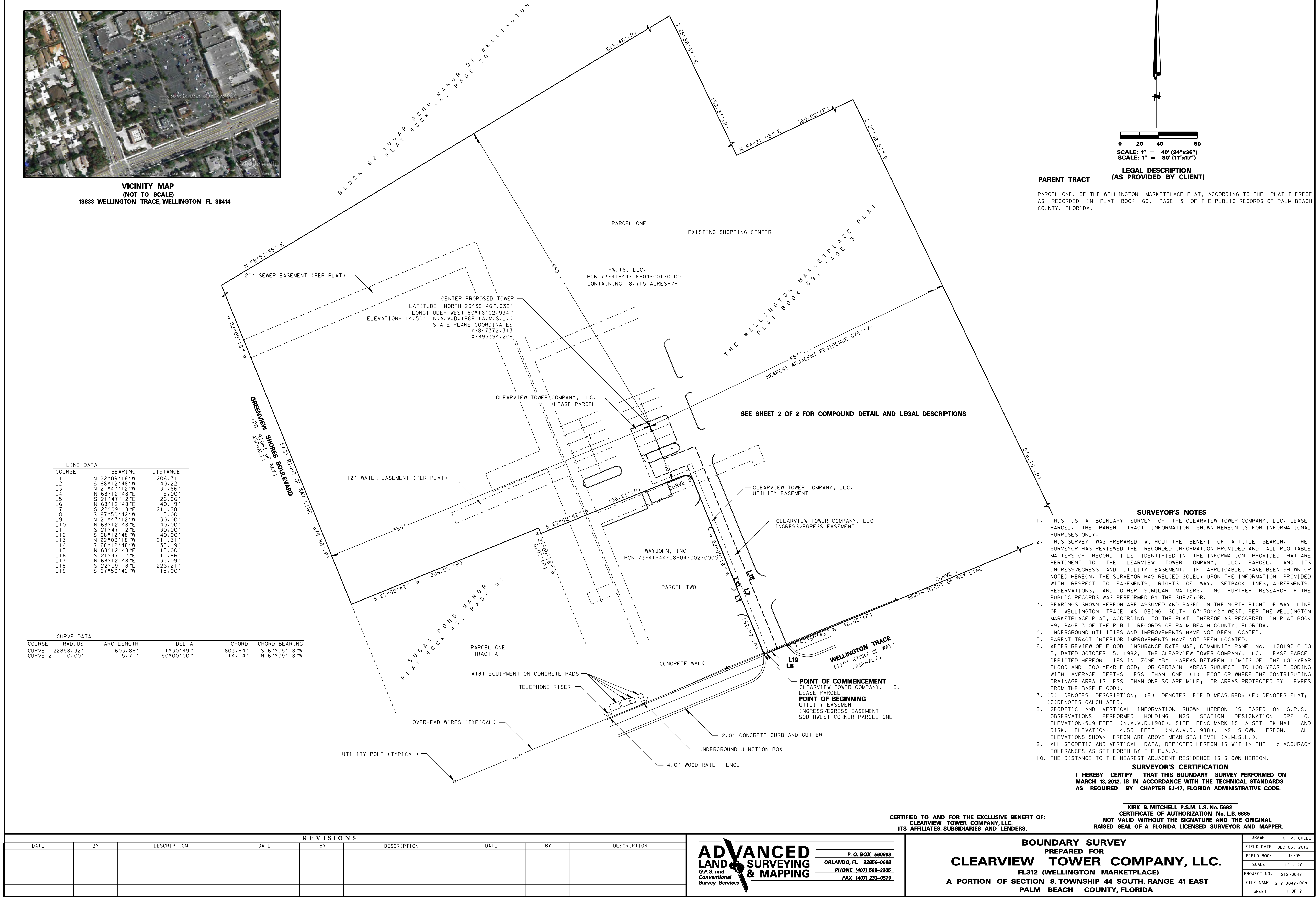
0 20 40 80
SCALE: 1" = 40' (24"x36")
SCALE: 1" = 80' (11"x17")

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

PARCEL ONE, OF THE WELLINGTON MARKETPLACE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LINE DATA		
COURSE	BEARING	DISTANCE
L1	N 22°09'18"W	206.31'
L2	S 68°12'48"W	40.22'
L3	N 21°47'12"W	31.66'
L4	S 68°12'48"E	5.00'
L5	S 21°47'12"E	25.66'
L6	N 68°12'48"E	40.19'
L7	N 22°09'18"E	211.28'
L8	S 67°50'42"W	5.00'
L9	N 21°47'12"W	30.00'
L10	N 68°12'48"E	40.00'
L11	S 21°47'12"E	30.00'
L12	S 68°12'48"W	40.00'
L13	N 22°09'18"W	211.31'
L14	N 68°12'48"W	35.19'
L15	N 68°12'48"E	15.00'
L16	S 21°47'12"E	11.66'
L17	N 68°12'48"E	35.09'
L18	N 22°09'18"E	226.21'
L19	S 67°50'42"W	15.00'

CURVE DATA					
COURSE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
CURVE 1	22858.32'	603.86'	1°30'49"	603.84'	S 67°05'18"W
CURVE 2	10.00'	15.71'	90°00'00"	14.14'	N 67°09'18"W



SURVEYOR'S NOTES

- THIS IS A BOUNDARY SURVEY OF THE CLEARVIEW TOWER COMPANY, LLC. LEASE PARCEL. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEYOR HAS REVIEWED THE RECORDED INFORMATION PROVIDED AND ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THE INFORMATION PROVIDED THAT ARE PERTINENT TO THE CLEARVIEW TOWER COMPANY, LLC. PARCEL, AND ITS INGRESS/EGRESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THE INFORMATION PROVIDED WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF WELLINGTON TRACE AS BEING SOUTH 67°50'42" WEST, PER THE WELLINGTON MARKETPLACE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
- AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 120192 0100 B, DATED OCTOBER 15, 1982, THE CLEARVIEW TOWER COMPANY, LLC. LEASE PARCEL DEPICTED HEREON LIES IN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD).
- (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.
- GEODETIC AND VERTICAL INFORMATION SHOWN HEREON IS BASED ON G.P.S. OBSERVATIONS PERFORMED HOLDING NGS STATION DESIGNATION OFF C, ELEVATION+5.9 FEET (N.A.V.D.1988). SITE BENCHMARK IS A SET PK NAIL AND DISK, ELEVATION+ 14.55 FEET (N.A.V.D.1988), AS SHOWN HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
- ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 10 ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
- THE DISTANCE TO THE NEAREST ADJACENT RESIDENCE IS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON MARCH 13, 2012, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

KIRK B. MITCHELL P.S.M.L.S. No. 5682
CERTIFICATE OF AUTHORIZATION No. L.B. 6885
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
CLEARVIEW TOWER COMPANY, LLC.
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

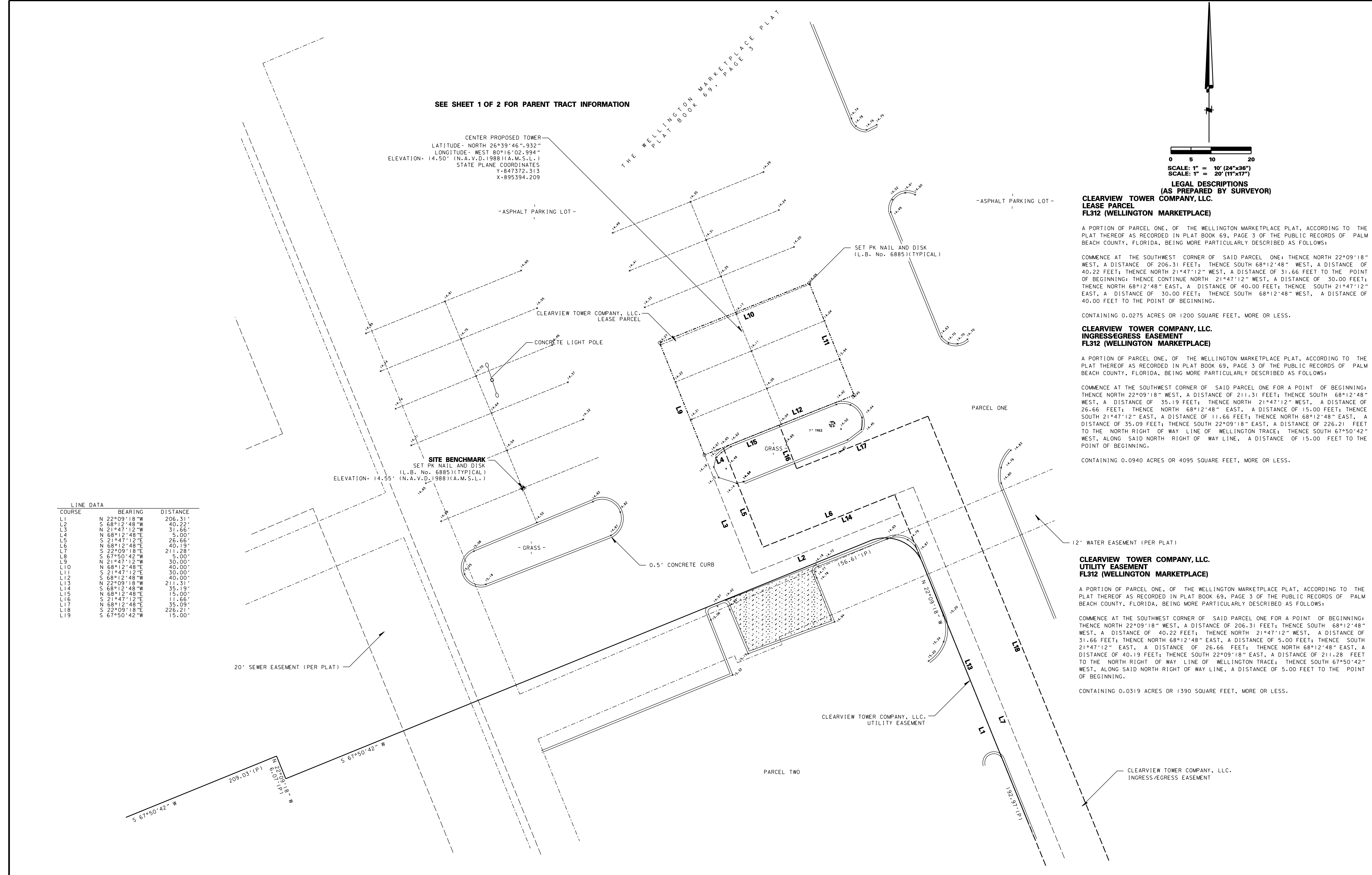
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ADVANCED
LAND SURVEYING
& MAPPING
G.P.S. and
Conventional
Survey Services

P. O. BOX 560698
ORLANDO, FL 32856-0698
PHONE (407) 509-2305
FAX (407) 233-0579

BOUNDARY SURVEY
PREPARED FOR
CLEARVIEW TOWER COMPANY, LLC.
FL312 (WELLINGTON MARKETPLACE)
A PORTION OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA

DRAWN	K. MITCHELL
FIELD DATE	DEC 06, 2012
FIELD BOOK	32/09
SCALE	1" = 40'
PROJECT NO.	212-0042
FILE NAME	212-0042.DGN
SHEET	1 OF 2



REVISIONS								<div><div><div>ADVANCED</div><div>LAND SURVEYING & MAPPING</div><div>G.P.S. and Conventional Survey Services</div></div><div><div>P. O. BOX 560698</div><div>ORLANDO, FL 32856-0698</div><div>PHONE (407) 509-2305</div><div>FAX (407) 233-0579</div></div></div>		BOUNDARY SURVEY PREPARED FOR				DRAWN K. MITCHELL	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	FIELD DATE	DEC 06, 2012								
						FIELD BOOK	32/09								
						SCALE	1" = 10'								
						PROJECT NO.	212-0042								
						FILE NAME	212-0042.DGN								
						SHEET	2 OF 2								
								CLEARVIEW TOWER COMPANY, LLC. FL312 (WELLINGTON MARKETPLACE) A PORTION OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA							

ADVANCED
LAND SURVEYING
& MAPPING
G.P.S. and
Conventional
Survey Services

P. O. BOX 560698
ORLANDO, FL 32856-0698
PHONE (407) 509-2305
FAX (407) 233-0579

BOUNDARY SURVEY
PREPARED FOR
CLEARVIEW TOWER COMPANY, LLC.
FL312 (WELLINGTON MARKETPLACE)
A PORTION OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA



ZONING: RM
LAND USE: 0800 – MULTI-FAMILY

PROPOSED TOWER SETBACKS		
	FROM PROPERTY LINE	FROM RESIDENTIAL ZONE
NORTHWEST	669'±	669'±
SOUTHWEST	355'±	476'±
SOUTHEAST	60'±	–
NORTHEAST	653'±	653'±

ZONING: CN – NEIGHBORHOOD COMMERCIAL
LAND USE: 1600 – SHOPPING CENTER

ZONING: RM
LAND USE: 0800 – MULTI-FAMILY



3400 LAKESIDE DRIVE
SUITE 525
MIRAMAR, FL 33027
CERTIFICATE OF AUTHORIZATION 29214



NOT FOR CONSTRUCTION

DATE OF SIGNATURE: X/XX/XX

FL312

13833 WELLINGTON TRACE
WELLINGTON, FL 33414

SHEET NAME

SITE PLAN

SHEET NUMBER

SP1

PROPOSED CLEARVIEW TOWER COMPANY LLC 30' x 40' WALLED COMPOUND

PROPOSED CLEARVIEW TOWER COMPANY LLC 150'± CONCEALMENT FLAGPOLE

ZONING: RM
LAND USE: 0800 – MULTI-FAMILY

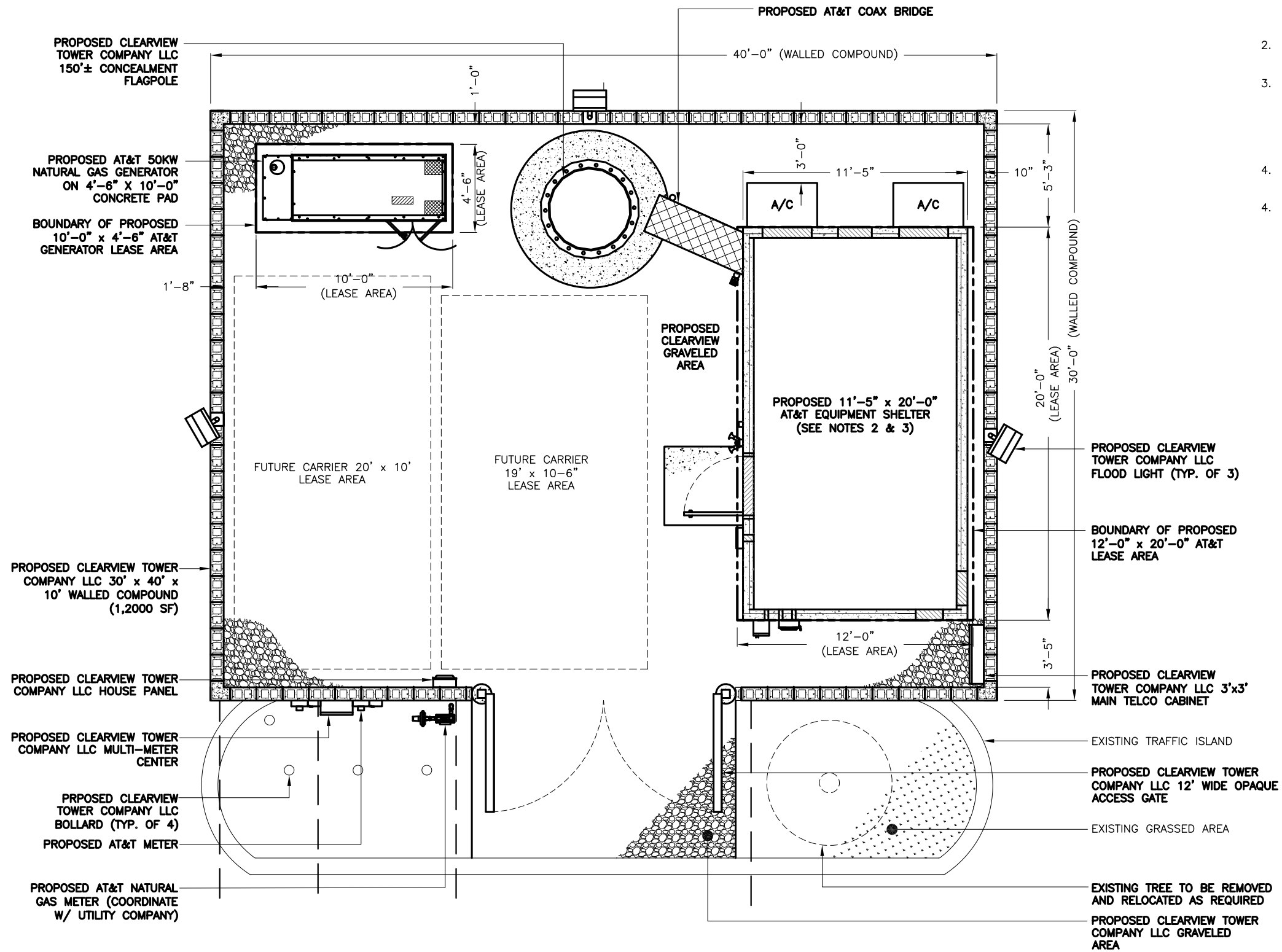
PROPOSED 5' WIDE CLEARVIEW TOWER COMPANY LLC NON-EXCLUSIVE UTILITY EASEMENT
PROPOSED 15' WIDE CLEARVIEW TOWER COMPANY LLC NON-EXCLUSIVE ACCESS EASEMENT

EXISTING AT&T TELCO DEMARK

EXISTING UTILITY POLE W/ TRANSFORMER

SITE PLAN





NOTES:

1. PROPOSED SHELTER OF APROX. 230 SQ.FT. WILL BE UNMANNED EXCEPT FOR ROUTINE MAINTENANCE.
2. SHELTER FINISHED FLOOR ELEVATION WILL BE 12" ABOVE GRADE.
3. CONSTRUCTION OF POLE AND SHELTER SHALL BE COMPLETED IN PHASE I WITHIN A SIX WEEK PERIOD FROM BUILDING PERMIT APPROVAL. ADDITIONAL PHASES 2 AND 3 SHALL BE SUBJECT TO MARKET DEMAND BY TENANTS.
4. PROPOSED EQUIPMENT WILL OPERATE 24/7 DAILY.
4. ONLY FEDERAL REQUIRED SIGNAGE WILL BE USED ALONG WITH EMERGENCY CONTACT INFO ON THREE 2FT BY 2 FT SIGNS ON THE GATE.

REV	DATE	DESCRIPTION
A	12/21/12	PRELIMINARY
B	1/11/13	REVISED
C	2/26/13	REVISED

PROJECT NO.:	12-517.26
DRAWN BY:	CHECKED BY:
A. M. ALVAREZ	M. ABBEY

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CALTROP Telecom

3400 LAKESIDE DRIVE
SUITE 525
MIRAMAR, FL 33027

CERTIFICATE OF AUTHORIZATION 29214



NOT FOR CONSTRUCTION

DATE OF SIGNATURE: X/XX/XX

FL312

13833 WELLINGTON TRACE
WELLINGTON, FL 33414

SHEET NAME

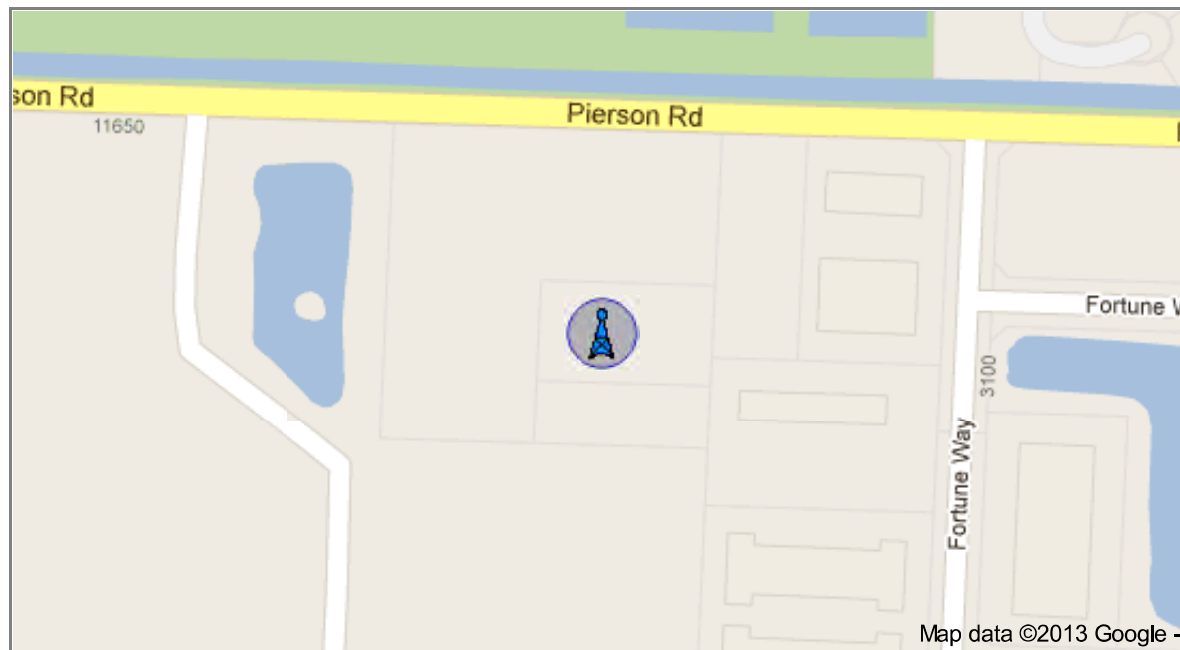
COMPOUND PLAN

SHEET NUMBER

SP2



Registered Tower Detail - Tower (2)



• Ownership Info

Rep	Company:	AT&T MOBILITY LLC	Attn:	FCC GROUP
	Contact:	Reginald Youngblood	Address:	2200 N. GREENVILLE AVE, 1W RICHARDSON, TX, 75082
	Phone:	(972)234-7003		
	Email:	FCCMW@ATT.COM		
Owner	Company:	New Cingular Wireless PCS, LLC	Attn:	FCC GROUP
	Contact:	Not Recorded	Address:	2200 N. GREENVILLE AVE, 1W RICHARDSON, TX, 75082
	Phone:	(972)234-7003		
	Email:	FCCMW@ATT.COM		

• Tower Characteristics

Registration #:	1239036	Ground Elev:	17.1 feet
Latitude:	26.6356	Height Of Structure:	200.1 feet
Longitude:	-80.2288	Overall Height:	223.1 feet
Structure Type:	Tower	Structure Address:	3115 Fortune Circle Wellington, FL
Status:	Constructed		
Date Constructed:	05/31/1991		

● History

Purpose	Status	Date	Addnl Info	
New Reg	Granted	05/30/2003	---	
Constructed	Granted	05/30/2003	---	
Modification	Granted	06/11/2003	---	
Constructed	Granted	06/11/2003	---	
Adm Update	Granted	05/18/2004	---	
Owner Change	Granted	08/13/2007	Rep Owner	AT&T Mobility LLC New Cingular Wireless PCS, LLC
Adm Update	Granted	01/07/2008	---	
Withdrawal	Withdrawn	03/10/2009	---	
Adm Update	Granted	02/18/2010	---	
Adm Update	Granted	02/22/2010	---	
Adm Update	Granted	05/08/2012	---	
Adm Update	Granted	11/25/2012	---	

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ULS License

Cellular License - KNKA264 - NEW CINGULAR WIRELESS PCS, LLC

Call Sign	KNKA264	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
Market			
Market	CMA072 - West Palm Beach-Boca Raton, FL	Channel Block	B
Submarket	0	Phase	2
Dates			
Grant	10/05/2004	Expiration	10/01/2014
Effective	02/08/2007	Cancellation	
Five Year Buildout Date			
05/24/1990			
Control Points			
1	1841 N.W. 22nd St., Ft. Lauderdale, FL P: (954)486-1717		
Licensee			
FRN	0003291192	Type	Limited Liability Company
Licensee			
NEW CINGULAR WIRELESS PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN KELLYE E. ABERNATHY		P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM	
Contact			
AT&T MOBILITY LLC DAVID C JATLOW 11760 US HIGHWAY 1 NORTH PALM BEACH, FL 33408		P: (202)255-1679 F: (561)279-2097 E: DAVID.JATLOW@CINGULAR.COM	
Ownership and Qualifications			

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

Cellular License - KNKA355 - NEW CINGULAR WIRELESS PCS, LLC

Call Sign	KNKA355	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
Market			
Market	CMA072 - West Palm Beach-Boca Raton, FL	Channel Block	A
Submarket	0	Phase	2
Dates			
Grant	08/22/2006	Expiration	10/01/2016
Effective	02/08/2007	Cancellation	
Five Year Buildout Date			
08/12/1992			
Control Points			
1	BELVEDERE AND AUSTRALIA AVES., SERVICES BLDG., WEST PALM BEACH, FL		
Licensee			
FRN	0003291192	Type	Limited Liability Company
Licensee			
NEW CINGULAR WIRELESS PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN KELLYE E. ABERNATHY		P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM	
Contact			
AT&T MOBILITY LLC DAVID C JATLOW 11760 US HIGHWAY 1 NORTH PALM BEACH, FL 33408		P: (202)255-1679 F: (561)279-2097 E: DAVID.JATLOW@CINGULAR.COM	
Ownership and Qualifications			

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

PCS Broadband License - KNLG580 - New Cingular Wireless PCS, LLC

PA This license has pending applications: 0003330643, 0003217626, 0003198873, 0003179898, 0003142473, 0003140961, 0003140883, 0003140861, 0003140854, 0003115210, 0003107480

Call Sign	KNLG580	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market			
Market	BTA469 - West Palm Beach-Boca Raton, FL	Channel Block	D
Submarket	1	Associated Frequencies (MHz)	001865.00000000-001870.00000000-001945.00000000-001950.00000000

Dates			
Grant	06/12/2007	Expiration	04/28/2017
Effective	06/12/2007	Cancellation	

Buildout Deadlines			
1st	04/28/2002	2nd	

Notification Dates			
1st	01/29/2002	2nd	

Licensee

FRN	0003291192	Type	Corporation
-----	------------	------	-------------

Licensee	
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP	P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM

Contact

AT&T MOBILITY LLC Kellye E Abernathy 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024	P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM
--	--

Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

PCS Broadband License - WPVC979 - New Cingular Wireless PCS, LLC

Call Sign	WPVC979	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	MTA015 - Miami-Fort Lauderdale	Channel Block	A
Submarket	9	Associated Frequencies (MHz)	001850.00000000-001865.00000000-001930.00000000-001945.00000000
Dates			
Grant	07/07/2005	Expiration	06/23/2015
Effective	10/04/2006	Cancellation	
Buildout Deadlines			
1st	06/23/2000	2nd	06/23/2005
Notification Dates			
1st	06/20/2000	2nd	04/19/2005
Licensee			
FRN	0003291192	Type	Limited Liability Company
Licensee			
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP		P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM	
Contact			
Cingular Wireless LLC Kellye E Abernathy Ms. 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024		P: (469)229-7422 F: (469)229-7297 E: KELLYE.E.ABERNATHY@CINGULAR.COM	

Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity		Gender	



April 2, 2013

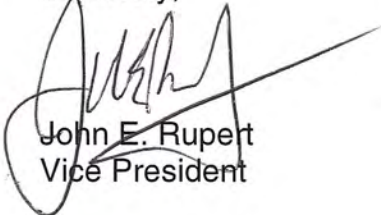
Village of Wellington
Planning and Zoning Department
12300 Forest Hill Blvd
Wellington, FL 33414

Dear Planning Board and Staff:

On behalf of Clearview Tower Company LLC (Clearview), I certify that Clearview will comply with all applicable federal, state or local laws including all the provisions of this ordinance.

I also certify, on behalf of Clearview, that the site described in this application will be available for the co-location by other FCC licensed carriers.

Sincerely,

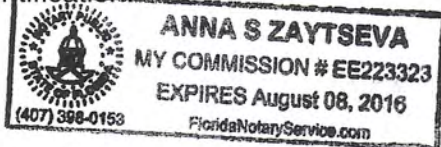


John E. Rupert
Vice President

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 2nd day of April, 2013, by John E Rupert, who is personally known to me as a Vice President and Principal of Clearview Tower Company LLC OR () who has produced _____ as identification.



Notary Public

My Commission Expires: _____

26 YOLANDA DRIVE • EDISON, NJ 08817
732-744-0652

FLORIDA DEPARTMENT OF STATE
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Entity Name Search

No Events

No Name History

Detail by Entity Name

Foreign Limited Liability Company

CLEARVIEW TOWER COMPANY, LLC

This detail screen does not contain information about the 2013 Annual Report.**[Click here to determine if a 2013 Annual Report has been filed.](#)**

Filing Information

Document Number M10000004735**FEI/EIN Number** 205187041**Date Filed** 10/26/2010**State** DE**Status** ACTIVE

Principal Address

26 YOLANDA DRIVE
EDISON NJ 08817 US

Changed 04/13/2011

Mailing Address

26 YOLANDA DRIVE
EDISON NJ 08817 US

Changed 04/13/2011

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE FL 32301-2525 US

Manager/Member Detail

Name & Address

Title MGR

GBH COMMUNICATIONS, LLC
9905 BENTCROSS DRIVE
POTOMAC MD 20854 US

Title MGR

RUPERT, JOHN
612 CAREY HILL ROAD
MONTGOMERY PA 17754 US

Title MGR

COMPRECHT, THOMAS C
10537 CHESHAM WAY
WOODSTOCK MD 21163 US

Title MGR

MEJIA, STEVEN N
26 YOLANDA DRIVE
EDISON NJ 08817 US

Annual Reports

Report Year Filed Date

2011	04/13/2011
2012	04/17/2012

Document Images

[04/17/2012 – ANNUAL REPORT](#)

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[04/13/2011 – ANNUAL REPORT](#)

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[10/26/2010 – Foreign Limited](#)

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Entity Name Search

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Submit



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-ASO-1008-OE

Issued Date: 03/13/2013

Steven Mejia
Clearview Tower Company, LLC
26 Yolanda Drive
Edison, NJ 08817

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Wellington
Location:	Wellington, FL
Latitude:	26-39-46.93N NAD 83
Longitude:	80-16-02.99W
Heights:	15 feet site elevation (SE)
	155 feet above ground level (AGL)
	170 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

Any height exceeding 155 feet above ground level (170 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 09/13/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-7084. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-ASO-1008-OE.

Signature Control No: 182732524-185262869

(DNE)

Darin Clipper
Specialist

Attachment(s)
Map(s)

cc: FCC





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-ASO-1008-OE

Issued Date: 03/13/2013

Steven Mejia
Clearview Tower Company, LLC
26 Yolanda Drive
Edison, NJ 08817

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Wellington
Location:	Wellington, FL
Latitude:	26-39-46.93N NAD 83
Longitude:	80-16-02.99W
Heights:	15 feet site elevation (SE) 155 feet above ground level (AGL) 170 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
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A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-7084. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-ASO-1008-OE.

Signature Control No: 182732524-185262869

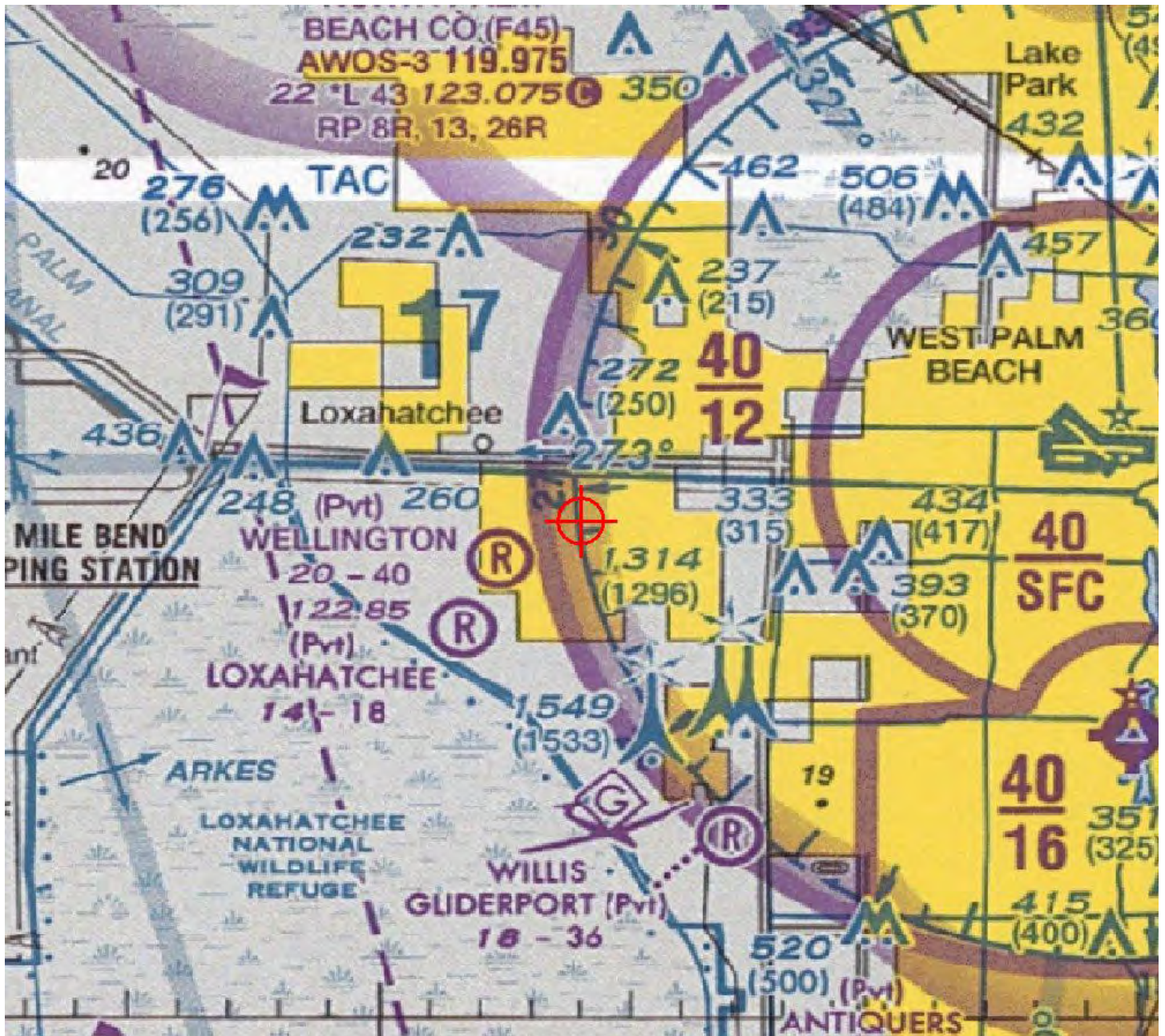
(DNE)

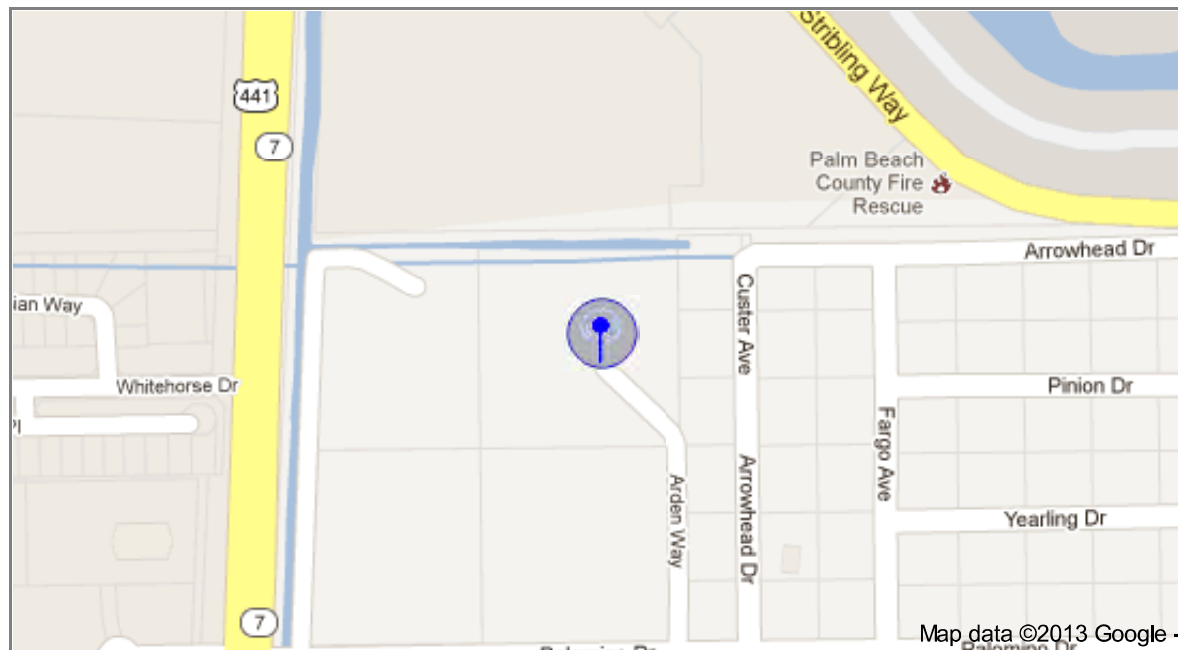
Darin Clipper
Specialist

Attachment(s)
Map(s)

cc: FCC





**Tower Detail (Not Registered) - Tower (16)****• Ownership Info**

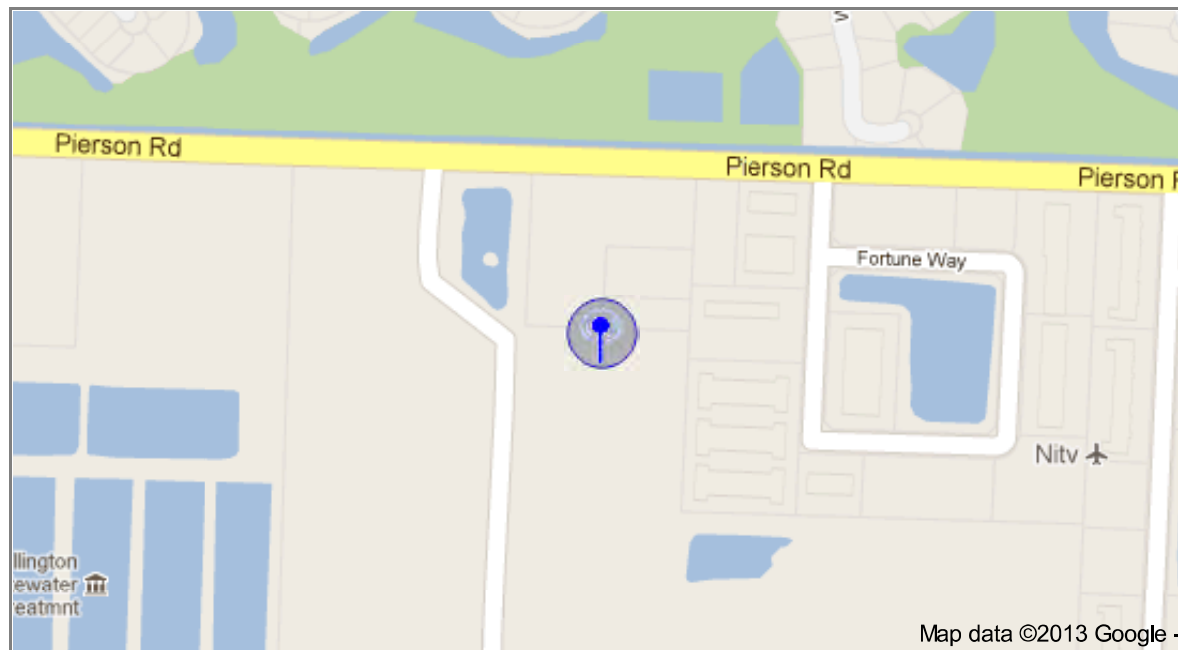
Owner	Company:	MIAMI CGSA, INC.	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

• Structure Characteristics

Filing #:	82-ASO-97-OE	Ground Elev:	18.0 feet
Latitude:	26.631	Height Of Structure:	315.0 feet
Longitude:	-80.201	Overall Height:	333.0 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	11/01/1993		

Miami CGSA, Inc
AKA FLORIDA
CELLULAR
SERVICE, INC.
DBA BELLSOUTH
MOBILITY INC.
1100 Peachtree
Street N.E., Suite
809
Atlanta, GA
30309-4599
ATTN Shelley A.
Dieter
P:(404)249-0484
F:(404)249-3552

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**Tower Detail (Not Registered) - Tower (4)****• Ownership Info**

Owner	Company:	NEXTEL COMMUNICAITONS	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

• Structure Characteristics

Filing #:	98-ASO-5170-OE	Ground Elev:	17.1 feet
Latitude:	26.635	Height Of Structure:	319.9 feet
Longitude:	-80.229	Overall Height:	337.0 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	08/06/1998		

Sprint/Nextel
Sold to
Towerco
5000 Valleystone Drive
Cary, NC 27519
View on map
Ph: (855) 653-5700 or
(919) 653-5700
Fx: (919) 469-5530

Label #:

6550 3263 0559

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6542 3263 0542

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Total Postage & Fees	\$	\$6.11	



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Total Postage & Fees	\$	\$6.11	



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City, State, ZIP+4 Plantation FL 33324

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6511 3263 0511

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6497 3263 1697

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Street, Apt. No., or PO Box No. 777 Yamato Rd # 600
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6505 3263 0505

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Total Postage & Fees	\$	\$6.11	01/30/2013



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Total Postage & Fees	\$	\$6.11	01/30/2013



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North Miami Beach, Florida
331609998

01/31/2013 1158540123 -0096
(800)275-8777 03:39:08 PM

Product Description	Sale Qty	Receipt Unit Price	Final Price
FORT LAUDERDALE FL 33323 Zone-1 First-Class Letter 0.60 oz. Expected Delivery: Fri 02/01/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630580			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11
BOCA RATON FL 33431 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630597			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11
WEST PALM BEACH FL 33411 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630603			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11
BOYNTON BEACH FL 33436 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630610			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11
FORT LAUDERDALE FL 33309 Zone-1 First-Class Letter 0.60 oz. Expected Delivery: Fri 02/01/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630627			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11
WEST PALM BEACH FL 33404 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630634			\$0.46 \$2.55 \$3.10 =====
Issue PVI:			\$6.11

WEST PALM BEACH FL 33419 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630641	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
WEST PALM BEACH FL 33406 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630696	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
PALM BEACH FL 33480 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630658	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
WELLINGTON FL 33414 Zone-2 First-Class Letter 0.80 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630702	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
FORT LAUDERDALE FL 33323 Zone-1 First-Class Letter 0.60 oz. Expected Delivery: Fri 02/01/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630672	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
FORT LAUDERDALE FL 33323 Zone-1 First-Class Letter 0.70 oz. Expected Delivery: Fri 02/01/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630665	\$0.46 \$2.55 \$3.10 =====
Issue PVI:	\$6.11
BOCA RATON FL 33487 Zone-2 First-Class Letter 0.60 oz. Expected Delivery: Sat 02/02/13 Return Rcpt (Green Card) @@ Certified Label #: 70122210000232630689	\$0.46 \$2.55 \$3.10 =====

Issue PVI: \$6.11

Total: \$79.43

Paid by:
Debit Card \$79.43
Account #: XXXXXXXXXXXX6368
Approval #: 692780
Transaction #: 150
23 903520708
Receipt#: 001234

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Total Postage & Fees	\$	\$6.11	01/31/2013

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Return Receipt Fee (Endorsement Required)		\$2.55	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	01/31/2013

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City, State, ZIP+4 **Sunrise FL 33323**
PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		\$2.55	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	01/31/2013

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City, State, ZIP+4 **West Palm Beach FL 33406**
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Return Receipt Fee (Endorsement Required)		\$2.55	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	01/31/2013

Sent To **Village of Wellington**
Street, Apt. No.; or PO Box No. **12300 FORESTHILLS BLVD**
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PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		\$2.55	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	01/31/2013

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Street, Apt. No.; or PO Box No. **1300 Concord Terrace #200**
City, State, ZIP+4 **Sunrise, FL 33323**
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Total Postage & Fees	\$	\$6.11



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or PO Box No. **5201 Congress Ave**

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FORT LAUDERDALE FL 33323

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

0123

04

Postmark
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01/31/2013

Sent To

Jose Delgado - Metro PCS
Street, Apt. No.;
or PO Box No. 1000 Sawgrass Corporate Pk #400
City, State, ZIP+4 Ft Lauderdale, FL 33323

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BOCA RATON FL 33431

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

0123

04

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01/31/2013

Sent To

Josephine Conde
Street, Apt. No.;
or PO Box No. 777 Yamato #600
City, State, ZIP+4 Boca Raton, FL 33431

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WEST PALM BEACH FL 33411

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

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04

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01/31/2013

Sent To

Richard Bogatin - PBC
Street, Apt. No.;
or PO Box No. 2633 Vista Parkway
City, State, ZIP+4 WPB, FL 33411

PS Form 3800, August 2006

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FORT LAUDERDALE FL 33309

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

0123

04

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01/31/2013

Sent To

NexTel Communications
Street, Apt. No.;
or PO Box No. 6700 Andrews Ave
City, State, ZIP+4 Ft Lauderdale, FL 33309

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BOYNTON BEACH FL 33435

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

0123

04

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01/31/2013

Sent To

Michael Bingham WKMB
Street, Apt. No.;
or PO Box No. 1511 Boynton Beach Blvd
City, State, ZIP+4 Boynton Beach, FL 33436

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WEST PALM BEACH FL 33411

Postage	\$	\$0.44
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.11

0123

04

Postmark
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01/31/2013

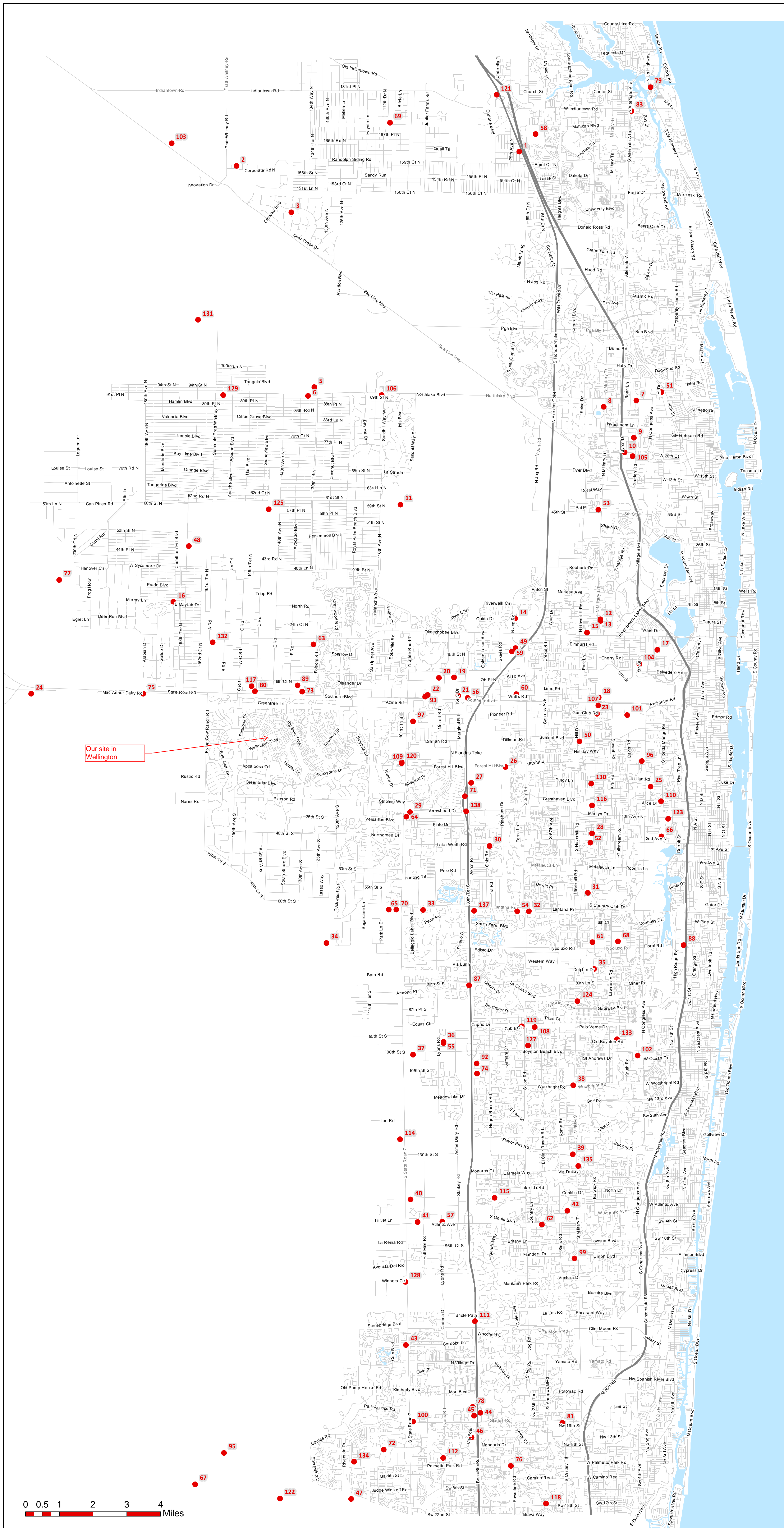
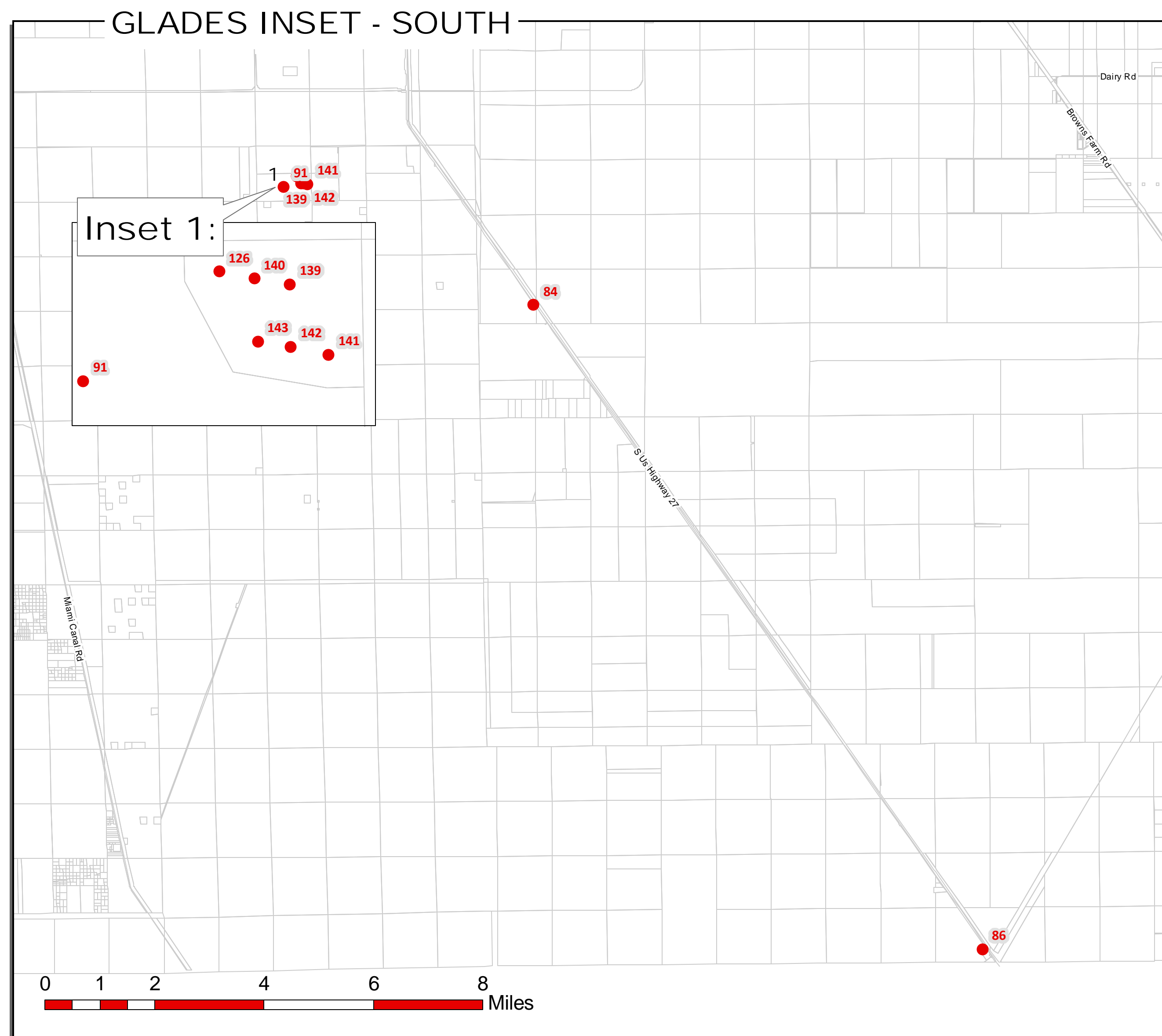
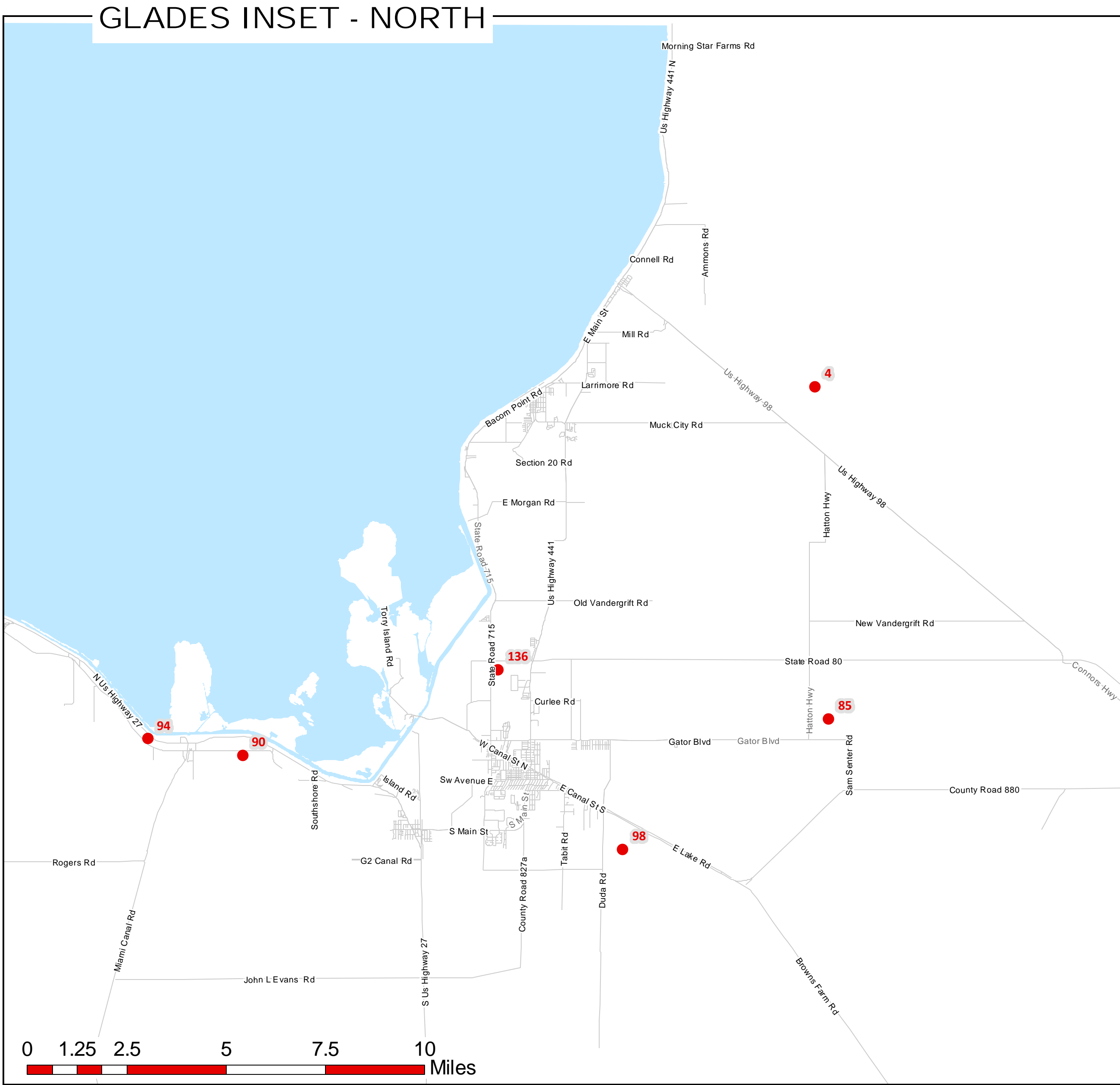
Sent To

A Figolla WFLX
Street, Apt. No.;
or PO Box No. 4119 W Blue Heron Blvd
City, State, ZIP+4 WPB, FL 33404

PS Form 3800, August 2006

See Reverse for Instructions

MAP KEY	TOWER_OWNER	PCN	CONTROL_NO	TYPE	HEIGHT	MAP KEY	TOWER_OWNER	PCN	CONTROL_NO	TYPE	HEIGHT
001	BELLSOUTH	0043419000000170	85-102	GUVED	180'	072	FFRL LESSEE SPRINT	0043472403013050	78-242	MONOPOLE	105'
002	BELLSOUTH	0043411803001000	85-190	SELF SUPPORT	198'	073	PALM WEST HOSPITAL	0043433000000000	84-014	OTHER	200'
003	FAIRBANKS	0043411201000490	90-014	SELF SUPPORT	100'	074	CD LOCATOR PAGINET	0043431705050770	78-155	GUVED	500'
004	BELLSOUTH	0043421000000030	96-093	SELF SUPPORT	230'	075	BELLSOUTH WELLINGTON	7343430000000000	UNKNOWN	GUVED	220'
005	WISLA	0043421600000010	88-196	GUVED	180'	076	OMNIPONT	0043472801021000	81-115	ANTENNA/ROOF	N/A
006	BELLSOUTH	0043421600000050	93-036	SELF SUPPORT	200'	077	MOTOROLA	0043431700000100	82-177	GUVED	490'
007	BELLSOUTH	0043421900000160	96-237	MONOPOLE	150'	078	TRINACLE TOWERS	0043471700000100	81-033	SELF SUPPORT	180'
008	AT&T	0043421401000020	87-050	MONOPOLE	100'	079	ANTENNA (NO TOWER)	0043403100000000	79-108	ANTENNA/ROOF TOP	116'
009	NEXTEL	0043421900000000	96-113	MONOPOLE	150'	080	SONIC C.O.	0043431700000170	UNKNOWN	ANTENNA/RADIO	150'
010	FLORIDA CELLULAR RIVERA BEACH	5643423001000800	92-006	SELF SUPPORT	50'	081	TOWN CENTER OF BOCA RATON	0642474000007020	77-109	ANTENNA	UNKNOWN
011	AMERICAN TOWER SYSTEMS	0043420500000020	94-088	GUVED	442'	082	NEXTEL	0043430300000020	74-195	ROOFTOP PANEL	UNKNOWN
012	REISER INDUSTRIAL	00434219431	95-072	MONOPOLE	150'	083	NEXTEL	0073431000000010	97-030	SELF SUPPORT	225'
013	BELLSOUTH	0043421400000010	95-060	MONOPOLE	150'	084	UNKNOWN	0038432800000000	85-132	GUVED	420'
014	BELLSOUTH	0043421201001030	94-150	SELF SUPPORT	150'	085	SUGAR CANT GROWERS	0038470000000000	87-048	GUVED	250'
015	Q BROADCASTING	0043421400000020	95-033	RADIO TOWER	35'	086	OMNIPONT COMMUNICATIONS	NO PCN FL TYPE ROW	88-088[A]	MONOPOLE	140'
016	AT&T	0043421300000010	78-227	MONOPOLE	180'	087	NEXTEL	0043430300000010	99-005	MONOPOLE	97'
017	CELLULAR ONE	0043421900000070	73-088	MONOPOLE	150'	088	NEXTEL	0043431700000010	99-007	CAMPOLAGE	150'
018	BELLSOUTH	0043431613000020	78-020	MONOPOLE	80'	089	GLADES MEDIA CO.	0038440000000030	99-073	GUVED (FM)	560'
019	BELLSOUTH	0043421700000110	88-030	SELF SUPPORT	200'	090	WISLA	0038452801000010	99-048	GUVED	303-376
020	SWMID	0043421700000070	86-086	RADIO TOWER	190'	091	UNKNOWN	0044528050002030	93-038[B]	GUVED	300'
021	PONDEROSA INDUSTRIAL PARK	0043421301000040	76-134	MONOPOLE	150'	092	BETHESDA HEALTH CITY TOWER	7243432705008010	84-303	SELF SUPPORT	190'
022	CSX FINANCIAL CENTER	0043421700000080	96-109	MONOPOLE	140'	093	SPRINT PCS	0073431000000010	99-071	SELF SUPPORT	190'
023	CLARCOM	0043421400000010	95-043	SELF SUPPORT	150'	094	ANNEXED TO BROWARD COUNTY	0043471901017010	UNKNOWN	UNKNOWN	UNKNOWN
024	BELLSOUTH	0043421700000010	88-030	SELF SUPPORT	200'	095	FLORIDA SHOPPING CITY PALM SPRINGS	7043460760001000	81-005	MONOPOLE	115'
025	WAT PALM SPRINGS	7043441700000030	88-070	GUVED	265'	096	BELLSOUTH MOBILITY ROYAL PALM BEACH	72434217050100200	99-079	STEALTH	160'
026	ONITEHILLE MIDDLE SCHOOL	0043421700110040	96-011	MONOPOLE	150'	097	PALM CITY OF FL	12424626000001100	82-172	ROOF MOUNT	400'
027	FOREST HILLS ROAD	0043421700000000	96-097	SELF SUPPORT	400'	098	NEXTEL DELRAY	0073431000000000	UNKNOWN	GUVED	150'
028	BELLSOUTH MOBILITY	0043421400000070	90-044	SELF SUPPORT	150'	099	AT&T	0043471414001000	73-043	MONOPOLE	100'
029	CONCAST CABLE COMMUNICATI	0043421700000060	86-133	GUVED	100'	100	TRC	0043440000000100	UNKNOWN	MONOPOLE	150'
030	BELLSOUTH MOBILITY	0043421800000040	78-077	MONOPOLE	125'	101	NEXTEL	0043430300000014	00-047	MONOPOLE	82'
031	CELLULAR ONE	0043421800001000	83-172	GUVED	150'	102	NEXTEL	0043430301001010	00-048	MONOPOLE	82'
032	BELLSOUTH	0043421900001000	86-008	MONOPOLE	150'	103	TRC-GAS	0043411000000010	78-240	ANTENNA	180'
033	BELLSOUTH MOBILITY	0043421400000000	95-118	MONOPOLE	150'	104	PRC	0043430010000010	95-043	SELF SUPPORT	167'
034	WISLA	0043430300000010	80-085	GUVED	150'	105	NEXTEL	0043430300000010	95-043	MONOPOLE	59'
035	BELLSOUTH	0043421300000010	82-034	SELF SUPPORT	172'	106	NEXTEL	0043430300000010	95-043	MONOPOLE	59'
036	PCS PRIME CO.	0043421900001000	96-015	MONOPOLE	100'	107	NEXTEL	0043430300000010	95-043	MONOPOLE	59'
037	BELLSOUTH MOBILITY	0043421700001010	92-002	SELF SUPPORT	180'	108	NEXTEL	0043430300000010	95-043	MONOPOLE	59'
038	CELLULAR ONE	0043421900000011	83-020	SELF SUPPORT	251'	109	NEXTEL SOUTH CORP WELLINGTON	72434317050180204	84-076	ANTENNA	4'
039	UNID	0043421000000080	96-097	SELF SUPPORT	200'	110	BEZIN ANTENNA RETAILER	0043411728000011	UNKNOWN	ANTENNA	24'
040	BELLSOUTH MOBILITY	0043421800000040	95-010	SELF SUPPORT	225'	111	OMNIPONT COMMUNICATIONS	0043462126012000	98-074	MONOPOLE	140'
041	FLORIDA CELLULAR TELEPHON	0043421800001010	83-066	SELF SUPPORT	150'	112	PRC	00434719010120010	73-036	MONOPOLE	100'
042	BELLSOUTH MOBILITY	0043421400000050	94-053	MONOPOLE	150'	113	GRANDWAY CONSTRUCTION	0043431705050571	77-156	MONOPOLE	150'
043	BELLSOUTH MOBILITY	0043421700000010	88-068	MONOPOLE	150'	114	STI PROPERTIES	0043460101000100	93-067	MONOPOLE	99'
044	ROCK RAVEN TOLL PLAZA TOW	0043471600000010	92-052	SELF SUPPORT	350'	115	AT&T	0043460101000100	93-067	MONOPOLE	99'
045	SUNSHINE WIRELESS	0043471712000000	92-044	GUVED	499'	116	VOICESTREAM	00434413000001100	81-141	FLAGPOLE STEAL	100'
046	BELLSOUTH	0043421700000060	79-260	SELF SUPPORT	100'	117	VOICESTREAM	00434413010000010	99-039	MONOPOLE	150'
047	CELLULAR ONE	0043421600000070	73-233	MONOPOLE	150'	118	DEERHURST LAKES	00434719010120010	86-014	STEALTH	100'
048	BELLSOUTH MOBILITY	0043421300000030	94-046	SELF SUPPORT	200'	119	LAKES OF BOWYTON PLD	00434217050480104	83-088	SELF SUPPORT	125'
049	AT&T WIRELESS	0043421710000062	96-042	MONOPOLE	150'	120	NEXTEL SOUTH CORP WELLINGTON	72434317050180204	84-076	ANTENNA	4'
050	SPRINT	0043421700000010	96-117	MONOPOLE	130'	121	PHI PARTNER TOWER	FL TYPE ROW - NO PCN	92-054	UNKNOWN	UNKNOWN
051	NEXTEL	0043421700000010	96-117	MONOPOLE	130'	122	READY FM ACQUISITION CO	0043472801021000	82-066	GUVED	133'
052	SPRINT SPECTRUM	0043421500000030	96-123	MONOPOLE	150'	123	CONCEPT TOWERS	0043440001000000	81-196A	ROOF ANTENNA	UNKNOWN
053	BELLSOUTH MOBILITY WEST PALM BEACH	7243421010000012	82-023	MONOPOLE	100'	124	VERIZON	0043451110001010	78-225	MONOPOLE	105'
054	SPRINT SPECTRUM L.P.	0043421900000040	87-024	MONOPOLE	150'	125	VERIZON WIRELESS	0043451110001010	96-017	SELF SUPPORT	199'
055	PES PRIMECO, L.P.	0043421000000000	96-015	MONOPOLE	150'	126	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	360'
056	BELLSOUTH MOBILITY	0043421700000040	93-038	SELF SUPPORT	150'	127	FOUNTAIN EAST WOOD	0043421000000010	97-004	DECORATIVE TOWER	95'
057	SPRINT SPECTRUM L.P.	0043421700000010	73-147	MONOPOLE	150'	128	VERIZON CTR. PREWOOD SUBSTATION	0043421000000010	97-004	STEALTH	100'
058	SPRINT SPECTRUM	0043421000000000	80-222	MONOPOLE	150'	129	NEXTEL	0043421000000010	95-055	STEALTH FLAGPOLE	117'
059	FLORIDA GAS	0043421700000010	93-056	MONOPOLE	140'	130	FL - MOBILE	0043431000001000	96-412	STEALTH FLAGPOLE	90'
060	NEXTEL COMMUNICATIONS	0043421700000010	96-079	SELF SUPPORT	150'	131	SWMID	0043421000000000	96-413	GUVED	310'
061	AMERICAN MOBILE	0043421000000010	80-173	MONOPOLE	150'	132	DYNAMIC TOWERS	0043431701000010	97-328	STEALTH	120'
062	AMERICAN MOBILE	0043421000000010	80-173	MONOPOLE	150'	133	FMIC	0043451000000030	74-011	STEALTH	100'
063	SPRINT SPECTRUM	0043421700000010	96-089	MONOPOLE	150'	134	AT&TUNITE	0043472308001010	75-068	STEALTH FLAGPOLE	100'
064	SPRINT SPECTRUM	0043421700000010	96-112	MONOPOLE	150'	135	ETTINGOFF, STEALTH TOWER	0043421000000030	84-042	STEALTH FLAGPOLE	100'
065	SCRIPPS HOWARD BROADCAST	0043421700000070	96-118	SELF SUPPORT	120'	136	LAKE REGION WATER TOWER	0037431800000030	04-425	RADIO TOWER	65'
066	FANTASANT ZHO AVE TOWER LAKE WORTH	3843430010000000	89-076	SELF SUPPORT	239'	137	UNKNOWN	FL TYPE ROW - NO PCN	UNKNOWN	STEALTH	UNKNOWN
067	OMNI POINT COMMUNICATION	0043421000000000	97-089	SELF SUPPORT	300'	138	UNKNOWN	FL TYPE ROW - NO PCN	UNKNOWN	STEALTH	UNKNOWN
068	PCS SCHOOL BOARD	0043421000000010	UNKNOWN	MONOPOLE	UNKNOWN	139	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	303'
069	BELLSOUTH MOBILITY	0043421000000070	97-091	SELF SUPPORT	212'	140	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	342'
070	TRUSTEES OF THE DAUGHTERS	0043441700000072	97-114	GUVED	1030'	141	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	378'
071	OMNIPONT COMMUNICATIONS	0043421700000011	92-053	MONOPOLE	150'	142	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	303'
072	OMNIPONT COMMUNICATIONS	0043421700000011	92-053	MONOPOLE	150'	143	SUNDANCE FARMS TOWER	0038452802001000	99-048	GUVED	303'



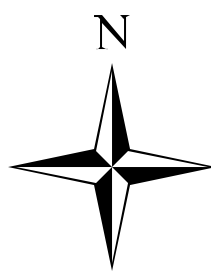
ZONING DIVISION APPROVED COMMUNICATION TOWERS

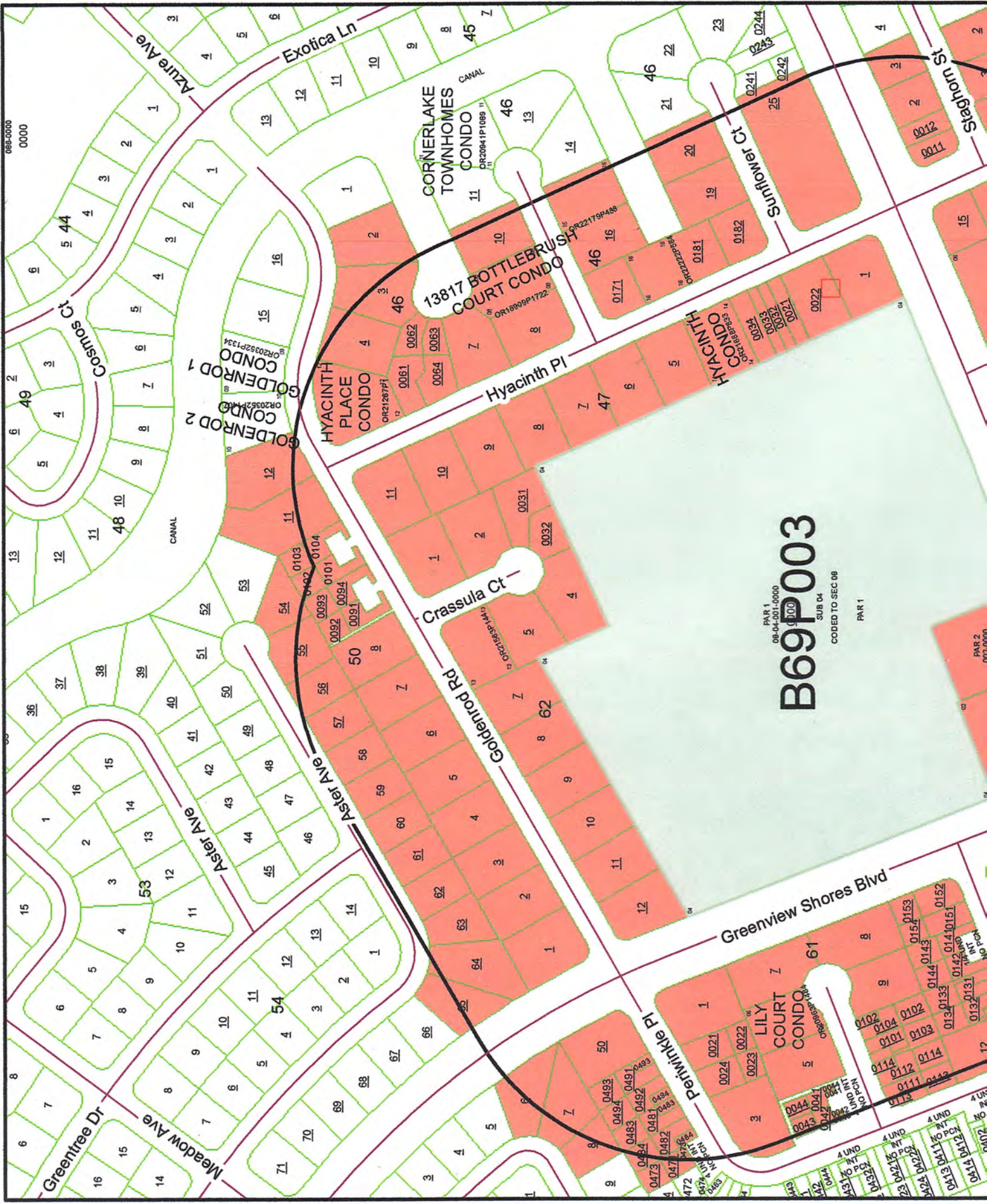
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Planning, Zoning and Building
Department - GIS

2300 N. Jog Road
West Palm Beach, FL 33411
(561) 233-5000
pzbmap@pbcgov.com
www.pbcgov.com/pzb



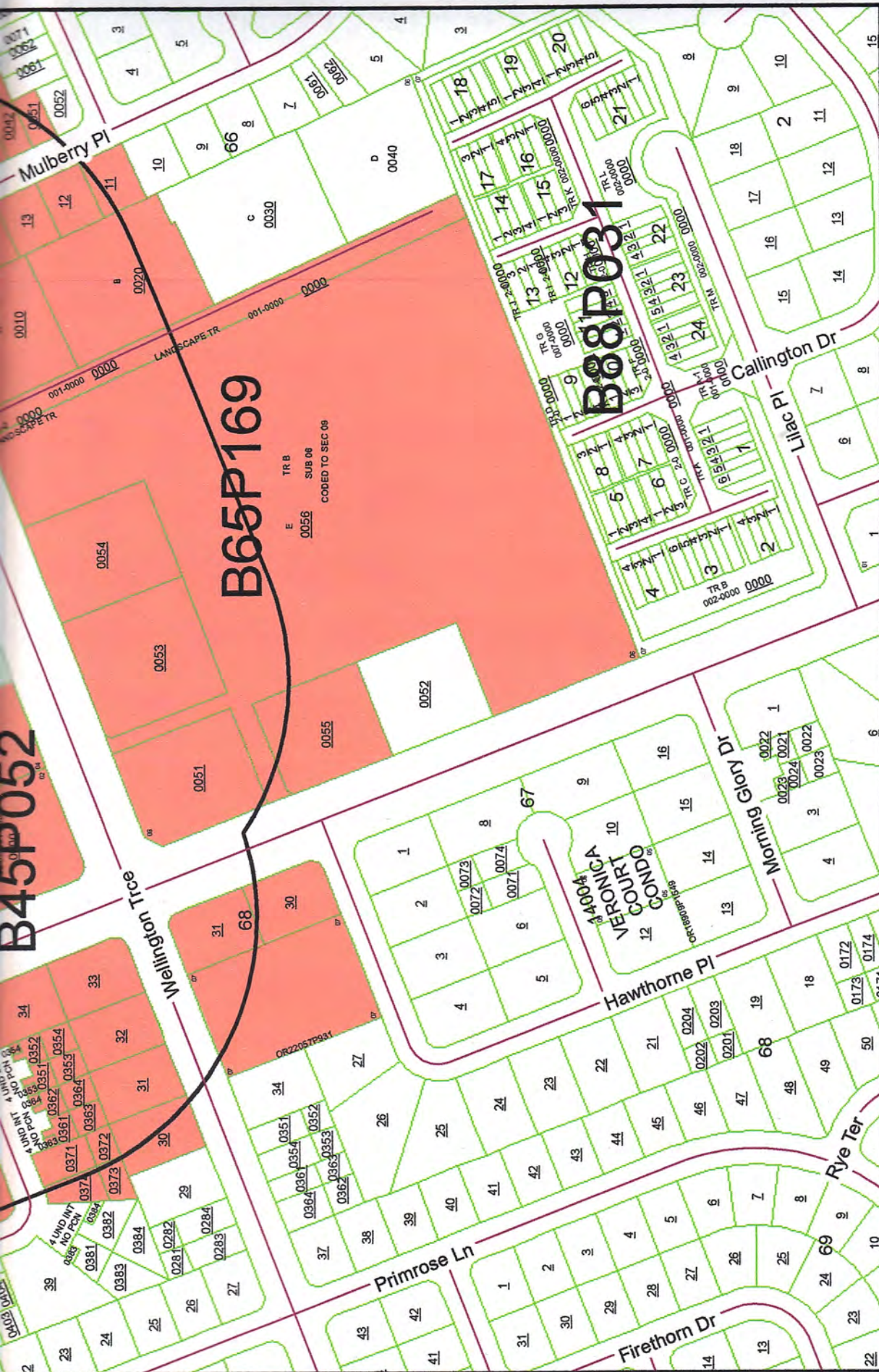


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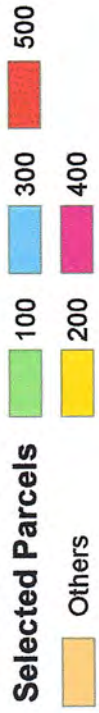
PAR 1
08-04-001-0000
0100

SUB 04
CODED TO SEC 08

PAR 1



Key



Location: Downtown Service Center

Gary R. Nikolits, CFA
Palm Beach County
Property Appraiser

Notes:



Map Scale

Produced on: 3/14/2013

Council

Bob Margolis, Mayor
Howard K. Coates, Jr., Vice Mayor
Matt Willhite, Councilman
Anne Gerwig, Councilwoman
John Greene, Councilman

Manager
Paul Schofield

January 28, 2013

Clifford Hertz, P.A.
Broad and Cassel
One North Clematis Street Suite 500
West Palm Beach, Fl. 33401

VIA EMAIL: chertz@broadandcassel.com

Re: Pre-Application Meeting – Telecommunication Flagpole at Wellington Marketplace

Dear Mr. Hertz:

This letter is a summary of the January 10, 2013, pre-application meeting for the proposed telecommunication flagpole at Wellington Marketplace.

The following Village of Wellington staff was in attendance at the meeting: Tim Stillings, Robert Basehart, Patrick Barthelemy and Al Blanchard. In attendance for the applicant were Charles Bernardo and Clifford Hertz.

The meeting discussion was in regards to the application and process. The direction at the meeting was to submit an application for the conditional use for the telecommunication tower and two (2) variances for the proposed tower height and separation from residential. The conditional use approval by Council will be required prior to the variances being heard by the Planning, Zoning, and Adjustment Board.

If you have any questions, or need any additional information, please do not hesitate to contact me at 561/791-4012.

Sincerely,



Timothy Stillings, AICP

cc: William Riebe, P.E.
David Flinchum, ASLA, AICP
Jacek Tomasik, CBO
Charles Bernardo, Jr. CCIM

Attachment

Carrier Mailing List

Verizon Wireless Personal Communications LP (**R2001-145**)
777 Yamato Road Ste 600
Boca Raton, Fl. 33431

Licensee:
Verizon Wireless Personal Communications LP
180 Washington Valley Road
Bedminster, New Jersey 07921

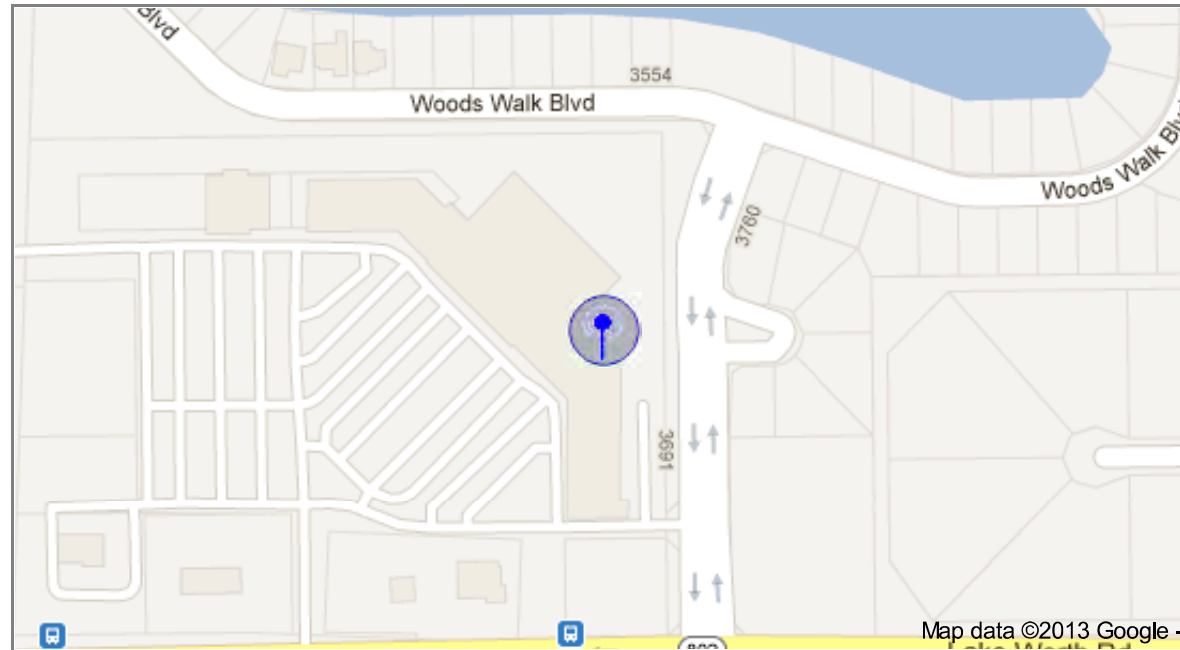
Voicestream Wireless Corporation **R2002-19**
12920 SE 38th Street
Bellevue, WA 98006

Copied to:
Omnipoint Holdings, Inc.
8100 SW 10th Street
Building 3, Suite 1000
Plantation, FL. 33324

Nextel Communications **R2005-32**
851 Trafalgar Court, 300E
Maitland, Fl. 32751

Copied to:
Nextel Communications
2001 Edmund Halley Dr
Reston, VA 20191-3436



**Tower Detail (Not Registered) - Tower (17)****• Ownership Info**

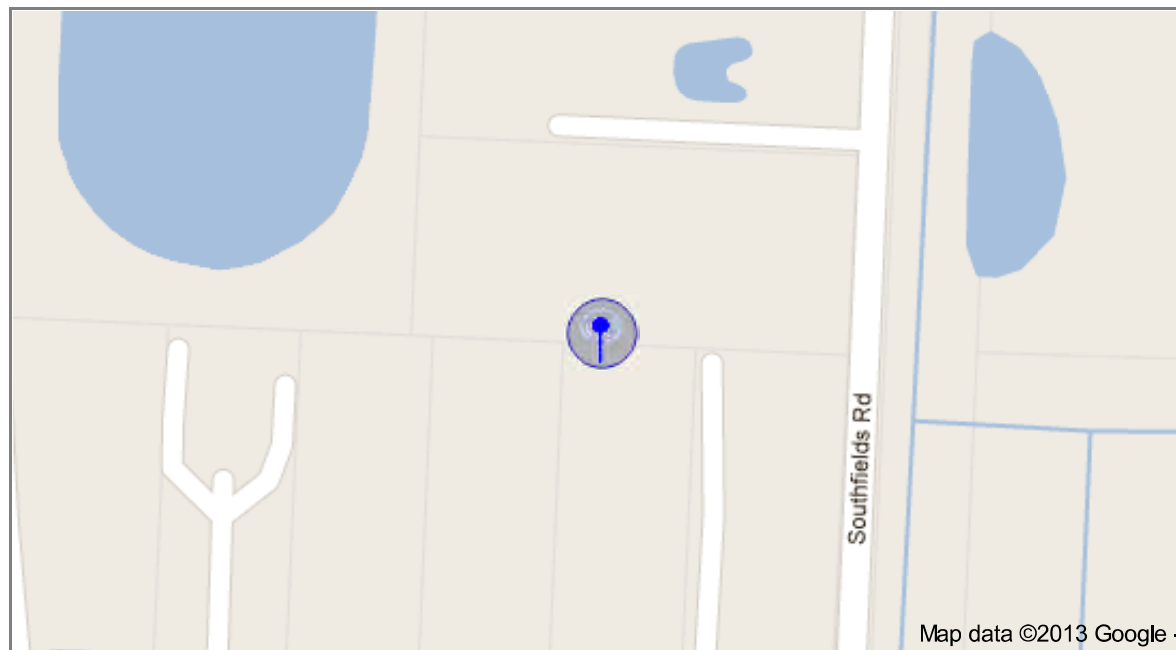
Ow ner	Company:	SYCAMORE SOLUTIONS, LLC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

• Structure Characteristics

Filing #:	2010-ASO-5468-OE	Ground Elev:	17.1 feet
Latitude:	26.619	Height Of Structure:	120.1 feet
Longitude:	-80.201	Overall Height:	137.1 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	11/12/2010		

**SYCAMORE
SOLUTIONS LLC
12260 LEEWOOD CT
NOBLESVILLE, IN
46060-4180
(317) 773-7963**

Tower Detail (Not Registered) - Tower (1)



• Ownership Info

Owner	Company: T-MOBILE	Address:	Not Recorded
	Contact: Not Recorded		
	Phone: Not Recorded		
	Email: Not Recorded		

• Structure Characteristics

Filing #:	2004-ASO-1730-OE	Ground Elev:	18.0 feet
Latitude:	26.632	Height Of Structure:	89.9 feet
Longitude:	-80.255	Overall Height:	107.9 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	05/13/2004		

Bob Killian
Project Manager
T-Mobile Towers
3407 W. Dr. Martin
Luther King Blvd.
Tampa, FL 33607
Cell 813-267-1059
Fax 813-348-5726

Village of Wellington Required List

Verizon Wireless Personal Communications LP (**R2001-145**)

777 Yamato Road Ste 600

Boca Raton, Fl. 33431

Copied to Licensee:

Verizon Wireless Personal Communications LP

180 Washington Valley Road

Bedminster, New Jersey 07921

Voicestream Wireless Corporation **R2002-19**

12920 SE 38th Street

Bellevue, WA 98006

Copied to:

Omnipoint Holdings, Inc.

8100 SW 10th Street

Building 3, Suite 1000

Plantation, FL. 33324

Nextel Communications **R2005-32**

851 Trafalgar Court, 300E

Maitland, Fl. 32751

Copied to:

Nextel Communications

2001 Edmund Halley Dr

Reston, VA 20191-3436

Business to Business



Verizon Wireless
777 NW 51st Street
Suite 600
Boca Raton, FL 33431

Phone 561 995-5500

4/04/2013

Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

RE: FCC Compliance- Verizon Wireless Site ID 68678
Project Name – Clearview Wellington
Address: 13833 Wellington Trace

To Whom It May Concern:

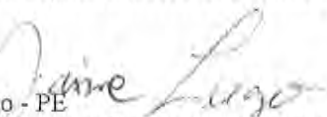
Verizon Wireless and/or affiliates ("Verizon Wireless") operate a PCS network authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Florida. Verizon Wireless' operations and network are licensed and regulated by the FCC.

In an effort to provide seamless coverage and improve phone service, Verizon Wireless is proposing a tower collocation of its wireless communications facility at the above referenced location.

Verizon Wireless hereby certifies that the proposed installation at the above referenced address will not cause interference with the use of properly functioning radios, televisions, Emergency Management Systems (EMS) and or telephone broadcasting and reception. In addition, Verizon Wireless shall certify that the antennas installed will be in compliance with all present and future promulgated safety laws, rules and regulations concerning electromagnetic emissions standards or similar safety standards for other communications transmissions.

The RF design, as proposed for the above noted site, is in compliance with all applicable FCC requirements. In addition, the proposed Verizon Wireless installation meets all applicable ANSI/IEEE C95.1-1992 exposure levels, as adopted by the FCC requirements.


Sincerely,


Jaime Lugo - PE
Manager – Network System Performance
Verizon Wireless

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of April, 2013
by Jaime Lugo, as Manager - Network System Performance of Verizon Wireless
Personal Communications LP, a Delaware Limited Partnership, d/b/a Verizon Wireless. He is personally
known to me or has produced _____ as identification.




(Official Notary Signature)
Notary Public – State of Florida



Date: March 5, 2013

Clearview Tower Company LLC
Charles A. Bernardo Jr. CCIM
Office 305-999-7068
Cell 813-447-2984
Email bernie@towercorp.us

**RE: Proposed Tower Collocation at 68678 Clearview Wellington - 1250 Greenview Shores Blvd.
Wellington FL 33414.**

Mr. Bernardo,

Thank you for informing Verizon Wireless of the proposed tower that Clearview Tower Company LLC.
is planning to construct at the above referenced property

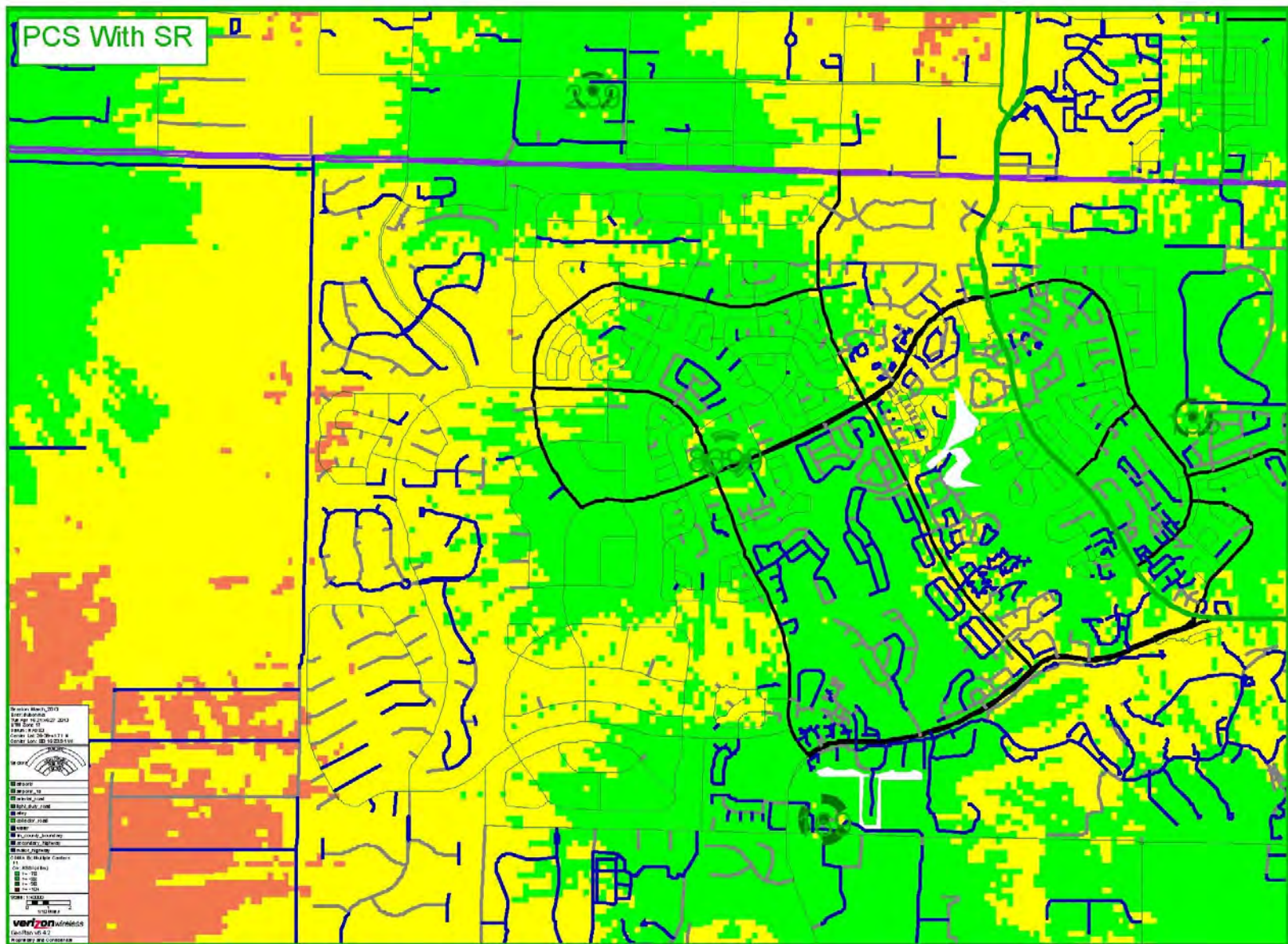
Verizon Wireless has determined that it may have a need for additional coverage and/or capacity that could be
served by a collocation on the proposed communications tower. I will be contacting you to discuss your proposed
site in more detail and to obtain periodic updates as to your progress to obtain final zoning approval.

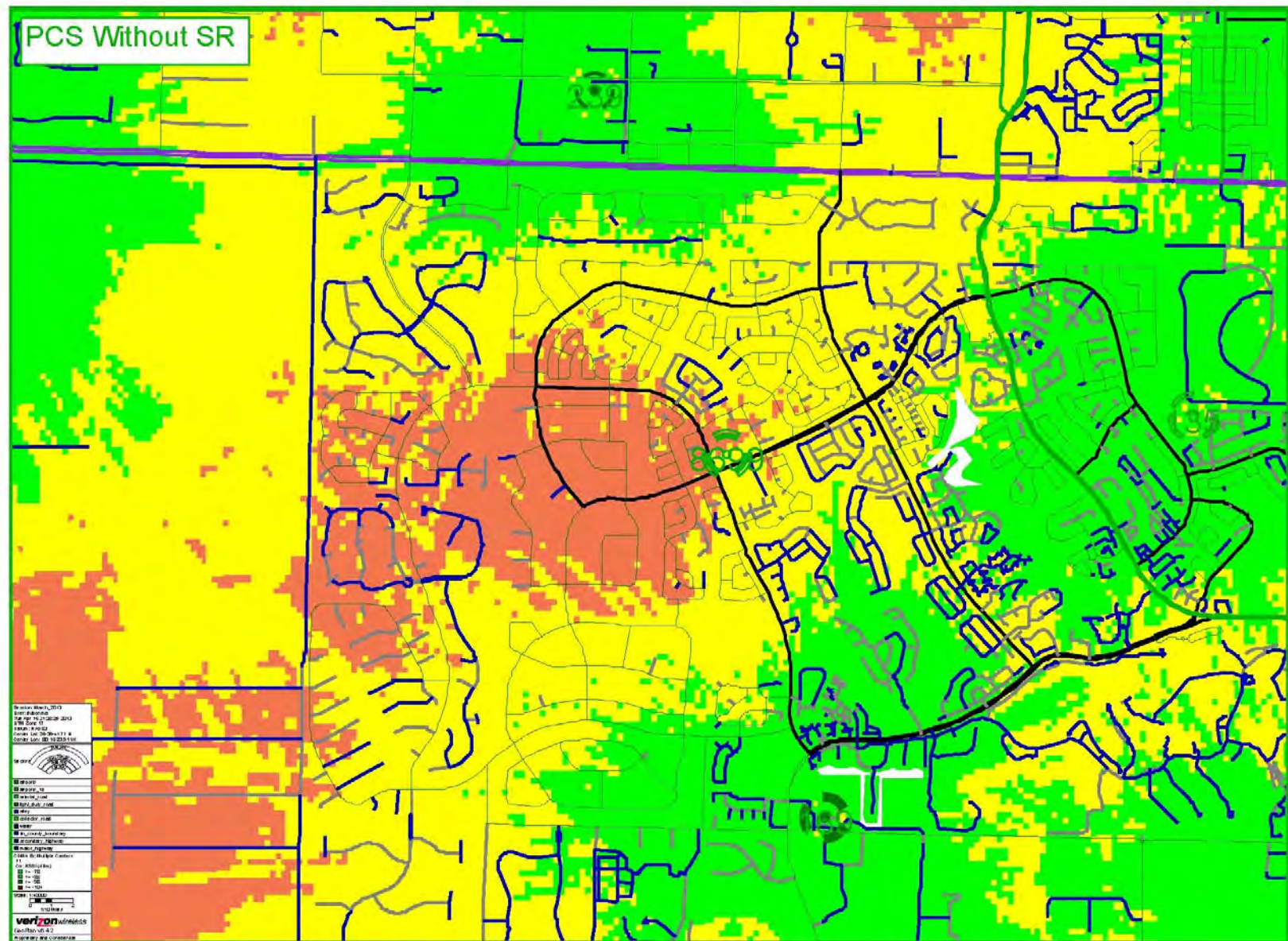
Verizon Wireless will consider entering into a collocation agreement with Clearview Tower Company LLC.
to collocate on the proposed tower to the extent that Clearview Tower Company LLC.
obtains all necessary governmental approvals, and assuming that the parties can come to terms on a collocation
agreement with terms and conditions acceptable to Verizon Wireless.

This letter is not a commitment by Verizon Wireless to enter into a collocation agreement, and this letter should not
be relied upon by Clearview Tower Company LLC. in that regard. A binding agreement for the lease of any tower
space from Clearview Tower Company LLC. shall not exist until a final, definitive, and fully negotiated collocation
agreement has been fully executed and delivered. Further, it is understood by all parties that Verizon Wireless
reserves its rights to simultaneously negotiate with other landlords for sites in the immediate geographical area in
which the above described proposed communications tower is to be located, or to choose not to negotiate for any
site, and there is no assurance whatsoever that Verizon Wireless will conclude a deal for the above described
proposed communications tower unless and until a collocation agreement is fully executed and delivered.

Cordially,


Josephine Conde
Real Estate Manager – Florida Region
777 Yamato Rd, Suite 600
Boca Raton, FL 33431
561 995 5553





Business to Business



Verizon Wireless
777 NW 51st Street
Suite 600
Boca Raton, FL 33431

Phone 561 995-5500

4/04/2013

Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

RE: FCC Compliance- Verizon Wireless Site ID 68678
Project Name – Clearview Wellington
Address: 13833 Wellington Trace

To Whom It May Concern:

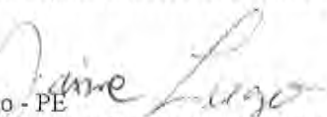
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Sincerely,


Jaime Lugo - PE
Manager – Network System Performance
Verizon Wireless

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of April, 2013 by Jaime Lugo, as Manager - Network System Performance of Verizon Wireless Personal Communications LP, a Delaware Limited Partnership, d/b/a Verizon Wireless. He is personally known to me or has produced _____ as identification.




(Official Notary Signature)
Notary Public – State of Florida



Vertical Property Solutions

April 5, 2013

Village of Wellington
12300 Forrest Hill Blvd.
Wellington FL 33414

Re: Proposed Clearview Tower located at 13833 Wellington Trace

To Whom it may Concern:

It is preferred by Verizon Wireless to utilize existing structures within any search area. Collocating on existing structures allows Verizon to quickly meet coverage objectives while saving on construction costs. Verizon has done a thorough scrub of the area surrounding the proposed tower location and has determined that there are no existing structures within 2 miles that can be utilized to provide the coverage to the area of concern.

Respectfully Yours,

Christy Bartolucci
Agent for Verizon Wireless



April 17, 2013

To: Village of Wellington Planning and Zoning

SITE ACQUISITION AFFIDAVIT

I HEREBY AFFIRM :

I have reviewed the Search Rings for AT&T and Verizon and there are no existing structures, no towers or buildings or utility poles within the Search Rings or 100% increase of the search rings that can provide adequate height to collocate on or install on.

I have worked in conjunction with Christy Bartolucci of Vertical Property Solutions whose firm has also researched the search rings for Verizon and her statement is attached.

It is the conclusion of both of our firms no towers or structures exist in the needed location to satisfy coverage issues.

Sincerely

A handwritten signature in black ink, appearing to read "Charles A. Bernardo Jr.", with a stylized flourish at the end.

Charles A. Bernardo Jr. CCIM
Site Acquisition Director





ACKNOWLEDGMENT OF AFFIANT

STATE OF FL)
) SS:
COUNTY OF MICHAEL DADE

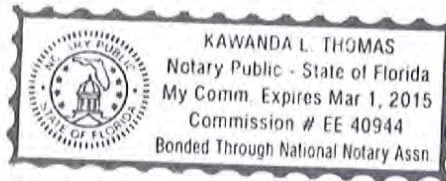
I, KAWANDA THOMAS, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Charles A. Bernardo who (is)(are) personally known to me AND/OR SUPPLIED ID FLDL B656141571480 to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of April, 2013.

K Thomas

Notary Public

My commission expires 3/1/15.



RECEIVED

APR 17 2013

VILLAGE OF WELLINGTON
PZ & CODE DEPARTMENT

ULS License

PCS Broadband License - KNLF230 - Verizon Wireless Personal Communications LP

[PA] This license has pending applications: 0002285674

Call Sign	KNLF230	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	MTA015 - Miami-Fort Lauderdale		
Submarket	0	Associated Frequencies (MHz)	001870.00000000-001885.00000000-001950.00000000-001965.00000000

Dates			
Grant	08/15/2005	Expiration	06/23/2015
Effective	07/28/2006	Cancellation	
Buildout Deadlines			
1st	06/23/2000	2nd	06/23/2005
Notification Dates			
1st	06/23/2000	2nd	06/20/2005

Licensee		
FRN	0001659069	Type
Licensee		Limited Partnership
Verizon Wireless Personal Communications LP		
One Verizon Place (MC: GA3B1REG)		
Alpharetta, GA 30004-8511		
ATTN: Regulatory		
		P:(678)339-4277
		F:(678)339-8552
		E:Network.Regulatory@VerizonWireless.com

Contact	
Verizon Wireless	P:(678)339-4277
Pamella Y Hoof	F:(678)339-8552
One Verizon Place (MC: GA3B1REG)	E:Network.Regulatory@VerizonWireless.com
Alpharetta, GA 30004-8511	

Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership			
Is the applicant a foreign government or the representative of any foreign government?		No	
Is the applicant an alien or the representative of an alien?		No	

Is the applicant a corporation organized under the laws of any foreign government?
 No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?
 No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?
 Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?
 Yes

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

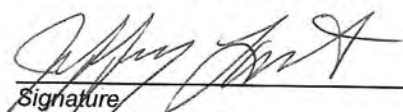
Race	
Ethnicity	Gender

AFFIDAVIT

State of Florida
County of Palm Beach

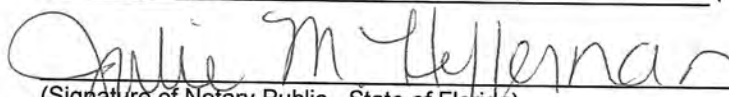
BEFORE ME, the undersigned Notary, Julie Heffernan, on this 3RD day
of APRIL, 2013, personally appeared JEFFREY LANTZ, a person
and of lawful age, who states:

That; To the best of collocation applicant's knowledge and diligent efforts to collocate on an existing there are no existing structures within an area equal to One Hundred Percent (100%) of the search area upon which applicant could install or collocate the applicant's proposed wireless communication facility.


Signature
JEFFREY LANTZ
Printed Name
AT&T
Company
Project Manager
Title

State of Florida
County of Palm Beach


Sworn to (or affirmed) and subscribed before me this 3RD day of April, 2013, by
Jeff Lantz


(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

NOTARY PUBLIC-STATE OF FLORIDA
 Julie M. Heffernan
Commission # EE033023
Expires: OCT. 07, 2014
BONDED THRU ATLANTIC BONDING CO., INC.



AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

Date: April 1, 2013

Address: Planning and Zoning
City of Wellington

Re: Cellular AT&T Antenna Facility to be located at 13833 Wellington Trace.

Dear Planning and Zoning Commission:

This letter responds to your request regarding the following

- Possibility of collocating or utilizing other towers or antenna structures in order to provide the required coverage to the area of concern.
- Whether there is an alternative technology available to accommodate our Wireless Communications Facility

AT&T Mobility makes it a priority to try and utilize current tower structures and antenna facilities located within any search area we design. Utilizing current tower structures or antenna facilities is a win-win for both the city as well as AT&T Mobility, in the majority of those situations we would be able to provide our coverage needs quicker and at a lower cost of deployment, as well as eliminate the need for building a new tower or adding antennas to another building or structure in the area. At this time there is not another antenna structure or building within the search area that will meet the design parameters to provide the coverage/capacity for this area of Wellington.

With regards to a possible alternative technology solution that can accommodate our equipment: there is currently not an alternative technology that can accommodate the current wireless services facility that AT&T supports that will be in keeping with the goals, objectives, intent, preferences, purposes, criteria or standards of this ordinance and land development regulations. At this point I believe the structure the best alternative available to At&t that will support most of AT&T's and our customer's needs in this area while fulfilling the intent of the land development regulations.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Donald Pittman", written over a horizontal line.

Donald Pittman
RF Engineer
at&t Mobility



AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

Date: April 1, 2013

Address: Planning and Zoning
City of Wellington

Re: Cellular At&t Antenna Facility to be located at 13833 Wellington Trace, Wellington Fl

Dear Planning and Zoning Commission:

This letter responds to your request for information about the at&t wireless antenna facility to be located at 13833 Wellington Trace, Wellington Fl and its potential to interfere with communication facilities located nearby as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). At&t Mobility shall comply with all FCC rules regarding interference to other radio services and at&t Mobility shall comply with all FCC rules regarding human exposure to radio frequency energy. This facility

The at&t Mobility antenna facility will not interfere with other communication facilities. If there is a issue of our carriers interfering with any other carrier or with public safety, AT&T Mobility will work with the entity to eliminate the cause of the interference and if no solution can be found we will shut our site down until such time as a solution to mitigate the interference can be deployed.

Cellular radio signals are transmitted on exclusively assigned channels within the 700,800 1900 and 2100 MHz frequency band. The Federal Communications Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, emissions, spurious radio noise, and other technical parameters. Cellular licensees like AT&T are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility is in compliance with FCC rules.

I hope that this information is responsive to your concerns. Please let me know if I can be of further service.

Very truly yours,

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Donald Pittman
RF Engineer
at&t Mobility





AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487


Date: April 1, 2013


Address:

Re: Cellular AT&T Antenna Facility to be located at 13833 Wellington Trace

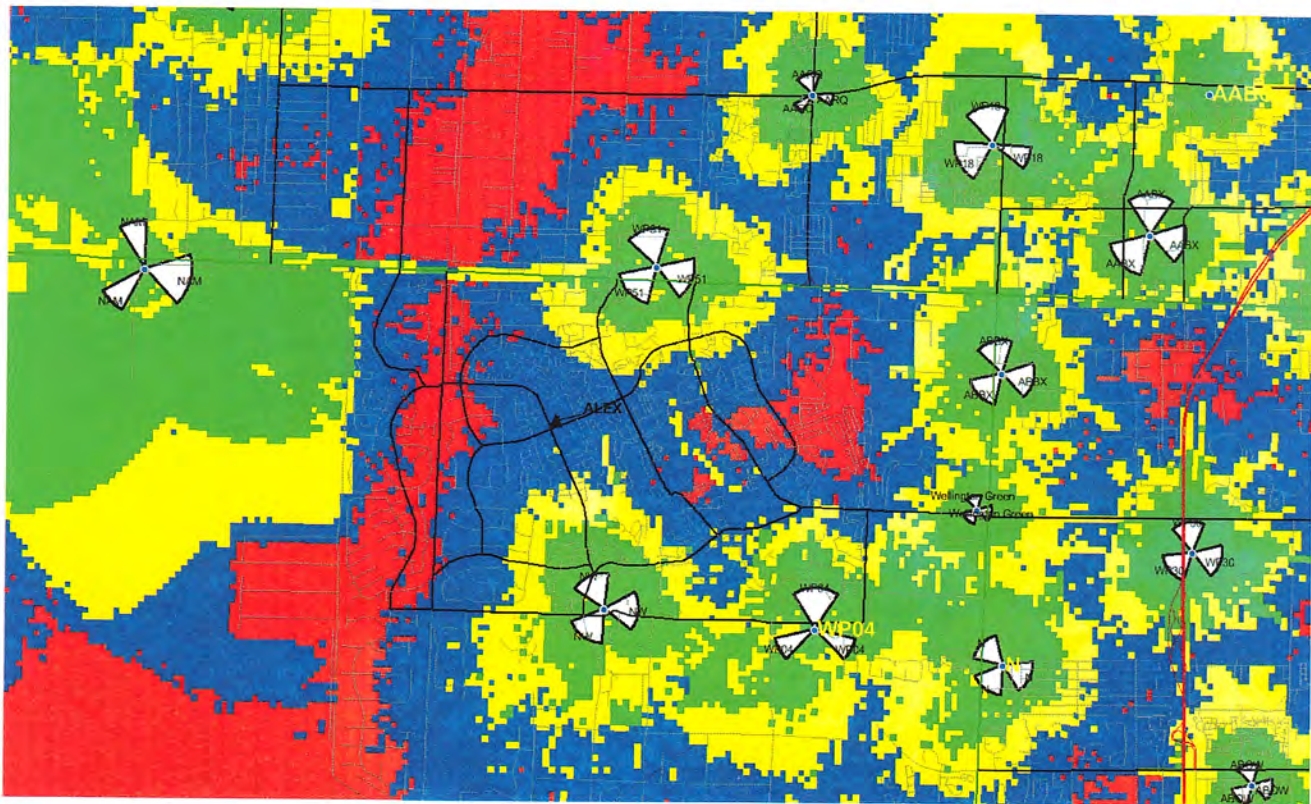
 Best Signal Level (dBm) ≥ -74

 Best Signal Level (dBm) ≥ -82

 Best Signal Level (dBm) ≥ -92

 Best Signal Level (dBm) ≥ -104

ALEX 1900 COVERAGE BEFORE SITE TURNUP

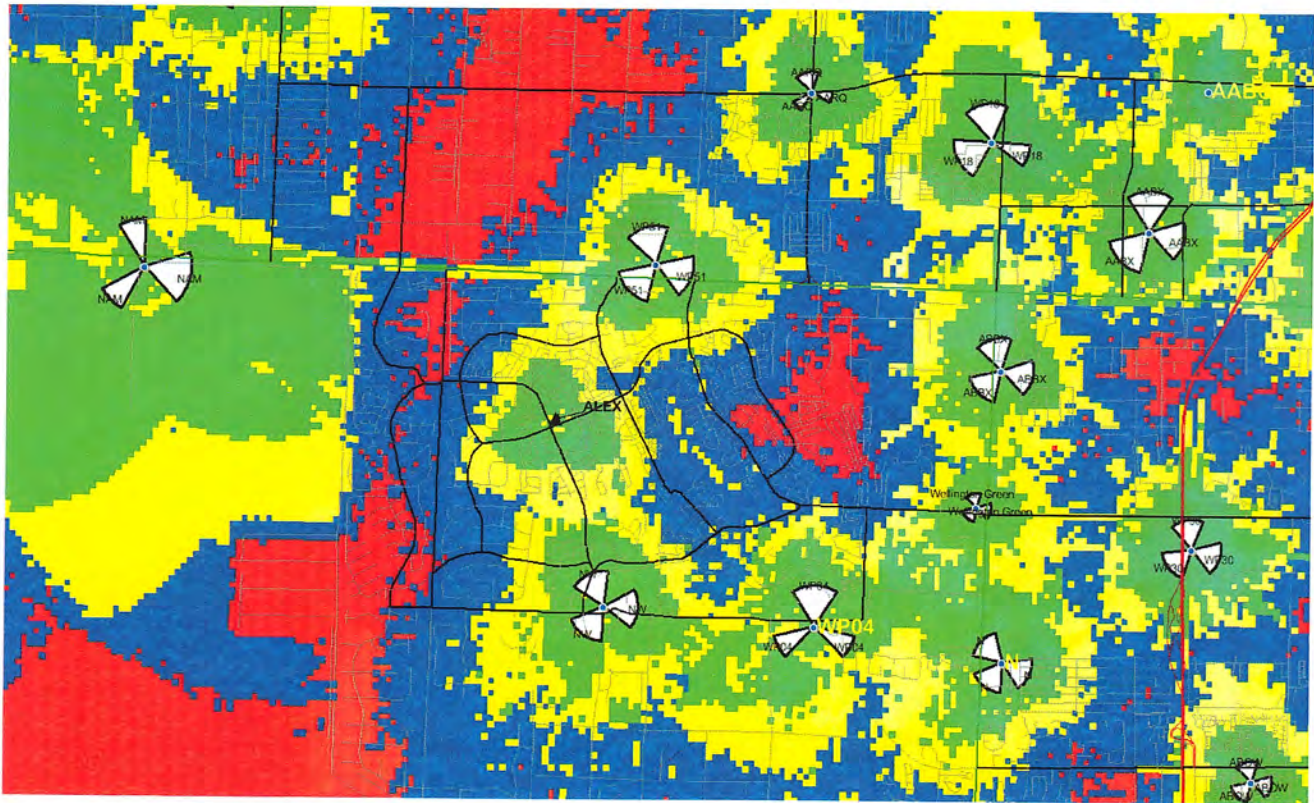




AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

-  Best Signal Level (dBm) ≥ -74
-  Best Signal Level (dBm) ≥ -82
-  Best Signal Level (dBm) ≥ -92
-  Best Signal Level (dBm) ≥ -104

ALEX 1900 COVERAGE AFTER SITE TURN UP





AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

Date: April 1, 2013

Address: Planning and Zoning
City of Wellington

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at&t Mobility



AT&T Mobility
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Boca Raton, FL 33487

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City of Wellington

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RF Engineer
at&t Mobility

Additional Past Actions and Hearings- Wellington Marketplace

3-6-2012 Resolution R2012-13 Palm Beach County Records Book/Page: 25053/1573

12/5/2011 SFMD Notice Palm Beach County records Book/Page: 24883/1178



Gary R. Nikolits, CFA
Property Appraiser
 Palm Beach County

Property Appraiser's Public Access

PAPA ▶



Location Address	1250 GREENVIEW SHORES BLVD		
Municipality	WELLINGTON		
Parcel Control Number	73-41-44-08-04-001-0000		
Subdivision	WELLINGTON MARKETPLACE PL		
Official Records Book	13647	Page	732
Sale Date	APR-2002		
Legal Description	WELLINGTON MARKETPLACE PL PAR 1		

Owners	Mailing address
FWI 16 LLC	BRUCE STRUMPF C/O 2120 DREW ST CLEARWATER FL 33765 3214

Sales Date	Price	OR Book/ Page	Sale Type	Owner
APR-2002	\$16,851,250	13647 / 0732	WARRANTY DEED	FWI 16 LLC
OCT-1995	\$18,250,000	08978 / 1946	WARRANTY DEED	RRC FL SIX INC



Number of Units	0	*Total Square Feet	179717	Acres	18.71
Use Code	1600 - SHOPPING CENTER CMMITY		Zoning	CN - Neighborhood Commercial (73- WELLINGTON)	

Tax Year	2012	2011	2010
Improvement Value	\$9,058,094	\$9,407,990	\$11,228,900
Land Value	\$5,753,956	\$5,868,058	\$6,520,064
Total Market Value	\$14,812,050	\$15,276,048	\$17,748,964

All values are as of January 1st each year

Tax Year	2012	2011	2010
Assessed Value	\$14,812,050	\$15,276,048	\$17,748,964
Exemption Amount	\$0	\$0	\$0

Taxable Value	\$ 14,812,050	\$ 15,276,048	\$ 17,748,964
Tax Year	2012	2011	2010
Ad Valorem	\$320,211	\$337,326	\$395,268
Non Ad Valorem	\$61,725	\$62,818	\$56,513
Total tax	\$381,936	\$400,144	\$451,781

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	CMC	COLLECTOR NO.	EXEMPTION(S) APPLIED TO THIS PROPERTY	LEGAL DESCRIPTION
73-41-44-08-04-001-0000	2012	48	101574329		WELLINGTON MARKETPLACE PL PAR 1

R 5 - 2549
FWI 16 LLC
BRUCE STRUMPF C/O
2120 DREW ST
CLEARWATER FL 33765-3214



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County

www.taxcollectorpbc.com

2012 VAB REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING		AD VALOREM TAXES			READ REVERSE SIDE BEFORE CALLING	
TAXING AUTHORITY	TELEPHONE	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAX AMOUNT
COUNTY	561-355-3996	14,812,050		14,812,050	4.7815	70,823.82
COUNTY DEBT	561-355-3996	14,812,050		14,812,050	0.2087	3,091.27
FIRE/RESCUE MSTU	561-355-3996	14,812,050		14,812,050	3.4581	51,221.55
LIBRARY	561-355-3996	14,812,050		14,812,050	0.5491	8,133.30
LIBRARY DEBT	561-355-3996	14,812,050		14,812,050	0.0575	851.69
VILLAGE OF WELLINGTON	561-791-4000	14,812,050		14,812,050	2.4700	36,585.76
CHILDRENS SERVICES COUNCIL	561-740-7000	14,812,050		14,812,050	0.7300	10,812.80
F.I.N.D.	561-627-3386	14,812,050		14,812,050	0.0345	511.02
PBC HEALTH CARE DISTRICT	561-659-1270	14,812,050		14,812,050	1.1220	16,619.12
SCHOOL LOCAL	561-434-8837	14,812,050		14,812,050	2.4980	37,000.50
SCHOOL STATE	561-434-8837	14,812,050		14,812,050	5.2800	78,207.62
SFWM D EVERGLADES CONST PROJECT	561-686-8800	14,812,050		14,812,050	0.0613	907.98
SO FLA WATER MANAGEMENT DIST.	561-686-8800	14,812,050		14,812,050	0.1757	2,602.48
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	14,812,050		14,812,050	0.1919	2,842.43

TOTAL AD VALOREM 320,211.34

READ REVERSE SIDE BEFORE CALLING		NON-AD VALOREM ASSESSMENTS		READ REVERSE SIDE BEFORE CALLING	
LEVYING AUTHORITY	TELEPHONE		RATE		AMOUNT
SOLID WASTE AUTHORITY	561-697-2700		57925.35		57,925.35
ACME IMPROVEMENT DIST A-I MAINT	561-791-4000		200.00		3,800.00

TOTAL NON-AD VALOREM 61,725.35

TOTAL AD VALOREM AND NON-AD VALOREM COMBINED 381,936.69

DETACH HERE **SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION** DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	CMC	COLLECTOR NO.
73-41-44-08-04-001-0000	2012	48	101574329

FWI 16 LLC
BRUCE STRUMPF C/O
2120 DREW ST
CLEARWATER FL 33765-3214

YOU MUST PAY THE TAX DUE. REMIT THIS COUPON ONLY WITH PAYMENT. SEE VAB INSERT FOR ALL PAYMENT OPTIONS.

20121015743290301883863

LEGAL DESCRIPTION

WELLINGTON MARKETPLACE PL PAR 1

P.O. BOX 3353
WEST PALM BEACH, FL 33402-3353

MAKE CHECKS PAYABLE TO:
TAX COLLECTOR, PALM BEACH COUNTY

AMOUNT DUE WHEN RECEIVED/POSTMARKED BY					TAXES ARE DELINQUENT APRIL 2, 2013
NOV 30, 2012	DEC 31, 2012	JAN 31, 2013	FEB 28, 2013	APRIL 1, 2013	
\$289,808.50	\$292,827.34	\$295,846.17	\$298,865.02	\$301,883.86	
4%	3%	2%	1%	NO DISCOUNT	

2012 VAB REAL ESTATE PROPERTY TAX BILL

DETACH HERE **SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION** DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	CMC	COLLECTOR NO.
73-41-44-08-04-001-0000	2012	48	101574329

FWI 16 LLC
BRUCE STRUMPF C/O
2120 DREW ST
CLEARWATER FL 33765-3214

YOU MUST PAY THE TAX DUE. REMIT THIS COUPON ONLY WITH PAYMENT. SEE VAB INSERT FOR ALL PAYMENT OPTIONS.

20121015743290381936698

LEGAL DESCRIPTION

WELLINGTON MARKETPLACE PL PAR 1

P.O. BOX 3353
WEST PALM BEACH, FL 33402-3353

MAKE CHECKS PAYABLE TO:
TAX COLLECTOR, PALM BEACH COUNTY

AMOUNT DUE WHEN RECEIVED/POSTMARKED BY					TAXES ARE DELINQUENT APRIL 2, 2013
NOV 30, 2012	DEC 31, 2012	JAN 31, 2013	FEB 28, 2013	APRIL 1, 2013	
\$366,659.22	\$370,478.59	\$374,297.95	\$378,117.32	\$381,936.69	
4%	3%	2%	1%	NO DISCOUNT	

VAB PETITIONERS - IMPORTANT INSTRUCTIONS



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving *you*.
www.taxcollectorpbc.com

2012 VALUE ADJUSTMENT BOARD REAL ESTATE PROPERTY TAX BILL

This BILL covers Ad Valorem Taxes and Non-Ad Valorem Assessments for the 2012 Tax Year. Payment options must be made in full and in U.S. funds. Payment is subject to verification and receipt of funds. A fee is applied for dishonored funds.

2012 VAB REAL ESTATE PROPERTY TAX BILL PAYMENT

- FOR VAB PETITIONS - SEE ENCLOSED VAB INSERT.
- Discount amounts are shown on the front of this bill.
- Payment must be received/postmarked in our offices by the due dates printed on the TAX BILL (see reverse side).

DELINQUENT TAX INFORMATION

- Ad Valorem Taxes and Non-Ad Valorem Assessments become delinquent after APRIL 1, 2013;
- The minimum charge of 3% will be collected. Interest accrues at 1.5% per month (18% annually);
- Interest and associated costs for delinquent taxes are determined by the date payment is received by the Tax Collector;
- Payment AFTER THE DATE OF DELINQUENCY must be in U.S. funds by cash, bank draft, wire transfer, certified check, money order, U.S. Postal Money Order, or cashier's check.

PAYMENT OPTIONS

- **REGARDLESS OF THE OUTCOME OF YOUR VAB HEARING, ALL TAXES REQUIRED BY YOUR VAB PAYMENT OPTION MUST BE PAID IN FULL BY APRIL 1 TO AVOID PENALTIES (PER FLORIDA STATUTE 194.014).**
- **E-CHECK** 24/7 at www.taxcollectorpbc.com. **No Additional Fee** (Payment confirmation e-mail serves as receipt);
- **CREDIT CARD** 24/7 at www.taxcollectorpbc.com. **A 2.35% Convenience Fee Will Apply** (Payment confirmation e-mail serves as receipt);
- **WIRE TRANSFER** E-mail taxwires@taxcollectorpbc.com for instructions (bank confirmation serves as receipt);
- **MAIL** Detach the original stub and return with payment. **DO NOT FOLD, STAPLE, PAPER CLIP, WRITE, OR MARK ORIGINAL STUB.** Write your 17-digit Property Control Number on your check. Use the enclosed return envelope with the Tax Collector address showing in the return envelope window (canceled check serves as receipt);
- **DROP OFF BOX** at one of our Service Centers from 8:15 AM to 5:00 PM, Monday - Friday (canceled check serves as receipt);
- **BANK ON-LINE BILL PAY** - Your bank's bill pay service - Mail delivery and bank processing times vary so allow ample time (bill pay service canceled check serves as receipt). Include 17-digit Property Control Number on check.

FLORIDA STATUTE 197.432: Tax Certificates will be sold on all unpaid properties 60 days after the date of delinquency.

Contact Information for Questions or Problems

Constitutional Tax Collector: Prepares and mails TAX BILLS from Tax Roll data certified by the PBC Property Appraiser and Non-Ad Valorem assessments provided by Levying Authorities (561-355-2264). If this property was sold, forward this bill to the new owner or mark bill "SOLD" and return to the Constitutional Tax Collector's Office.

Property Appraiser: Prepares the Ad Valorem Tax Roll (assessed value, exemptions, taxable value, assessed owner's name, address, and legal description). Questions about tax assessment and exemptions should be directed to the Office of the Property Appraiser at 561-355-2866.

Taxing Authorities: Set the Ad Valorem millage rates. See telephone list on reverse side for questions about assessment amounts and services provided.

Levying Authorities: Determine the Non-Ad Valorem assessments. See telephone list on reverse side for questions about assessment amounts and services provided.

(DETACH HERE)

PLEASE INCLUDE THIS BOTTOM STUB WITH YOUR PAYMENT TO THE TAX COLLECTOR

DO NOT FOLD, STAPLE, PAPER CLIP, WRITE, OR MARK ON THIS PAYMENT STUB

Make payment payable to:
Tax Collector, Palm Beach County

Please include the 17-digit Property Control Number on your check. Place this return portion and your payment in the enclosed return envelope. The Constitutional Tax Collector's address must show in the return envelope window.

SEE ENCLOSED VAB INSERT FOR PAYMENT OPTIONS

OPTION TWO

(DETACH HERE)

PLEASE INCLUDE THIS BOTTOM STUB WITH YOUR PAYMENT TO THE TAX COLLECTOR

DO NOT FOLD, STAPLE, PAPER CLIP, WRITE, OR MARK ON THIS PAYMENT STUB

Make payment payable to:
Tax Collector, Palm Beach County

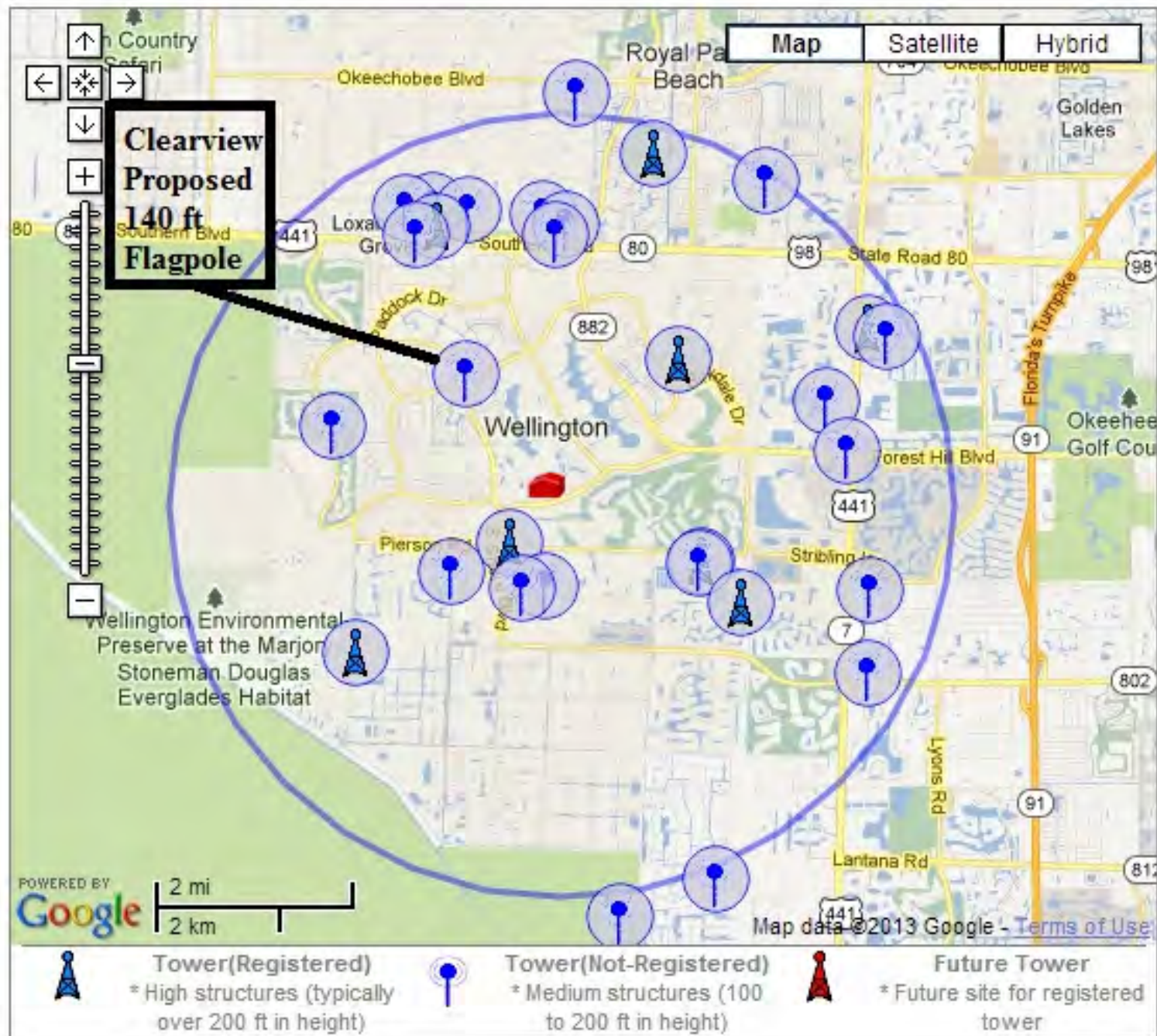
Please include the 17-digit Property Control Number on your check. Place this return portion and your payment in the enclosed return envelope. The Constitutional Tax Collector's address must show in the return envelope window.

SEE ENCLOSED VAB INSERT FOR PAYMENT OPTIONS

OPTION ONE

• Tower Structures - (33414, Florida, United States)

Four mile Radius



700 MHz Upper Band (Block C) License - WQJQ690 - Cellco Partnership

PA This license has pending applications: 0005366577			
Call Sign	WQJQ690	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular
Market			
Market	REA002 - Southeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000- 000757.00000000 000776.00000000- 000787.00000000
Dates			
Grant	11/26/2008	Expiration	06/13/2019
Effective	08/17/2012	Cancellation	
Buildout Deadlines			
1st	06/13/2013	2nd	06/13/2019
Notification Dates			
1st		2nd	
Licensee			
FRN	0003290673	Type	General Partnership
Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing Manager LicensingCompliance@VerizonWireless.com Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership			

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	Yes
If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?	Yes
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.	
Tribal Land Bidding Credits This license did not have tribal land bidding credits.	
Demographics	
Race	
Ethnicity	Gender

VILLAGE OF WELLINGTON- TOWER FILING CHECKLIST

Application Process

(a) CARRIER NEEDS AND LACK OF SUITABLE STRUCTURE OR TECHNOLOGY SOLUTIONS

The use of existing structures as antenna mounts shall be preferred to the construction of new ground-mounted facilities. To be eligible to construct a new tower within the Village limits, the applicant must establish to the satisfaction of the Village that applicant is unable to provide the service sought by the applicant from available sites, including co-locations within the Village and in neighboring jurisdictions; and the applicant must demonstrate to the reasonable satisfaction of the Village that no other suitable existing tower or other support structure is available, including utility poles; and that no reasonable alternative technology exists that can accommodate the applicant's wireless communications facility due to one (1) or more of the following factors:

(i.)

The structure provides insufficient height to allow the applicant's facility to function reasonably in parity with similar facilities;

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(ii.)

The structure provides insufficient structural strength to support the applicant's antenna and related equipment;

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(iii.)

The structure provides insufficient space to allow the applicant's antenna to function effectively and reasonably in parity with similar equipment;

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(iv.)

Use of the structure would result in electromagnetic interference that cannot reasonably be corrected;

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(v.)

The structure is unavailable for lease under a reasonable leasing agreement.

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VILLAGE OF WELLINGTON- TOWER FILING CHECKLIST

(vi.)

Use of the structure would create a greater visual impact on surrounding land uses than the proposed alternative or otherwise would be less in keeping with the goals, objectives, intent, preferences, purposes, criteria or standards of this ordinance and land development regulations;

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(vii.)

Other limiting factors. **NO SUITABLE STRUCTURE EXISTS WITHIN THE SEARCH RING SUBJECT AREA.**

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(b)

The applicant must submit any technical information requested by the Village or its designated engineering consultant as part of the review and evaluation process.

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(c)

An application to develop a tower must be in writing and contain at a minimum the following information:

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(i.)

The information required by this ordinance, along with the fee established for a conditional use as specified by the Village of Wellington Land Development Regulations;

(ii.)

The inventory of existing sites required in Section h(4) of this ordinance;

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(iii.)

Copies of the licenses or franchises required to be filed with the Village pursuant to Section h(7);

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VILLAGE OF WELLINGTON- TOWER FILING CHECKLIST

(iv.)

A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, elevation drawings of the proposed tower, topography, and any other information deemed by the Village to be necessary to assess compliance with this ordinance;

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(v.)

A certification that the applicant will comply with all applicable federal, state or local laws including all the provisions of this ordinance;

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(vi.)

The names, addresses and telephone numbers of all owners of other towers or other antenna support structures within an area equal to one hundred percent (100) of the search ring for the wireless communications facility proposed by the applicant;

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(vii.)

Written documentation in the form of an affidavit that the applicant made diligent, but unsuccessful efforts for permission to install or collocate the applicant's wireless communications facilities on all existing towers or other antenna support structures located within an area equal to one hundred percent (100) of the search ring for the proposed site of the wireless communications facility;

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(viii.)

Written, technical evidence from an engineer that the proposed tower or wireless communications facilities cannot be installed or collocated on another tower or an antenna support structure located within the Village and must be located at the proposed site in order to meet the coverage requirements of the proposed wireless communications service, together with a composite propagation study which illustrates graphically existing and proposed coverage in industry-accepted median received signal ranges.

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VILLAGE OF WELLINGTON- TOWER FILING CHECKLIST

(ix.)

A written statement from an engineer that the construction and placement of the tower will comply with FCC radiation standards for interference and safety and will produce no significant signal interference with public safety communications and the usual and customary transmission or reception of radio, television, or other communications services enjoyed by adjacent residential and non-residential properties.

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ADDITIONAL REQUIRED INFORMATION

A. PRE-FILING SHARED- USE TOWER MAILING DOCUMENTATION

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B. FINAL FAA SITE APPROVAL

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C. SITE AERIAL

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D. ELECTRONIC COPY OF APPLICATION, SITE PLAN AND EXHIBITS

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E. SEALED TOWER STRUCTURAL PLANS

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F. TOWER FALL ZONE LETTER

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G. TOWER MAP AND OWNERS

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