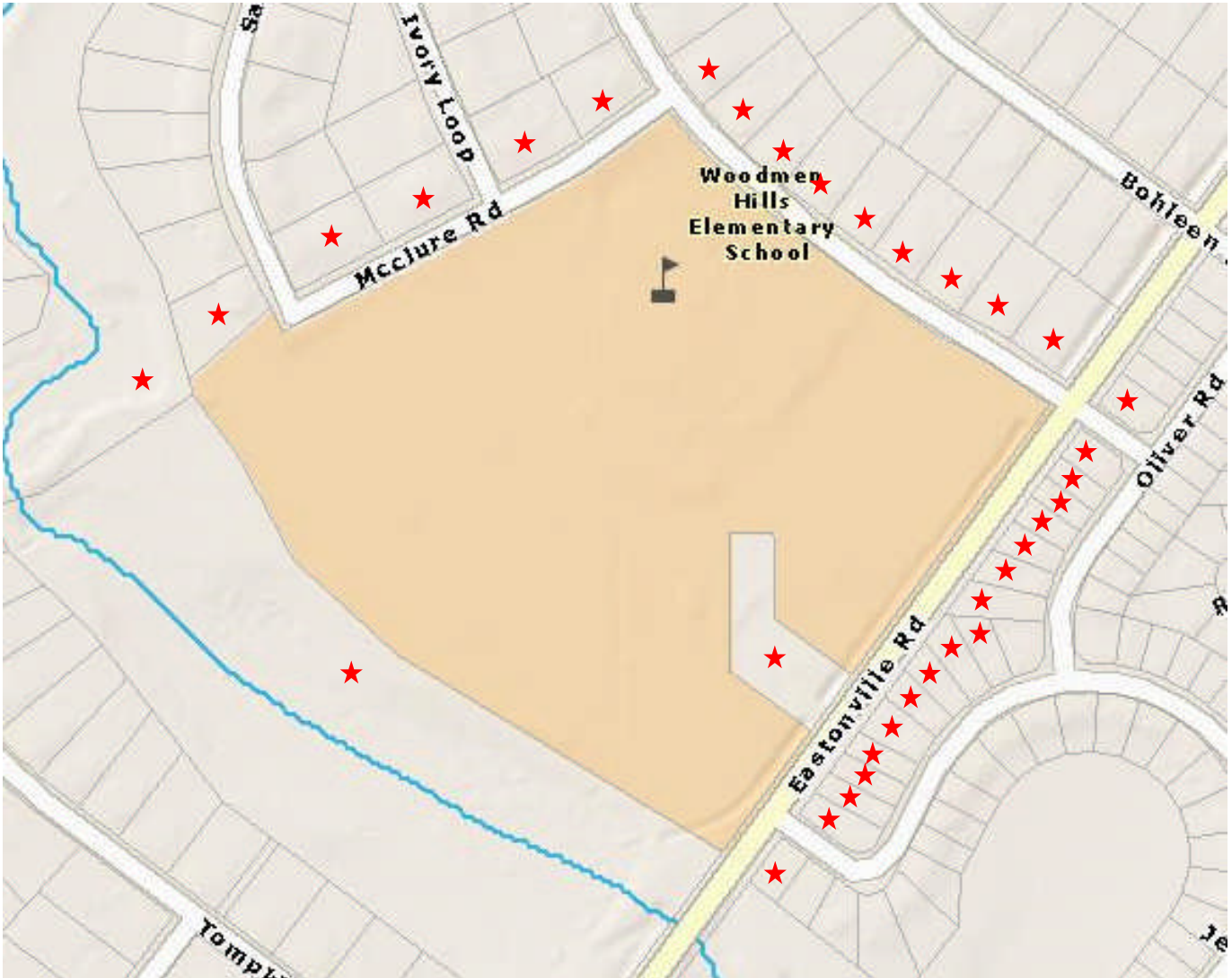


Notice to Adjacent Property Owners Map



5/25/2017

Notice to Adjacent Property Owners

Applicant on behalf of property and tower owner:

Centerline Solutions
16035 Table Mtn. Pkwy, Golden, CO 80403
c/o Darren Hunter
913-634-1245

Property Owner:

Falcon School District No 49
10850 E. Woodmen Rd., Peyton, CO 80831

Tower Owner:

Vertical Bridge
750 Park of Commerce Dr., Ste. 200
Boca Raton, FL 33478

Re: Proposed CMRS Facility at Woodmen Hills Elementary School 8308 Del Rio Rd., Falcon, CO 80831. The lot size is 30.79 acres and the property is zoned RR-0.5.

To whom it may concern,

This letter is being sent to you because Darren Hunter with Centerline Solutions on behalf of Vertical Bridge & Falcon School District #49, is proposing a land use project in El Paso County at Woodmen Hills Elementary School 8308 Del Rio Rd., Falcon, CO 80831. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Darren Hunter at Centerline Solutions, 16035 Table Mtn. Pkwy, Golden, CO 80403. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

In an effort to improve telecommunications quality and capacity, Vertical Bridge has identified the above-named property for which it desires a Special Use approval from El Paso County to replace an existing monopole tower with a new 90' telecommunications facility to service Falcon, CO and the surrounding areas of El Paso County. The proposed site is located near the intersection of Del Rio and McClure Rd. on property owned by Falcon School District No 49. This site will provide wireless coverage to the steady-growing population of residents in this vicinity as well as provide improved E911 services to the area.

It was determined by T-Mobile that they need a site located in this area to meet the objectives noted above. We studied the area and identified the subject property, Woodmen Hills Elementary School, where an existing tower exists, as an ideal location for servicing the community's wireless needs and the coverage objectives of T-Mobile. Vertical Bridge then entered into an agreement with the property owner to lease land to construct a 90' monopole tower to replace the existing tower of similar height with one that has greater capacity for T-Mobile and additional cellular carriers. The leased area for the tower is .052 acres (35'x70') adjacent to one of the school's existing buildings, in the vicinity of the existing tower. There is an existing dirt access road to the site that they will use. The tower will be made of non-reflective galvanized steel (same as the existing pole) and the



16035 Table Mountain Pkwy.
Golden, CO 80403
303-993-3293

equipment compound will be screened with a 6' tall chain link fence. T-Mobile will place their equipment on a concrete pad inside the fenced compound. The site will be unmanned and will require electrical and telephone and/or fiber optic services if available.

The closest residence to the proposed structure is approximately 455'. This structure is not located on a ridgeline and does not obstruct any views to significant landforms or impact scenic viewsheds. There were no other existing towers or structures with similar height within the search ring that meet the objectives for T-Mobile to collocate on.

If you have any questions regarding our proposal please contact me at your convenience.

Respectfully,

Darren Hunter

Darren Hunter
913-634-1245
Centerline Solutions, Inc. on behalf of Vertical Bridge
& Falcon School District No 49, Property Owner

Public Record Property Information

Personal Information

Schedule No: 4306203015
Owner Name: HECK CHRISTOPHER TODD
Location: 8380 DEL RIO RD
Mailing Address: 8380 DEL RIO RD
PEYTON CO 80831-6773

Legal Description

LOT 361 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306205008
Owner Name: DOMINGUEZ LUIS G
Location: 8309 SADDLEMAN RD
Mailing Address: 8309 SADDLEMAN RD
PEYTON CO 80831-6762

Legal Description

LOT 358 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306203016
Owner Name: MAYES KELVIN D
Location: 8309 IVORY LOOP
Mailing Address: 8309 IVORY LOOP
PEYTON CO 80831-6761

Legal Description

LOT 360 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306202023
Owner Name: FISHER RICHARD M
Location: 8302 SADDLEMAN RD
Mailing Address: 8302 SADDLEMAN RD
PEYTON CO 80831-6763

Legal Description

LOT 357 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306205007
Owner Name: SHOWALTER ROY &
Location: 8310 IVORY LOOP
Mailing Address: 8310 IVORY LOOP
PEYTON CO 80831-6772

Legal Description

LOT 359 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306202011
Owner Name: WOODMEN HILLS METROPOLITAN DIST
Location: 8001 TOMPKINS RD
Mailing Address: 8046 EASTONVILLE RD
PEYTON CO 80831-6175

Legal Description

TRACTS A & B WOODMEN HILLS FIL NO 6

Plat No: 10188

Personal Information

Schedule No: 4306202024
Owner Name: WOODMEN HILLS METROPOLITAN DIST
Location: 6-13-64
Mailing Address: 660 SOUTHPOINTE CT STE 210
COLORADO SPRINGS CO 80906-3874

Legal Description

TR C WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306117001
Owner Name: JEWELL JEFFREY H
Location: 8280 GLADWATER RD
Mailing Address: 9047 KINGSTON HEATH RD
PEYTON CO 80831-4079

Legal Description

LOT 743 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116017
Owner Name: MURPHY LINWOOD E &
Location: 8219 GLADWATER RD
Mailing Address: 8219 GLADWATER RD
PEYTON CO 80831-6165

Legal Description

LOT 744 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116016
Owner Name: JEFFREY PAT A
Location: 8207 GLADWATER RD
Mailing Address: 8207 GLADWATER RD
PEYTON CO 80831-6165

Legal Description

LOT 745 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116015
Owner Name: ROBINSON JUSTIN
Location: 8195 GLADWATER RD
Mailing Address: 8195 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 746 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116014
Owner Name: LAPP ROBERT A
Location: 8183 GLADWATER RD
Mailing Address: 8183 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 747 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116013
Owner Name: STEWART RICHARD M JR
Location: 8171 GLADWATER RD
Mailing Address: 8171 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 748 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116010
Owner Name: BAUTISTA BENEDICT V
Location: 8135 GLADWATER RD
Mailing Address: 8135 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 751 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116012
Owner Name: CHIN WILLIAM
Location: 8159 GLADWATER RD
Mailing Address: 8159 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 749 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116009
Owner Name: WATKINS CHRIS
Location: 8123 GLADWATER RD
Mailing Address: 8123 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 752 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116011
Owner Name: KLEMME LYNDSEY M
Location: 8147 GLADWATER RD
Mailing Address: 8147 GLADWATER RD
PEYTON CO 80831-6071

Legal Description

LOT 750 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116007
Owner Name: CARRIERI BETH E
Location: 8024 OLIVER RD
Mailing Address: 8024 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 754 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116006
Owner Name: JACOBS RANDY
Location: 8036 OLIVER RD
Mailing Address: 8036 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 755 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116005
Owner Name: DICKERSON THOMAS N
Location: 8048 OLIVER RD
Mailing Address: 8048 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 756 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116004
Owner Name: BARRY STEPHEN P
Location: 8060 OLIVER RD
Mailing Address: 8060 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 757 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116003
Owner Name: DIFFENDERFER RICHARD G &
Location: 8072 OLIVER RD
Mailing Address: 8072 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 758 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116002
Owner Name: GARRETT LEVI
Location: 8084 OLIVER RD
Mailing Address: 8084 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 759 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306116001
Owner Name: FLORES MICHAEL
Location: 8096 OLIVER RD
Mailing Address: 8096 OLIVER RD
PEYTON CO 80831-6089

Legal Description

LOT 760 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306109006
Owner Name: WESTER JASON
Location: 8108 OLIVER RD
Mailing Address: 8108 OLIVER RD
PEYTON CO 80831-6087

Legal Description

LOT 761 WOODMEN HILLS FIL NO 9

Plat No: 10488

Personal Information

Schedule No: 4306101008
Owner Name: ELLIS BRIAN L
Location: 8253 DEL RIO RD
Mailing Address: 8253 DEL RIO RD
PEYTON CO 80831-8041

Legal Description

LOT 369 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101010
Owner Name: ALLEN NICOLE SIERRA
Location: 8217 DEL RIO RD
Mailing Address: 481 HIGHWAY 105 # B146
MONUMENT CO 80132-9165

Legal Description

LOT 371 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101007
Owner Name: TEKE CHRISTOPHER LOUIS
Location: 8271 DEL RIO RD
Mailing Address: PSC 80 BOX 10834
APO AP 96367

Legal Description

LOT 368 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101009
Owner Name: MARTIN JONATHAN
Location: 8235 DEL RIO RD
Mailing Address: 8235 DEL RIO RD
PEYTON CO 80831-8041

Legal Description

LOT 370 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101006
Owner Name: ROWLAND RUSSELL W
Location: 8289 DEL RIO RD
Mailing Address: 8289 DEL RIO RD
PEYTON CO 80831-8041

Legal Description

LOT 367 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101005
Owner Name: CARTER CHICO
Location: 8307 DEL RIO RD
Mailing Address: 8307 DEL RIO RD
PEYTON CO 80831-8045

Legal Description

LOT 366 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101002
Owner Name: ROACH MATTHEW
Location: 8361 DEL RIO RD
Mailing Address: 8361 DEL RIO RD
PEYTON CO 80831-8045

Legal Description

LOT 363 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101004
Owner Name: CHOJNACKI ANDREW R
Location: 8325 DEL RIO RD
Mailing Address: 8325 DEL RIO RD
PEYTON CO 80831-8045

Legal Description

LOT 365 WOODMEN HILLS FIL NO 8

Plat No: 10338

Personal Information

Schedule No: 4306101003
Owner Name: TAUFA TEVITA M SR
Location: 8343 DEL RIO RD
Mailing Address: 8343 DEL RIO RD
PEYTON CO 80831-8045

Legal Description

LOT 364 WOODMEN HILLS FIL NO 8

Plat No: 10338

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Mineral Rights Owner