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May 28, 2024

City of Tontitown, AR
Attn: Mark Latham
Planning, Zoning & Permits Dept.
235 E Henri de Tonti Blvd
Tontitown, AR 72762

Re: Proposed Wireless Telecommunications Facility
Site Address: 1853 W Henri De Tonti Blvd, Tontitown, AR
Site Name: Henri De Tonti (US-AR-5209)

Dear Mark:

In or about July of 2021, Verizon Wireless (“Verizon”) applied for a Conditional Use Permit (“CUP”) to place a wireless telecommunications tower at the above-referenced address. After multiple hearings, the Tontitown City Council approved the CUP at its regular meeting held on November 2, 2021.

After receiving approval of the CUP, but prior to construction, Verizon cancelled the site due to budgetary reasons. The site now has been reassigned for development, and Verizon (through the site developer, Vertical Bridge REIT, LLC (“Vertical Bridge”) wishes to re-apply for a CUP. Vertical Bridge will construct and own the new tower and lease antenna space on the structure and necessary ground space to Verizon and other wireless providers. The location, type, and height of the structure are the same as approved by the City Council in 2021.

Please allow this correspondence to serve as Vertical Bridge’s Statement of Support for its Application for CUP and Approval of **Large Scale Development Plan**, along with supporting documentation, to allow for the construction of a wireless telecommunications facility to be located on Parcel 830-37879-200, at 1853 W Henri De Tonti Blvd, Tontitown, Arkansas. The property is owned by Upward Investments, LLC.

The proposed telecommunications facility will be a one hundred ninety-five foot (195’) monopole tower located in a Commercial (C-2) zoning district. The new tower will also have a four foot (4’) lightning rod at its top. It will be designed based on EIA/TIA code to accommodate Verizon Wireless and three (3) additional tenants, with ten foot (10’) separation between designed tenants.

The tower will be designed for twelve (12) antennas at each level.

The facility will be unmanned (visited on average of once per month per tenant for routine maintenance purposes) and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state, and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Tontitown, Arkansas.

The following information also is provided in support hereof:

- a. The Proposed Tower will to be located, fenced, or otherwise secured in a manner that prevents unauthorized access.
- b. The Proposed Tower will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
- c. The compound will have proper signage as required by federal regulations. No advertising will be allowed on the leased premises.
- d. The antennas to be installed on the tower will be, and will remain, in compliance with current Federal Communications Commission standards, including radio emissions.
- e. The Proposed Tower will be in compliance with all applicable Federal Aviation Administration regulations.
- f. The Proposed Tower will not pose a hazard to health, safety, public welfare or the environment of the County or its residents.
- g. The Proposed Tower will have a galvanized steel finish to maintain a neutral color to reduce visual obtrusiveness and to blend the tower facilities to the natural setting and building environment.

In order to maintain a level playing field with its competitors also offering similar services, the proposed tower is necessary at the proposed location, at the proposed height, and at the requested signal levels to deliver a consistently reliable signal in this geographic area.

Should you require any additional information to assist your review, or if you should have any questions, please feel free to contact me.

Mark Latham
May 28, 2024
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Very truly yours,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

A handwritten signature in black ink, appearing to read "N. Andrew Rotenstreich". The signature is fluid and cursive, with the first name "N. Andrew" and the last name "Rotenstreich" clearly distinguishable.

N. Andrew Rotenstreich

Enclosure