

December 15, 2010,

Manatee County Commissioners:

I have been a realtor for over 30 years, first in New York as a Real Estate Broker, then in Florida. *+ a current board member of Misty Oaks Homeowners Assoc.*

It has been my experience whenever I have shown property with any kind of tower or wires, not only does it discourage buyers from looking any further in that particular area, but it definitely affects the property values.

Aesthetically, cell towers are unattractive. Residents in Palm Aire purchased their homes with a golf course view and paid a premium for that view. We have all heard the expression "Location, Location, Location" This usually means premium property and prices.. If a tower is allowed, these homes will decrease in value and will be more difficult to sell rather than have that lovely golf course view. *and increase in value.*

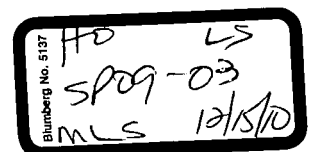
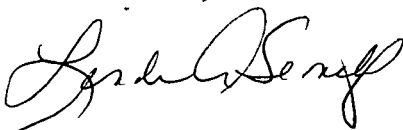
Man I live in this community in an area that will be affected by the tower. I ~~will~~ not see it from my home but many of my neighbors will and when their home values start to decline, the whole community will decline because that is how it works.

I am attaching comparables taken from the Manatee/Sarasota MLS. I could not locate any recent sales in areas that had a cell tower in close proximity to show the affects on home values. I used the community of Treymore, located in Palm Aire. But I did go back several years. The two homes I chose ~~are located on the same street~~ are very similar, same square footage, in ground pool, 3 car garage and many upgrades and sold within ten months of each other. The main difference was their location to the cell tower located on Lockwood Ridge Road which was in the rear of one of the homes. The other had no view of the tower and was a significant distance away but still located on the same street. The difference in the selling price was \$110,000. *I realize property values have been declining, but not to this degree in this amount of time.*

The print outs are attached, good examples showing there is a substantial affect on property values.

Thank you,

Linda Semilof, Coldwell Banker



010

Cell phone tower on Lockwood Ridge Road is located in the rear of the property.



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

A361844

4807 Carrington Cir, Sarasota

County: Manatee County Zip Code: 34243 Unit #: Status: Sold
 Sub. Name: Treymore List Price: \$439,800
 Beds: 3 Baths: 2 SqFt Heated: 2,348 Low Price:
 Private Pool: Y - Screen Enclosure, In Ground Year Built: 2000
 Property: Single Family Home Special Sale: None
 Total Acreage: Total SqFt: 3552 Pets Y/N: ADOM: 126
 Construction Status: Proj. Comp. Date: CDOM: 300
 Location:

Rutenberg custom pool home: 3 Bdrm, 2 Bath, den, & 3 car garage. Flat tile roof, etched glass double entry doors, built-in storage hutch in dining. Entertainment center & gas fireplace in great room. Large eat-in kitchen has 2 pantries, bay window, wood c cabinets, solid surface counters, planning desk, upgraded appliances including KitchenAid refrigerator & reverse osmosis system. 2nd bath leads to the expanded caged lanai with a 13X28' pool, a tanning area & a built-in summer kitchen under roof. Upgrades include central vac, insulated garage doors, & storm shutters. Seller financing available.

Land, Site and Tax Information

SE/TP/RG: Subdivision #: 991 Section #: Block/Parcel: Front Exposure: East
 Tax ID: 1940607909 Alt.Key/Folio#: Additional Parcel: Mill Rate: Lot #:
 Taxes: \$4,661.00 Tax Year: 2006 Homestead: Other Exemptions: CDD: Annual CDD Fee:
 Legal Description: Lot 126 Treymore At The Villages of Palm Aire
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: PDR/WP Future Land Use: Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.00 Lot Size(SqFt): 0 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 0x0 Master Br.: 13x16 5th Bedroom: Great Room: 17x18 Study / Den:
 Family Room: 2nd Bedroom: 11x14 Studio: Air Conditioning: Central
 Kitchen: 24x12 3rd Bedroom: 11x12 Dinette: Heat & Fuel: Central,Fuel - Electric
 Dining Room: 16x10 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile
 Fireplace: Y - Gas Fireplace Balcony/Porch: 22x60 Sq Ft Source: Public records Security System: Owned
 Utilities Data: Public Sewer,Public Municipal Water,Electric,Cable Available,Street Lights,Underground
 Interior Layout: Breakfast Room Separate,Eating Space in Kitchen,Great Room,Open Plan,Formal Dining Room Separate,Mstr Bedroom Downstairs
 Interior Features: Solid Wd Cabnts,Crown Molding,Solid Sfc Cntrs,Walk In Closet,Window Treatmen,Central Vac
 Master Bath: Dual Sinks, Tub with Separate Shower Stall
 Appliances Incl: Dishwasher,Disposal,Dryer,Microwave,Range,Refrigerator,Washer
 Kitchen: Breakfast/Snackbar,Pantry
 Additional Rooms: Den/Library/Office,Foyer,Great Room,Inside Utility

Exterior Information

Ext. Construction: Block,Stucco Style: Traditional Pool: Screen Enclosure
 Exterior Features:
 Garage/Carport: 3+ Car Garage,Attached,Drive Space,Door Opener Dimensions: Roof: Tile

Community Information

Community Features: Cable, Comm Pool, Gated Comm, Deed Restr, Playground

Maintenance Includes: Ground Mtnce, Rec Fcilty, Private Road, Escrow Resrv

Housing for Older Persons:

HOA / Comm Assn: Required HOA Fee: \$1175.00 # of Pets: Max Pet Weight: Pet Restrictions:
 Elementary School: Kinnan Middle School: Braden River High School: Southeast
 Mo.Maint.\$(addition to HOA):

Realtor Info

List Agent: STEVEN DUTOIT Agent ID: 281500748 Agent Direct: 941-342-0983
 Sales Team: E-mail: teamdutoit@sarasotahomepros.com Agent 2 Phone:
 Office: Keller Williams Lakewood Ranch Office ID: 281506053 Agent Fax: 941-342-0330
 List Date: 09/05/2007 Original Price: \$449,800 LP/SqFt: \$187.00 Agent Pager/Cell: 941-356-6882
 Contract: 01/09/2008 Previous Price: \$449,800 SP/SqFt: \$170.00 Office Phone: 941-556-0500
 Exp. Clsg Date: Price Change: 11/08/2007 SP/LP Ratio: 90.0% Office Fax: 941-556-0550
 Sold Date: 05/30/2008 Sold Price: \$400,000 Owner: Owner Phone:
 Off-Market: Days to Contract: 126 Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable
 Withdrawn: Days to Closed: 268 Expiration Date: Call Center #: 888-998-9005

Selling Agent: AIDA JOHNSON (281502526)

Management Comp Info: 17x18

Buyer Agent: 3% Non-Rep: 3%

Realtor Info: Seller Prop Disc, Vacant

Confidential Info: Vacant

Showing Instructions: Call Center, LB Coded

Driving Directions: From University go North on Whitfield. Continue to Treymore, the last gated community on left just before Lockwood Ridge Road.

Realtor Only Remarks: Please call CSS for showings 888-998-9005

I realize property values have been declining but not to this degree in this amount of time.

No view of Tower - Backs to preserve



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

A335408 **4883 Carrington Cir, Sarasota**

County: Manatee County Zip Code: 34243 Unit #: Status: Sold
 Sub. Name: Treymore List Price: \$545,000
 Beds: 3 Baths: 2 SqFt Heated: 2,334 Low Price:
 Private Pool: Y Year Built: 2000
 Property: Single Family Home Special Sale: None
 Total Acreage: 1/4 Acre to 1/2 Acre Total SqFt: Pets Y/N: ADOM: 130
 Construction Status: Proj. Comp. Date: CDOM: 130
 Location: Sidewalk

Virtual Tour: <http://www.vr24.net/srq.php?mls=335408>

Best Buy in Treymore!! Experience the elegance of this lovely pool home. Situated on a beautiful preserve lot enjoy outdoor entertaining in a private and peaceful setting. Some of the many wonderful upgrades include tile in all main living areas, aqua rium window in breakfast nook, crown moldings and built-in entertainment center. Newly installed hurricane protection. Treymore is a gated community within Palm Aire. It is centrally located and convenient to shopping, dining, museums, downtown Sarasota, beaches and I-75.

Land, Site and Tax Information

SE/TP/RG: 28-35-18 Subdivision #: 1084 Section #: Block/Parcel: Front Exposure: West
 Tax ID: 1940612909 Alt.Key/Folio#: Additional Parcel: Mill Rate: Lot #:
 Taxes: \$6,288.00 Tax Year: 2006 Homestead: Other Exemptions: CDD: Annual CDD Fee:
 Legal Description: Lot 107 Treymore at the Villages of Palm Aire
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: PDR/WP Future Land Use: Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.26 Lot Size(SqFt): 11,363 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 15x19 Master Br.: 12x17 5th Bedroom: Great Room: Study / Den:
 Family Room: 15x20 2nd Bedroom: 12x12 Studio: Air Conditioning: Central
 Kitchen: 3rd Bedroom: 12x12 Dinette: Heat & Fuel: Central, Fuel - Electric
 Dining Room: 13x11 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile
 Fireplace: Balcony/Porch: 23x10 Sq Ft Source: Public records Security System: Owned
 Utilities Data: Public Sewer, Public Municipal Water, Electric, Cable Available, Street Lights, Underground
 Interior Layout: Formal Dining Room Separate, Open Plan, Mstr Bedroom Downstairs, Split Bedroom
 Interior Features: Solid Wd Cabntrs, Window Treatmen, Walk In Closet, InWall Pest Sys, Solid Sfc Cntrs, Crown Molding, Smoke Alarm(s)
 Master Bath: Tub with Separate Shower Stall, Dual Sinks
 Appliances Incl: Range, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
 Kitchen: Breakfast/Snackbar, Pantry Additional Rooms: Inside Utility, Foyer

Exterior Information

Ext. Construction: Block, Stucco Style: Traditional Pool:
 Exterior Features: Sliding Doors, Trees/Landscaped
 Garage/Carport: 3+ Car Garage, Attached, Door Opener Dimensions: Roof: Tile

Community Information

Community Features: Gated Comm, Cable, Golf Comm, Deed Restr

Maintenance Includes: Cable, Ground Mtnc, Security, Escrow Resrv, Private Road, Public Insur, Fidelity Bd

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$1175.00 HOA Payment Schedule: Annual Mo. Maint. \$(addition to HOA):
 Elementary School: Kinnan Middle School: Braden River High School: Southeast

Realtor Info

List Agent: BRENDA TIPTON Agent ID: 281502271 Agent Direct: 941-350-0001
 Sales Team: E-mail: Brenda@brendatipton.com Agent 2 Phone:
 Office: Coldwell Banker Res R E Office ID: 281502055 Agent Fax:
 List Date: 01/01/2007 Original Price: \$545,000 LP/SqFt: \$233.00 Agent Pager/Cell: 941-350-0001
 Contract: 05/11/2007 Previous Price: SP/SqFt: \$218.00 Office Phone: 941-388-3966
 Exp. Clsg Date: Price Change: SP/LP Ratio: 93.0% Office Fax: 941-388-3231
 Sold Date: 07/06/2007 Sold Price: \$510,000 Owner: Owner Phone:
 Off-Market: Days to Contract: 130 Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable
 Withdrawn: Days to Closed: 186 Expiration Date: Call Center #: 941-924-9000

Selling Agent: JUSTIN LAMBERT (281505355) Office: Laurel Oak Lifestyles Realty (281502438)
 Management Comp Info: Financing Avail:
 Buyer Agent: 3.5% Non-Rep: 3.5% Trans Broker: 3.5% Terms: All Cash Seller Credit:

Realtor Info:
 Confidential Info:
 Showing Instructions: Call Center
 Driving Directions: University Parkway, North on Whitfield, left into Treymore, right on Carrington Circle

Realtor Only Remarks: