

EXHIBIT F

SITE SEARCH SUMMARY

Tarpon Towers II LLC (“Tarpon”) and New Cingular Wireless PCS, LLC (“AT&T”) identified and investigated ten (10) sites in and around the Westport site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. The description of the individual sites investigated is set forth below.

1. Proposed Site
92 Greens Farms Rd. Westport
Owners: Pradiv & Sharuna Mahesh
Parcel Number 9515
Book 3983 and Page 240
Zoning: AA
Acreage: 1.99 acres
Tarpon entered into a lease agreement with the owners of this property for the development of the Facility. This site will provide additional capacity and coverage important to Westport to improve the deficient service areas along Interstate-95, Greens Farms Roads, Hillspoint Road, and the surrounding neighborhoods and businesses.

2. 102 Greens Farms Rd., Westport
Owners: Craig and Elizabeth Fisher
Parcel Number 909
Book 3872 and Page 166
Zoning: AA
Acreage: 2.15 acres
Tarpon explored the use of this parcel for the development of a new tower, but it was deemed unusable due to lack of interest from the owners. Tarpon corresponded with the owners on April 9, 2021. The owners rejected Tarpon’s offers for a lease, and they did not respond to Tarpon’s last communication to them. Accordingly, Tarpon determined that this site is unavailable.

3. 55-57 Greens Farms Rd., Westport
Owner: 1735 Ashley LLC
Parcel Number 9145
Book 3897 and Page 143
Zoning: DDD4
Acreage: 21.93 acres
This property consists of a large commercial office park and a parking lot for the buildings on the property. Prior to the filing of the Technical Report with the Town, Tarpon had evaluated this site and deemed it unusable for two reasons. First, at that time the owner was not

interested in entering into a lease. Second, prior to the filing of the Technical Report, Tarpon met with the owner's broker at the property, and after walking the property, no suitable location for the construction of the tower was identified.

After Tarpon and AT&T filed the Technical Report with the Town, the Town requested that Tarpon and AT&T conduct a further evaluation of this site. The Town facilitated communications between Tarpon and the owner, and over the course of the next few months, Tarpon began an exhaustive process to explore the use of this site. Through these conversations between Tarpon and the owner, Tarpon made progress negotiating lease terms and identifying a location on the property to develop a tower that was agreeable to the owner. The owner initially agreed to a location near the rear of the property would require the filling of a wetland to accommodate an access road and the removal of numerous trees. In light of the wetlands impacts on the site that the owner suggested, Tarpon asked the owner about other locations on the property that could be used for development of a tower without impacting wetlands. However, the owner insisted that the rear of the property was the only location it was willing to consider. The owner also advised that it was not willing to locate a tower on the roof of the building.

Because of the wetlands impact, before the Town was willing to support the site, the Town asked its Conservation Commission to evaluate the site and whether the Conservation Commission could support the development. The Conservation Commission, with Tarpon, conducted a site walk of the property on January 28, 2022. At the request of the Town, Tarpon joined the Conservation Commission at a Special Meeting on January 31, 2022 to discuss the site and answer questions about the potential development of the site. In connection with the January 31, 2022 special meeting, a significant number of residents expressed their opposition to the development of a tower at 55 Greens Farms Road, and a number of Conservation Commission members also expressed their concern about a tower on the site due to the impact on wetlands. On February 2, 2022, in part due to neighborhood opposition, the owner of 55 Greens Farms Road advised Tarpon that it was not interested in continuing lease negotiations and that it was no longer interested in having a cell tower on the property. Because the owner is not willing to lease this property, it is not a viable location.

Additional background information regarding this site is contained in Exhibit M (Municipal Correspondence).

4. 300 Sherwood Island Connector, Westport
Owner: Town of Westport
Co-owner: Town Garage-Transfer Station
Parcel Number 10341
Book 426 and Page 31
Zoning: 931
Acreage: 8.62 acres
Tarpon explored the use of this property for the development of a tower, but it was rejected by AT&T's and Verizon's radiofrequency engineers because it did not provide the needed coverage and service because this site was in close proximity to an existing site on Route 1 in Westport.

5. Greens Farms Rd., Westport
Owner: Corporation of the Catholic Church Assumption Cemetery
Parcel Number 10256
Book 0082 and Page 206
Zoning: A
Acreage: 3.45 acres
Tarpon explored the use of this property for the development of a tower, but it was deemed unusable due to lack of interest from the owner. This property is currently a cemetery. Tarpon had numerous communications with the cemetery about locating a tower on the site. On March 1, 2022, the owner's Director of Cemeteries wrote to Tarpon and confirmed that it was not interested in placing a tower of the property.

6. Greens Farms Rd., Westport
Owner: Corporation of the Catholic Church Assumption Cemetery
Parcel Number 10258
Book 0058 and Page 279
Zoning: AA_A
Acreage: 7.64 acres
Tarpon explored the use of this property for the development of a tower, but it was deemed unusable due to lack of interest from the owner. This property is currently a cemetery. Tarpon had numerous communications with the cemetery about locating a tower on the site. On March 1, 2022, the owner's Director of Cemeteries wrote to Tarpon and confirmed that it was not interested in placing a tower of the property.

7. 197 Compo Rd S., Westport

Owner: Connecticut Light and Power

Parcel Number 1553

Book 0151 and Page 39

Zoning: A

Acreage: 0.27 acres

At the request of the Town, Tarpon explored the use of this property for the development of a tower, but it was deemed unusable due to lack of interest from the owner. Tarpon reached out to the owner, and on March 2, 2022, the owner advised that there was no room on the property for the development of a tower and compound.

8. Hales Rd, Westport

Owner: State of Connecticut (CDOT)

Parcel Number 10275

Book 763 and Page 247

Zoning: AA_A

Acreage: 8 acres

A Tarpon representative reached out to State of Connecticut Department of Transportation ("CDOT") representatives Kevin Waugh, Eric Bergeron, John Vitale, and Julie Thomas, and provided them with possible locations for the construction of a cell tower. Mr. Waugh responded to Tarpon on February 22, 2022 with questions about the possible locations. Tarpon responded the same day answering the questions. On March 2, 9, and 15, 2022, Tarpon sent follow up emails to Mr. Waugh requesting a response about the two CDOT properties but CDOT did not respond.

Separately, the Town had communications with Mr. Waugh while Tarpon was attempting to establish contact with CDOT. On March 23, 2022, Mr. Waugh confirmed in an email to the Town that CDOT had completed its initial review of the proposed site and determined that the cleared area off Hales Road would be a possible location for a tower. Mr. Waugh further indicated that full plans would have to be drawn up and reviewed by the Office of Rail and Metro-North to advance the discussion. After the plans were reviewed and approved, then CDOT could enter into a lease for the site. The Town forwarded this email to Tarpon on March 24, 2022. After receipt of this email from the Town, Keith Coppins, on behalf of Tarpon, again reached out to CDOT on March 29, 2020, writing:

Good Evening Kevin,
In speaking with my attorney's, they mentioned someone at he [sic] DOT is communicating with the Town of Westport representatives and said the DOT is interested in moving forward with a possible site along the ROW. I have not heard anything back from you since February and am wondering if this is correct. If this is true please let me know what our next steps will be.
Thanks.

Mr. Waugh responded to Tarpon on March 31, 2022 at 9:34 a.m.:

I guess I am a little confused on who I should be dealing with directly with this project. I have been getting communications from the Town of Westport, ARX Wireless, and Berchem Moses (your attorney's office I am assuming).

At this point I think we need to setup a meeting with all the parties involved and work out who the agreement will be with (the Town or otherwise), who will be managing the site, and who should be the point of contact moving forward.

Kevin

Only fourteen minutes later, Mr. Coppins, on behalf of Tarpon, responded to Mr. Waugh on March 31, 2022 at 9:48 a.m., copying the three other CDOT officials:

Kevin,
Thanks for responding and let me clarify so we are all on the same page.
Tarpon Towers II and AT&T are the applicants in the CSC application process. I (Keith Coppins with ARX Wireless/Phoenix Partnership) am working with Tarpon Towers to get the site approved.
Ira Bloom from Berchem and Moses is the town law firm representing the Town of Westport.
I am you [sic] primary point of contact and will act on behalf of Tarpon Towers II who is the tower developer in this application. I have a team of a few folks that will meet on my behalf to determine site access, wetland review etc.
The Agreement will be with Tarpon Towers II, LLC.
My law firm contact is Phil Pires and David Ball with Cohen and Wolf out of Bridgeport.

What do we need to do to move this project forward. I really need to have a clear understanding of the proposed location and the process to move this swiftly through your process.
I am available most any time to discuss or meet at the site for a visit.

To date, neither Mr. Waugh nor anyone else at CDOT has responded to Tarpon.

On April 8, 2022, Attorney Pires, on behalf of Tarpon, sent another follow up email to Mr. Waugh, copying three other CDOT officials:

Mr. Waugh,

Our law firm represents Tarpon Towers II, one of the applicant's [sic] for the Westport cell tower site. Tarpon's representative, Keith Coppins, has not heard back from you despite multiple follow up attempts.

Please advise whether either of the DOT parcels is available and the next step in the process. As Mr. Coppins indicated, we remain available to meet or discuss the DOT properties for the development of a tower.

If we do not receive an immediate response from you, then we will assume that the DOT properties are not available for a tower, and we will proceed with an application to the Siting Council to develop a tower at 92 Greens Farms Road.

Thank you.

On April 8, Attorney Pires sent another follow up email to Mr. Waugh, copying three other CDOT officials:

Mr. Waugh,

I understand that you wrote to Attorney Bamonte (who represents the Town of Westport) today. In follow up to my email below from this morning, please let us know when DOT is available next week for a meeting to discuss the properties. We look forward to your reply.

Regards,

On April 13, 2022, Attorney Pires sent another follow up email to Mr. Waugh, copying three other CDOT officials:

Mr. Waugh,

We still have not heard from you. I am following up about a meeting so that we can discuss the potential locations on the properties and whether they can accommodate a cell tower and compound. We cannot move forward with these properties in any way unless you are willing to talk to us. Please let us know your availability for a meeting (zoom or in person).

Regards,

On April 26, 2022, Attorney Pires sent a fourth e-mail to CDOT, copying three other CDOT officials:

Mr. Waugh,

We have not heard from you in about a month. We followed up with you by emails on March 31, April 8 (two emails), and April 13. In those emails, we asked for a meeting so that we can discuss the properties as potential locations for a cell tower and an equipment compound. You did not respond to any of those emails.

At this point, given DOT's lack of interest, we assume that the properties are not available for the development of a cell tower. Therefore, unless we hear from you this week and we are able to make immediate progress, we will be proceeding with our application to the Connecticut Siting Council to develop a cell tower at 92 Greens Farms Road.

The next day CDOT finally replied by e-mail indicating that it was going to have an internal meeting on May 2, 2022 and would update counsel after that meeting. When CDOT did not provide that update, on May 3, 2022, Attorney Pires sent yet another e-mail to CDOT asking for a meeting, copying three other CDOT officials:

Mr. Waugh,

We assume that you had your internal meeting at DOT yesterday. Please let us give us an update and let us know immediately whether DOT is interested in discussing the site. If so, we will need to schedule a meeting at the site with DOT representatives right away to explore its viability.

Otherwise, we intend to proceed with our application to the Connecticut Siting Council for 92 Greens Farms Road.

CDOT did not respond to Attorney Pires or to Tarpon. Instead, CDOT e-mailed counsel for the Town and requested a private discussion with the Town's attorneys. In that meeting, on May 5, 2022, CDOT indicated that it did not have the resources to begin the process of licensing its land for a cell tower, and that it had other projects that were of greater priority. The Town's counsel relayed this discussion to Tarpon's counsel, and it was then apparent to the Applicants that the CDOT property was not a viable option. As a result, this site is not available due to lack of interest from CDOT.

9. Hales Rd, Westport

Owner: State of Connecticut (DOT)

Parcel Number 10276

Book 763 and Page 247

Zoning: AA_A

Acreage: 6.3 acres

See description of site 8.

10. 200 Nyala Farms, Westport (Nyala Farms Corporate Center)

Owner: 60 Nyala Farms, LLC

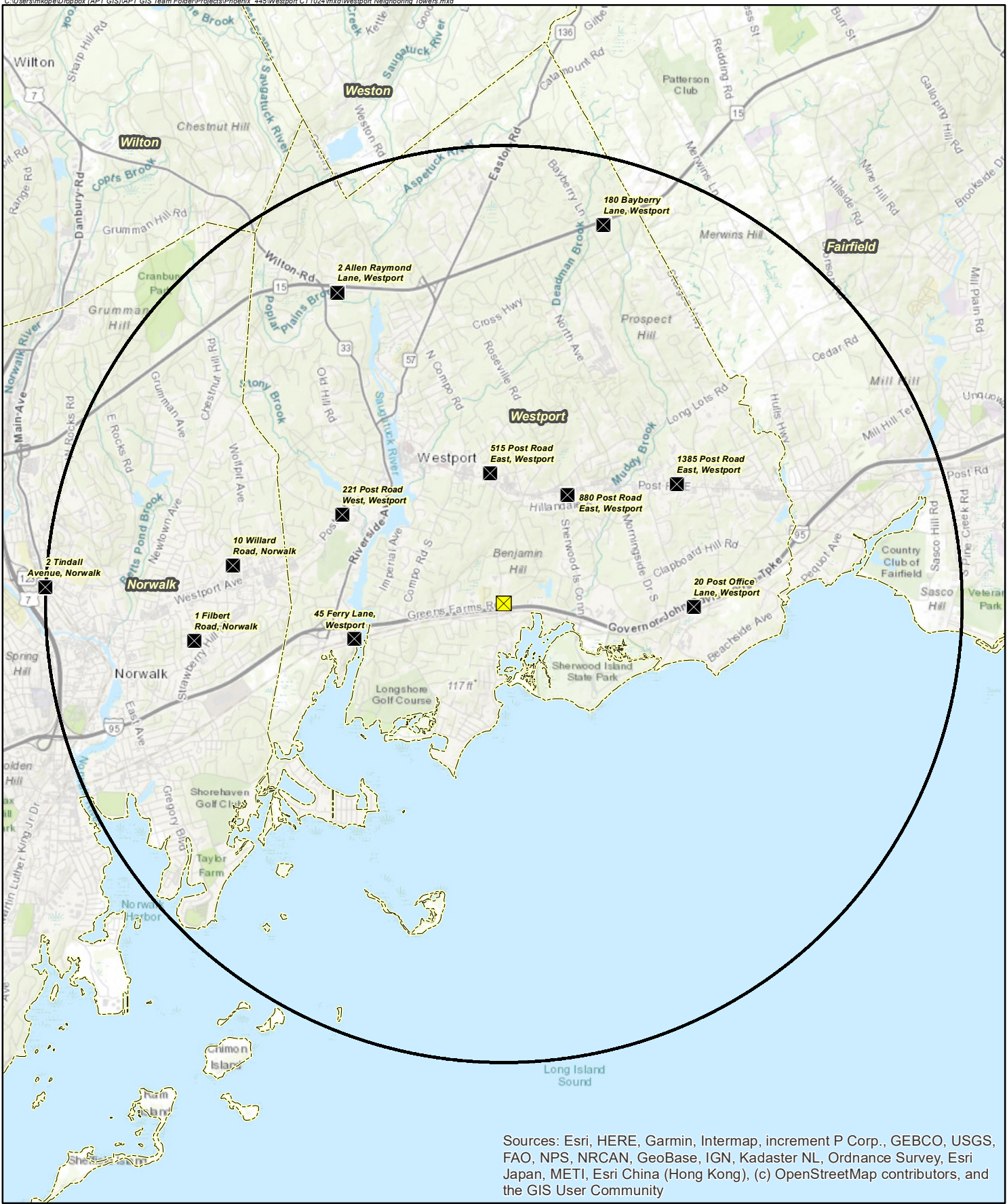
Parcel Number 8166 and 9992

Book 3533 and Page 324

Zoning: DDD4





Acreage: 50.42 (Parcel 8166) and 2.54 (Parcel 9992)

The Town requested that Tarpon evaluate this site during the municipal consultation process. Tarpon asked AT&T's radiofrequency engineers to evaluate the site, and they rejected the site because it was located too close to an existing site and therefore did not meet AT&T's coverage objectives.

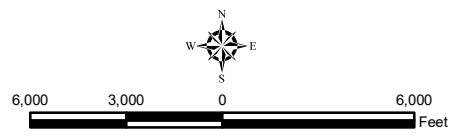


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Legend

-  Proposed Facility
-  Existing Towers Within 4 Miles of Proposed Facility (See attached table for detailed site information)
-  4-Mile Radius
-  Municipal Boundary

Base Map Source: ESRI World Topographic Map
 Data Sources: CSC Tower Database, Updated March 2020;
 FCC ASR GIS Database, Updated 2012
 Map Scale: 1 inch = 6,000 feet
 Map Date: May 2022



Existing and Proposed Towers and Facilities within 4 Miles of Proposed Facility

Proposed Wireless Telecommunications Facility
 CT1024
 Westport
 92 Greens Farms Road
 Westport, Connecticut

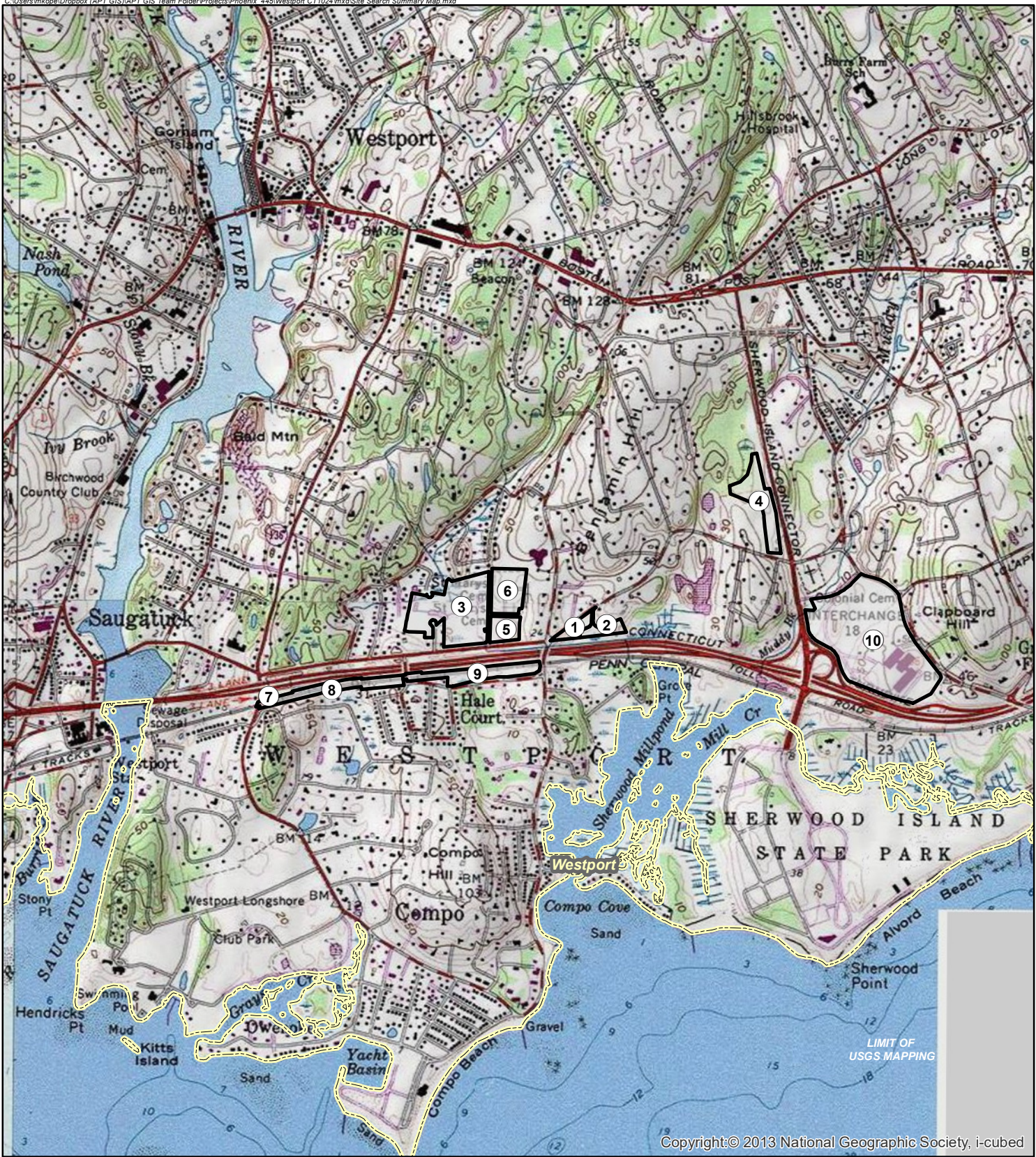


**Existing and Proposed Towers
and Facilities within 4 Miles
of Proposed Facility**

Proposed Wireless
Telecommunications Facility
CT1024
Westport
92 Greens Farms Road
Westport, Connecticut

Data Sources: CSC Tower Database, Updated March 2020;
FCC ASR GIS Database, Updated 2012

Town	Address	Alternate Address	Latitude	Longitude	Owner	Type	Tower Height (Feet AGL)	Ground Elevation (Feet AMSL)
Norwalk	1 Filbert Road	1 Filbert Street, 11 Filibert Street	41.11872222220	-73.39654444440	1st Taxing District, City of Norwalk	water tank	130	n/a
Norwalk	10 Willard Road		41.12828888890	-73.39018055560	SNET	self-support lattice	350	65
Norwalk	2 Tindall Avenue		41.12535277780	-73.42151111110	Eversource	self-support lattice	150	57
Westport	2 Allen Raymond Lane	2 Sunny Lane	41.16290555560	-73.37305277780	BAM	monopole	130	52
Westport	20 Post Office Lane		41.12346944440	-73.31306111110	SCLP	monopole	130	14
Westport	45 Ferry Lane		41.11908055560	-73.36978333330	CL&P	utility pole	233	n/a
Westport	221 Post road west	Eversource #19468	41.13479500000	-73.37199700000	Eversource	utility pole	34	n/a
Westport	515 Post Road East	515 Boston Post Road, 455 Post Road East, State Street East	41.14018055560	-73.34723611110	Westport Fire Dept	monopole	150	n/a
Westport	880 Post Road East	Sherwood Island Road	41.13749166670	-73.33433611110	State Police	self-support lattice	180	70
Westport	180 Bayberry Lane	(140' m) 180A Bayberry Lane, 182 Bayberry Lane, 180-182 Bayberry Lane	41.17166666670	-73.32861111110	American Tower	monopole	140	247
Westport	1385 Post Road East		41.13899400000	-73.31606900000	Verizon	rooftop	28	80



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Legend

- Site Investigated
- Municipal Boundary

Sites Investigated:

- ① 92 Greens Farms Road, Westport, CT (Proposed Site)
- ② 102 Greens Farms Road, Westport, CT
- ③ 55-57 Greens Farms Road, Westport, CT
- ④ 300 Sherwood Island Connector, Westport, CT
- ⑤ Greens Farms Road, Westport, CT
- ⑥ Greens Farms Road, Westport, CT
- ⑦ 197 Compo Road South, Westport, CT
- ⑧ Hales Road, Westport, CT
- ⑨ Hales Road, Westport, CT
- ⑩ 92 Nyala Farm Road, Westport, CT

Site Search Summary Map

Proposed Wireless
Telecommunications Facility
Westport/CT1024
92 Greens Farms Road
Westport, Connecticut

Map Notes:
Base Map Source: USGS 7.5 Minute Topographic
Quadrangle Map, Norwalk North, CT (1975),
Norwalk South, CT (1984), Sherwood
Point, CT (1984), and Westport, CT (1971)
Map Scale: 1 inch = 2,000 feet
Map Date: April 2022

