Valentine Appraisal Associates
REAL ESTATE APPRAISERS AND CONSULTANTS

CONSULTING REPORT
IMPACT OF WIRELESS TELECOMMUNICATIONS FACILITIES ON NEIGHBORING PROPERTY VALUES

Prepared For

TOWER NORTH DEVELOPMENT LLC

PROPOSED WIRELESS FACILITY

1185 LONG POND ROAD
BREWSTER, MASSACHUSETTS 02631

Requested by

Mr. Edward Pare, Esquire
In Support of Tower North Development LLC
750 W. Center Street, Fl. 3 | West Bridgewater, MA 02379

Prepared by
George F. Valentine
Valentine Appraisal Associates
PO Box 4541
Middletown, Rhode Island 02842

Effective Appraisal Date
November 10, 2024

DATE: November 10, 2024

TO: Mr. Edward Pare, Esquire
In Support of Tower North Development LLC
750 W. Center Street, Fl. 3
West Bridgewater, MA 02379

FROM: George F. Valentine
Valentine Appraisal Associates
PO Box 4541
Middletown, Rhode Island 02842

RE: Application of Tower North Development LLC
Proposed Wireless Monopole
1185 Long Pond Road, Brewster, MA

Summary and Conclusions

I have evaluated Tower North Development LLC's proposal to construct, install and operate a 125' wireless monopole and related equipment at property owned by WVB LLC (Brewster Assessor's Map 85-110). The purpose of my evaluation is to determine if the proposed monopole, telecommunications antennas and associated equipment would have any potentially negative impact on real estate values in the surrounding area.

The methodology utilized in this market study is based upon a comparison of sales of residential properties located in close proximity to existing wireless telecommunication towers to sales of similar properties in similar neighborhoods without exposure to wireless telecommunication towers. This technique is known as "paired sales analysis" and is widely accepted as a method of determining the impact, if any, on property values due to the influence of external factors such as wireless telecommunication facilities.

Based upon the research and analysis conducted for the preparation of this market study, it is my opinion that the proposed wireless facility will not have any negative impact on the value of surrounding properties. The conclusions reached in my analysis are based on my present knowledge with respect to the impact of wireless communication facilities on their respective communities, as of the effective date of this report November 10, 2024.

Purpose and Intended Use of this Consulting Service

The purpose of my evaluation is to determine whether, once installed, the proposed wireless telecommunications facility would have a negative impact on real estate values in the immediate surrounding area.

Client Relationship

The client for this assignment is Mr. Edward Pare, Esquire in support of Tower North Development LLC. My compensation for this consulting service is not contingent upon the outcome of the pending application.

Scope of the Assignment

In performing this consulting assignment, the evaluation process consisted of:

- Reviewed the plans filed with the application. Identified the size and configuration of the subject site, the location of the proposed installation on the site, and the relationship of the proposed facility to existing nearby properties.
- Research on the region, town, and county is based on information available through state and local government agencies.
- Research on other wireless communication facility sites and the impact on surrounding neighborhoods included interviews with municipal officials at numerous town and city halls.
- Survey of land uses in the area to establish the characteristics of the neighborhood.
- Evaluated the proposed use of the property to determine if there were any features of the petition that might have a negative impact on the character of this neighborhood or be detrimental to surrounding property values.

Findings of Fact

I have received or determined the following facts:

- The Brewster Tax Assessor identifies the parcels as 85-110 containing approximately 2.20 acres of land that is improved with two commercial structures.
- The site is located in the RD-1 Residential zoning district.
- The use proposed is a passive use. With the exception of the initial installation, it will not be manned, and will not generate significant onsite activity, or significantly increase traffic. The proposed facility will be externally monitored via automatic onsite sensors, and apart from routine maintenance and inspections, there will be no visible activity associated with this facility.
- The use has no employees, customers, or regular visitors and therefore requires no significant parking area and has no traffic impacts.
- The proposed site has the necessary geographic location, within the constraints of the applicant's wireless network system, to support the proposed wireless communication facility.
- The proposed communication facility will provide a modern wireless communication system for the benefit of the residents and businesses of Brewster and Hyannis.

Neighborhood Description

A neighborhood is defined as "a group of complimentary land uses."[1] Neighborhood boundaries are drawn to include those uses within an area that are affected in the same way by the social, economic, environmental, and governmental forces that influence property value. Neighborhood boundaries may be determined by physical barriers, legal boundaries (zoning or city limits), availability of utilities and services or by the change in land uses.

The subject neighborhood is considered to be Route 6 to the north, Route 132 to the east, Old Stage Road to the west, and West Main Street to the south. The area is a mix of commercial and residential uses along the primary corridors and predominantly residential throughout the surrounding side streets. The proposed wireless facility will be well buffered by adjacent commercial structures and existing tree coverage.

Subject Property Identification and Description

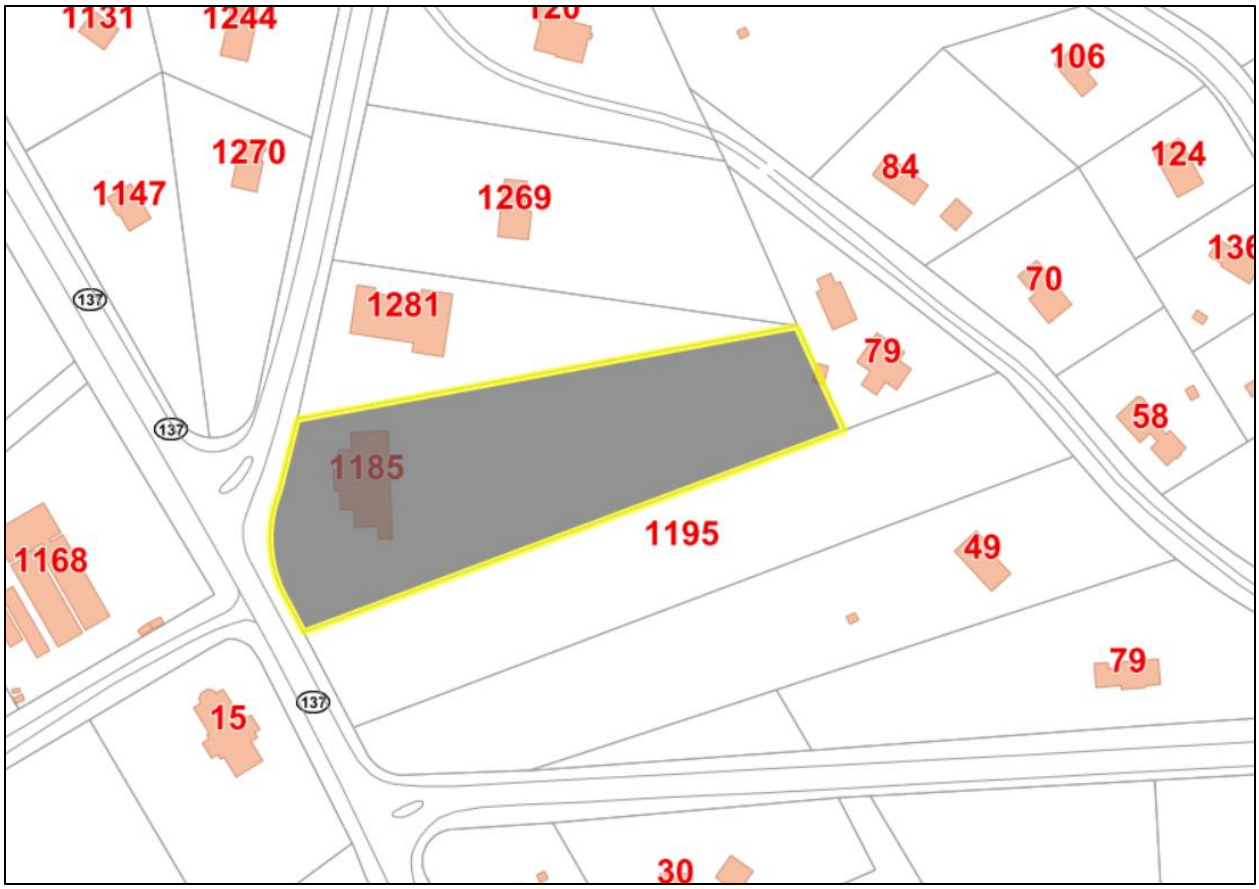
The proposed subject facility consists of a fenced compound located on a parcel of land owned by WVB LLC located at 1185 Long Pond Road, Brewster. The entire parcel contains approximately 2.20 acres and is further identified as Parcels 85-110, of the Tax Assessor's records for Brewster. The proposed monopole will be located behind an existing commercial structure in a heavily wooded area and will be set well back from the surrounding streets. The Monopole will be set back 451' from Millstone Road, and 104' from the rear (easterly) lot line. The nearest residence is located just east of the rear lot about 135' from the proposed tower. The site is heavily wooded and well buffered by existing trees on the site. The property located at

[1] The Appraisal of Real Estate, (Tenth Edition, 1992), sponsored by the Appraisal Institute, Page 171.

Location Map



Assessor's Plat Map

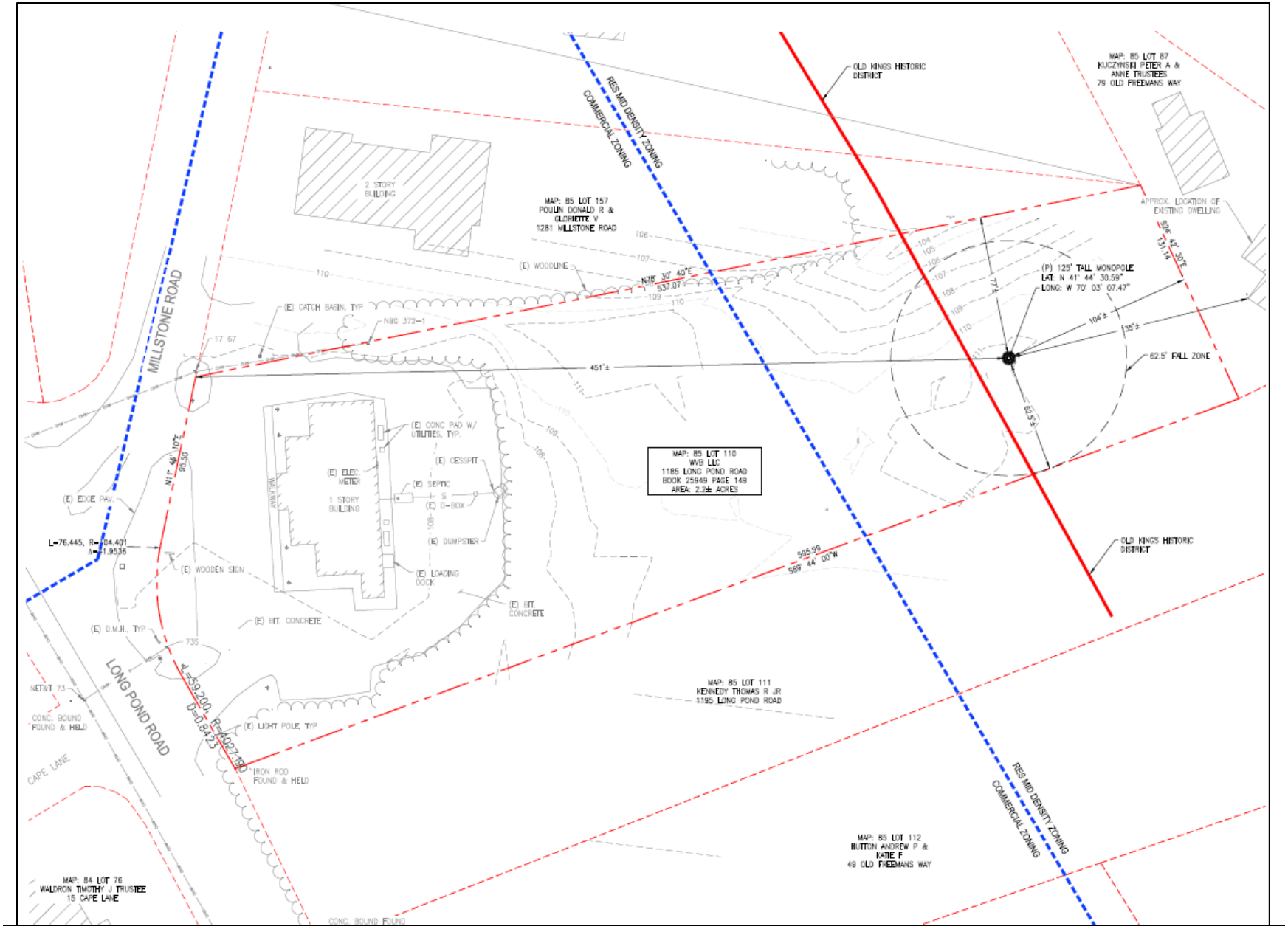


Aerial View of Proposed Wireless Facility Location



1185 LONG POND ROAD, BREWSTER, MA

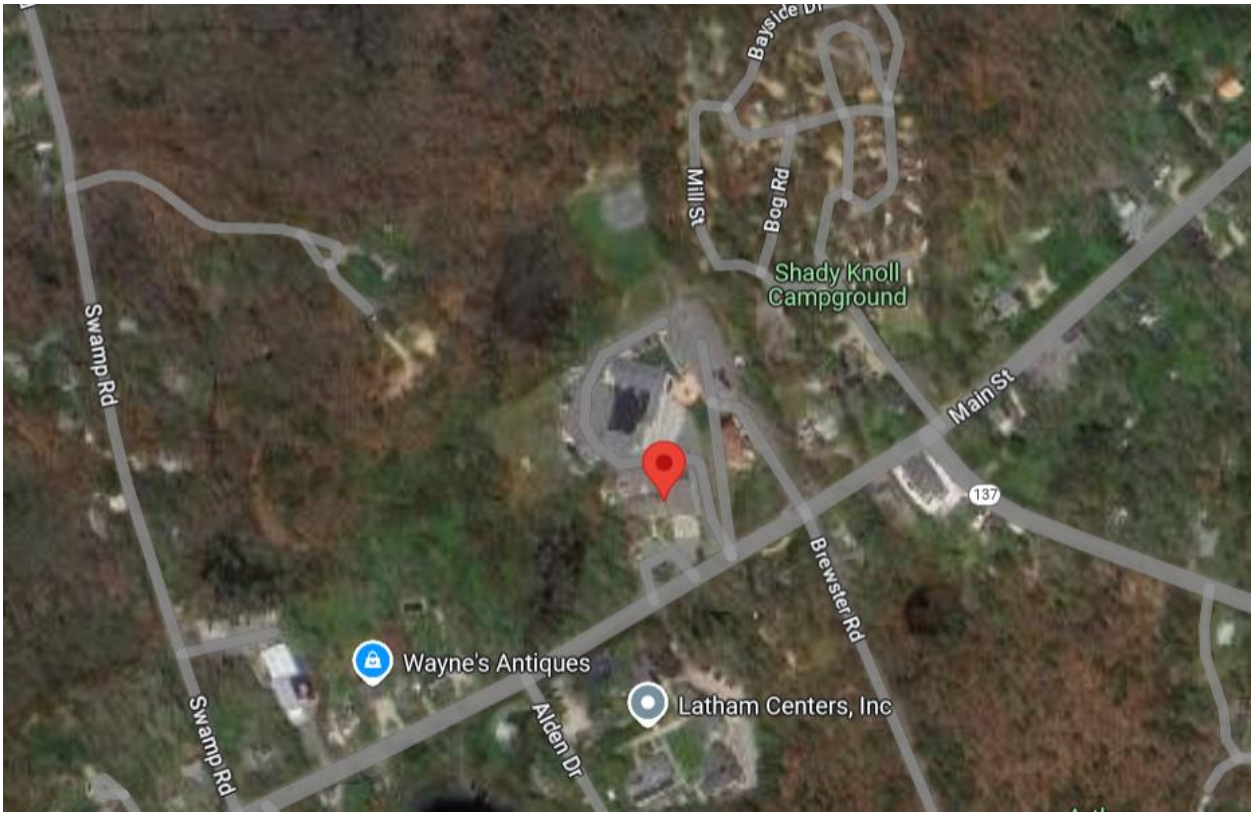
Site Plan with Proposed Wireless Facility Location



Brewster Existing Wireless Telecommunication Facilities

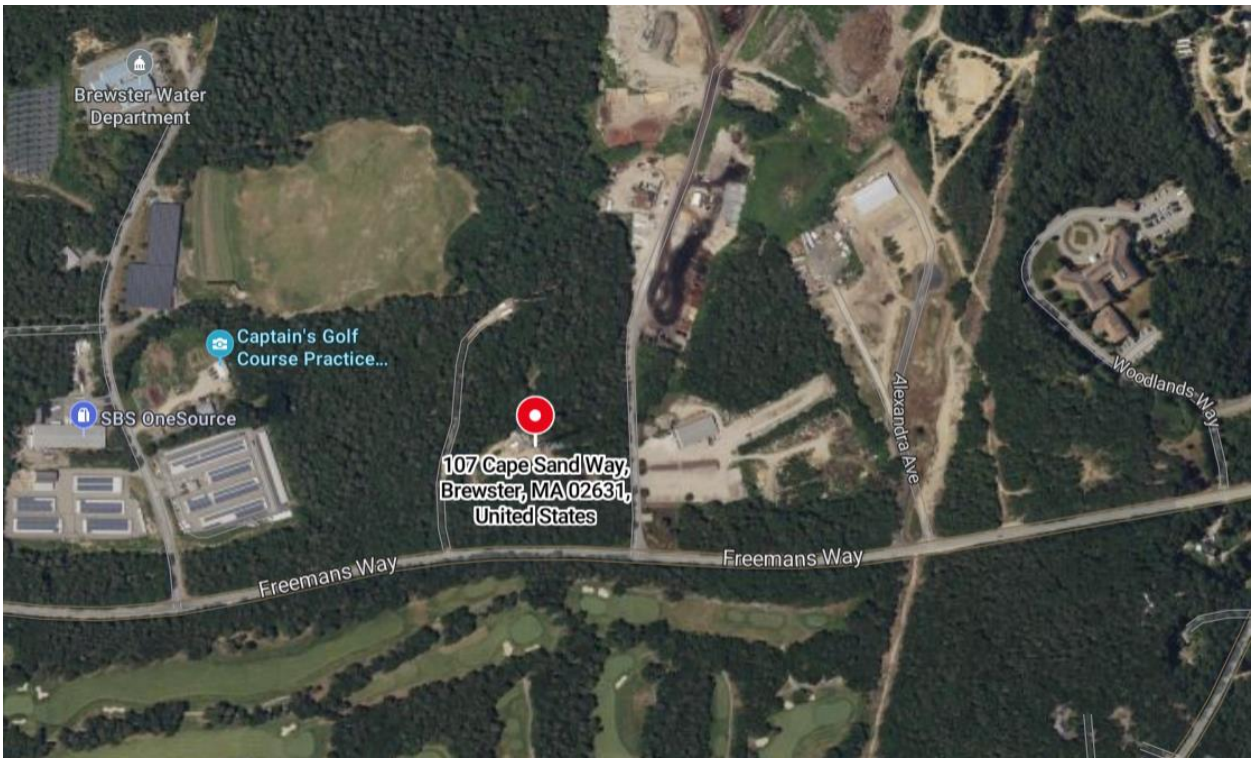
There were two on-air cell towers uncovered in Brewster. A summary description of these towers, along with recent nearby residential sales, if any, are presented on the following pages.

1657 Main Street, Brewster, MA – 119 Monopole Pole



The 1657 Main Street facility is situated on the Brewster Fire Department site, which is located on the northerly side of Main Street aka Old Kings Highway just west of its intersection with Long Pond Road (Route 137). The site is buffered by tree growth to the north and west, the Shady Knoll Campground to the east, and commercial properties to the south along Main Street to the south. There are very few single family homes in the immediate area. A review of sales activity on MA MLS did not reveal any relevant sales data.

395 Freeman's Way, Brewster, MA – 146' Guyed Tower



The 395 Freeman's Way (aka 107 Cape Sand Way) facility is located on a heavily wooded are north of Freemans Way. The site is buffered by tree growth on all sides. The are along the northerly side of Freemans Way is primarily wooded and industrial. The area to the south is predominantly golf courses. There are very few single family homes in the immediate area. A review of sales activity on MA MLS did not reveal any relevant sales data.

Wireless Telecommunications Facility Impact Studies

In order to measure any impact a wireless facility may or may not have on residential real estate, there must be adequate sales activity in close proximity to such a facility from which to draw our conclusions. Despite the number of wireless facilities that have been constructed over the past few decades, there is often little sales data in any given community that can be considered relevant to the analysis.

In the course of our work over the past decade, we have observed market reactions to dozens of wireless facilities. The typical approach to determine any potential impact on value due to the proximity to of a wireless telecommunication tower is known as a paired sales analysis. There are two methods utilized in this approach.

The first method relies upon the comparison of properties in the vicinity of a future wireless facility that have sold before that facility has been installed to properties close to the same location that have sold after the facility has been installed. The sales are adjusted between sale dates to account for market conditions.

The second method relies on the comparison of a property that has sold in close proximity to an existing wireless facility to a similar property in a similar location that is not near a wireless facility. Any differences in sale dates are adjusted for market conditions.

On the following pages, we will present several paired sales analyses of properties that have sold in close proximity to wireless facilities. These sales were compared to similar properties in similar locations without the influence of a wireless facility. The studies include a variety of suburban communities in New England. Although the sales data is derived from a variety of communities, market reactions to the wireless facilities appears to be the same, regardless of the price range. The paired sales analyses are derived from Falmouth, Scituate, and Worcester, MA.

50 Highfield Drive, Falmouth, MA – Existing 174' Guyed Lattice Tower



This 174' tower is bracketed by the Cape Symphony Falmouth Campus, the Highfield Hall and Gardens, Falmouth Sports Center, Falmouth Academy, and the Highfield Condominiums. This is a wooded area with limited residential development in the area. The six unit Highfield Condominium is located about 400 feet from the existing tower. There has been some recent sales activity in the Highfield Condominium.

Unit 3 of the Highfield Condominium is a 2,400± SF two-bedroom, three bath unit that sold on November 27, 2019 for $612,000 or $253/SF. The mean sale price for condominiums in the 1,900 to 2,900 SF size (500 SF smaller to 500 SF larger) in Falmouth for the full year 2019 was $538,680, or 250/SF. The average sale price for similar size units in Falmouth, at $250/SF was below the sale price of Unit 3 of the Highfield Condominium, at $253/SF, indicating no diminution of value due to the tower.

Aerial View of Highfield Drive Tower Location and Unit 3 of the Highfield Condominium



Unit 3 of the Highfield Condominium

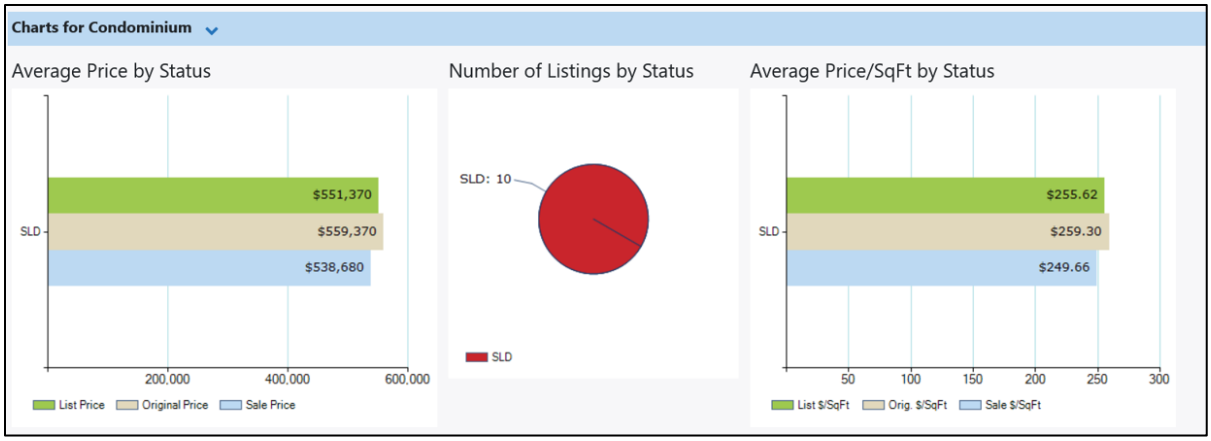


MLS Condo Stats – 1,900 SF to 2,900 SF Condo Sales for year 2019

Listing Statistics Group By: Status ▾ ☐ Use Medians Charts: Detail ▾

By Status	# Listings	Avg. List $	Avg. List $/SqFt	Avg. Original $	Avg. Orig $/SqFt	Avg. Sale $	Avg. Sale $/SqFt	Avg. SqFt	Avg. DTO	Avg. DOM
Condominium	**10**	**$551,370**	**$255.62**	**$559,370**	**$259.30**	**$538,680**	**$249.66**	**2148.9**	**113.5**	**124.5**
All Off-Market	10	$551,370	$255.62	$559,370	$259.30	$538,680	$249.66	2148.9	113.5	124.5
SLD	10	$551,370	$255.62	$559,370	$259.30	$538,680	$249.66	2148.9	113.5	124.5

Charts for Condominium



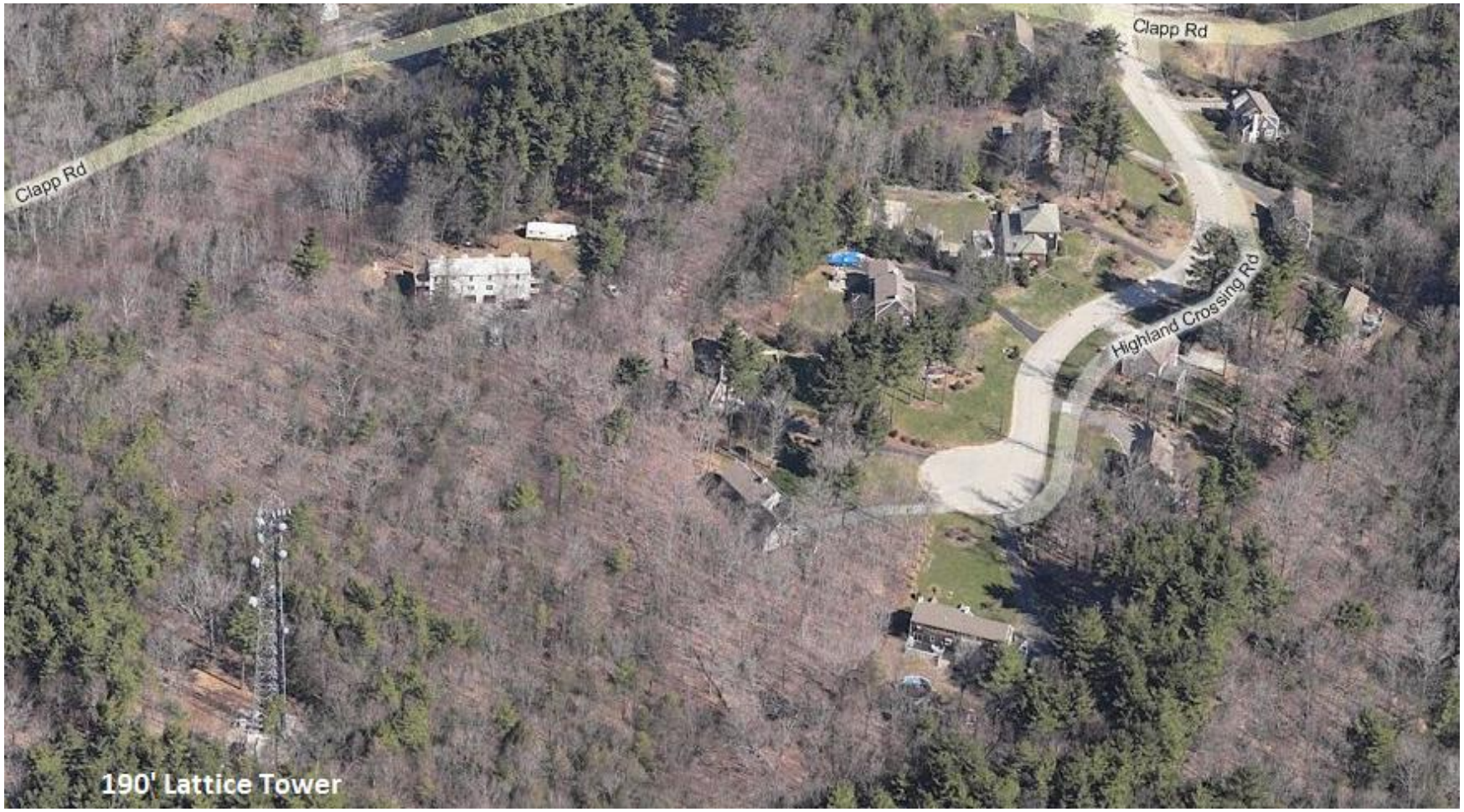
Paired Sales Analysis - Lattice Tower located adjacent to Highland Crossing, Scituate, Ma



Highland Crossing is an established mid to upper end single family residential development in the suburban community of Scituate. There is a 190' lattice wireless telecommunications tower located at the top of the cul de sac of Highland Crossing. The tower is situated within 300 feet of the nearest residences. There were two sales along Highland Crossing in 2009; 33 Highland Crossing and 62 Highland Crossing. 62 Highland Crossing is located within 300 feet of the tower and 33 Highland Crossing is located about 900 feet from the tower. The tower is highly visible from 62 Highland Crossing. The appraiser compared the Highland Crossing sales to two sales which occurred in similar neighborhoods without the presence of wireless towers. The subject neighborhood and comparable sales data are presented on the following pages.

33 Highland Crossing sold for $575,000 on June 7, 2009 and 62 Highland Crossing sold for $585,000 on June 23, 2009. 62 Highland Crossing is much closer to the tower than 33 Highland Crossing and sold for more than 33 Highland Crossing which is located just down the street and farther from the tower. The two paired sales, 12 Chet Way and 267 Tilden Road, sold in June and July of 2009 for $494,000 and $511,000 respectively. All of these properties are very similar and would have equal appeal to the market. The data shows the properties in close proximity to the wireless tower had sale prices that were actually higher than similar properties with no wireless facility nearby.

1185 LONG POND ROAD, BREWSTER, MA



1185 LONG POND ROAD, BREWSTER, MA



Wireless Facility Location - Off Highland Crossing, Scituate, Ma..

Sales With Presence of Wireless Tower

Street	Town	Sale Date	Sale Price	Style	Year Built	GLA	Site Area (sq. ft.)	Price/Sq. Ft. of GLA	Proximity to Wireless Facility (Feet)
33 Highland Crossing	Scituate	6/7/2009	$575,000	Cape Cod	1991	2,044	20,000	$281	900
62 Highland Crossing	Scituate	6/23/2009	$585,000	Cape Cod	1992	1,995	20,553	$293	300
Averages			**$580,000**			**2,020**		**$287**	

Sales Without Presence of Wireless Tower

Location		Sale Date	Sale Price	Style	Year Built	GLA	Site Area	Price/Sq. Ft. of GLA	Proximity to Wireless Facility (Feet)
12 Chet Way	Scituate	6/3/2009	$494,000	Gambrel	1982	1,992	20,000	$248	N/A
267 Tilden Road	Scituate	7/31/2009	$511,000	Colonial	1995	2,085	21,301	$245	N/A
Averages			**$502,500**			**2,039**		**$247**	

33 Highland Crossing, Scituate 900 feet from 190’ Wireless Telecommunications Tower



62 Highland Crossing, Scituate – 300 feet from 190’ Wireless Telecommunications Tower



12 Chet Way, Scituate – No Wireless Telecommunications Tower Influence



267 Hall Road, Scituate – No Wireless Telecommunications Tower Influence



Hickory Drive, Worcester Paired Sales Analysis

Hickory Drive is the location of two 200+ foot communications towers. This is a medium density single family residential neighborhood in the northwest section of Worcester. The appraiser's research uncovered several sales located in close proximity to the towers located in this suburban setting in northwest Worcester. This data is considered to be very relevant for this analysis due to the sales activity in very close proximity to two 200± foot lattice towers. Hickory Drive is a residential street running east and west from Moreland Street. Recent sales activity is in the $250,000 to $320,000 range with sale prices typically coming in above assessed values. An aerial view of the Hickory Drive neighborhood is presented on the following page. Detailed paired sales analyses sales follow.

Hickory Drive Towers – Two 200+ lattice towers constructed circa 1962



There have been three recent sales on Hickory Drive in close proximity to the towers. One is a raised ranch style house located at 18 Hickory Drive within 200 feet of the closest tower. The second is a Colonial style house located at 23 Hickory Drive within 300 feet of the closest tower. The third is a contemporary style house located at 22 Hickory Drive within 250 feet of the closest tower. There were very similar properties to 18 and 23 Hickory Drive that have sold in a nearby neighborhood with similar characteristics with the exception of the presence of the towers. 22 Hickory Drive is a contemporary style house for which there were no similar sales.

Utilizing comparable sales from nearby Moreland Green Drive and Russell Calvin Drive, two paired sales analysis were developed. Sales of two raised ranches located at 50 and 53 Moreland Green Drive were utilized for the development of the paired sales analysis for 18 Hickory Drive. The sales of Colonials located at 95 Moreland Green Drive and 9 Russell Calvin Drive were utilized for the development of the paired sales analysis for 23 Hickory Drive. Comparable sales adjustment grids were created to account for any differences between the comparable sales and the Hickory Drive properties.

Photos of the Hickory Drive properties and the comparable sales and the comparable sales adjustment grid are presented on the following pages.

18 Hickory Drive - tower in full view directly behind house.
Sold for $255,000 on March 21, 2011



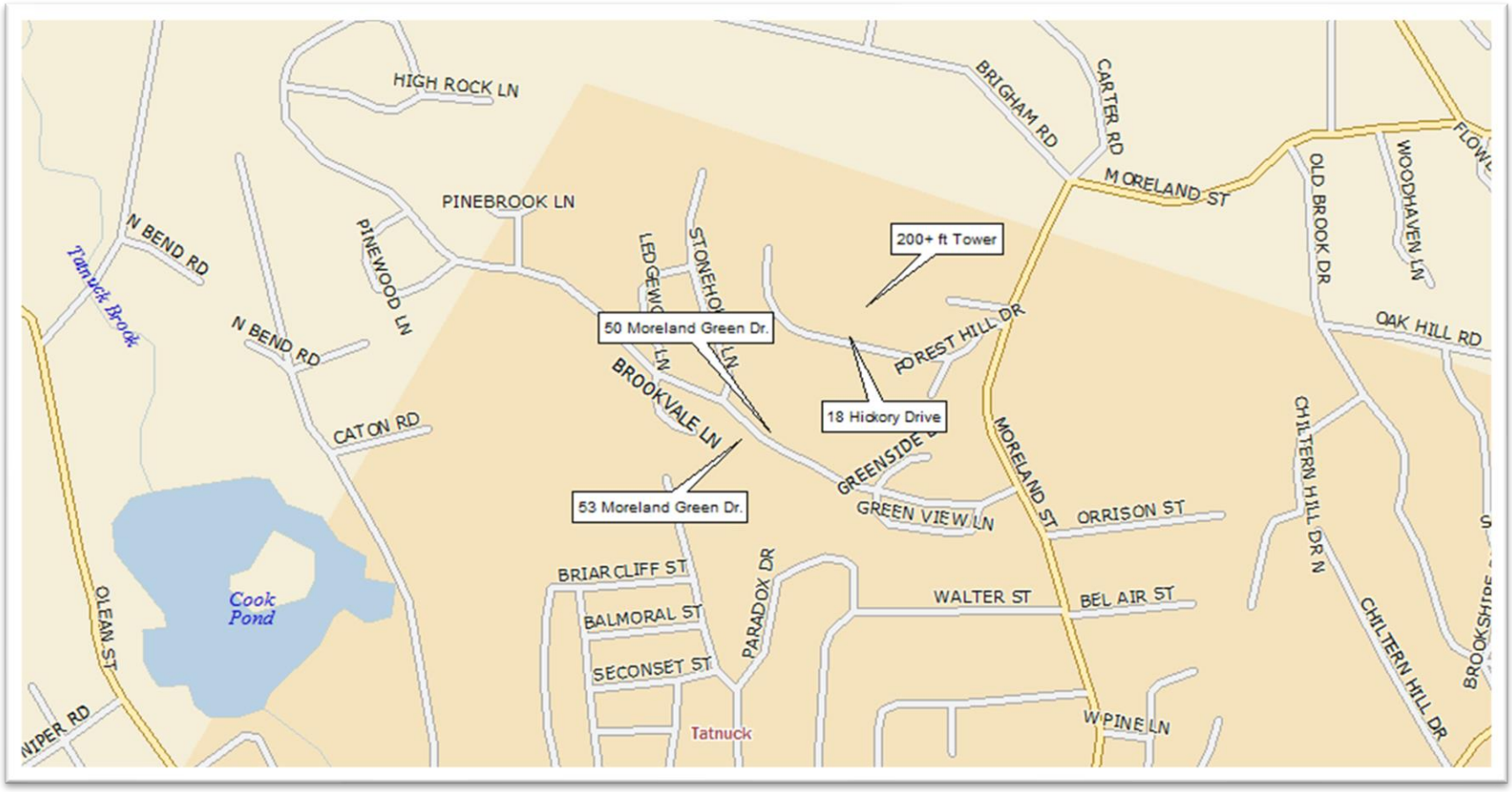
50 Mooreland Green Drive – no wireless telecommunication tower influence.
Sold for $255,000 on November 30, 2011



53 Mooreland Green Drive – no wireless telecommunication tower influence.
Sold for $228,000 on January 28, 2011



Paired Sales Location Map



18 Hickory Drive - Comparable Sales Adjustment Grid

Paired Sales Analysis - 18 Hickory Drive, Worcester, MA					
	Subject	**Paired Sale #1**	**Adjustment**	**Paired Sale #2**	**Adjustment**
Property:	18 Hickory Drive	50 Moreland Green Dr.		53 Moreland Green Dr.	
Tower Exposure	200' behind / full view	None		None	
Transaction Data:					
Sale Price:	$255,000	$255,000		$228,000	
Time; increasing @ 3% per year:	21-Mar-11	30-Nov-11	$5,100	28-Jan-11	($510)
Salient Features:					
Site Area (acres):	0.48	0.26	$2,000	0.22	$2,000
Site conditions:	Level	Level		Steep	$2,000
Style:	Raised Ranch	Raised Ranch		Raised Ranch	
Rooms:	8	6	$2,000	8	$2,000
Bedrooms:	3	3		3	
Bathrooms:	2.5	3.5	($5,000)	2.0	$2,500
Exterior:	Wood Shingle	Vinyl		Wood Shingle	
GLA:	1,404	1,207	$3,940	1,209	$3,900
Year built (actual / effective age):	1973/15	1999 / 10	($2,500)	1999 / 10	($2,500)
Fireplaces;	1	1		1	
Garage:	2 Car	2 Car		2 Car	
A/C:	Yes	Yes		No	$3,500
Quality and condition:	Avg/Avg	Avg/Good	($5,000)	Avg/Avg	
Net Adjustment:			$540		$12,890
	With Tower Presence		**Without Tower**		**Without Tower**
Adjusted Price Comparison	**$255,000**		**$255,540**		**$240,890**
Price Differential:			**$540.00**		**($14,110.00)**
Percent Differential:			**0.2%**		**-5.5%**

Comments: The adjustments were based upon the following criteria:

Site Area:	$2,000/quarter acre
Site Conditions:	$2,000 for topography
Room count:	$1,000/room
Bedrooms:	$1,000/room
Bathrooms:	$2,500/half bath - $5,000 / full bath
Living area:	$20/Sf
Effective Age:	$500/year
Fireplace:	$1,500/each
Garage:	$3,000/stall
A/C:	$3,000/unit
Quality and condition:	$5,000/each
Time/market conditions:	3%/year based on year over year median sale price change 2011 to 2012

As demonstrated in the sales comparison grid, the comparable sales data indicates that the subject property located at 18 Hickory Drive shows no sign of any diminution in value due to the presence of the towers.

23 Hickory Drive - tower in full view directly across street.
Sold for $310,000 on July 31, 2013



Full View of Tower from 23 Hickory Drive



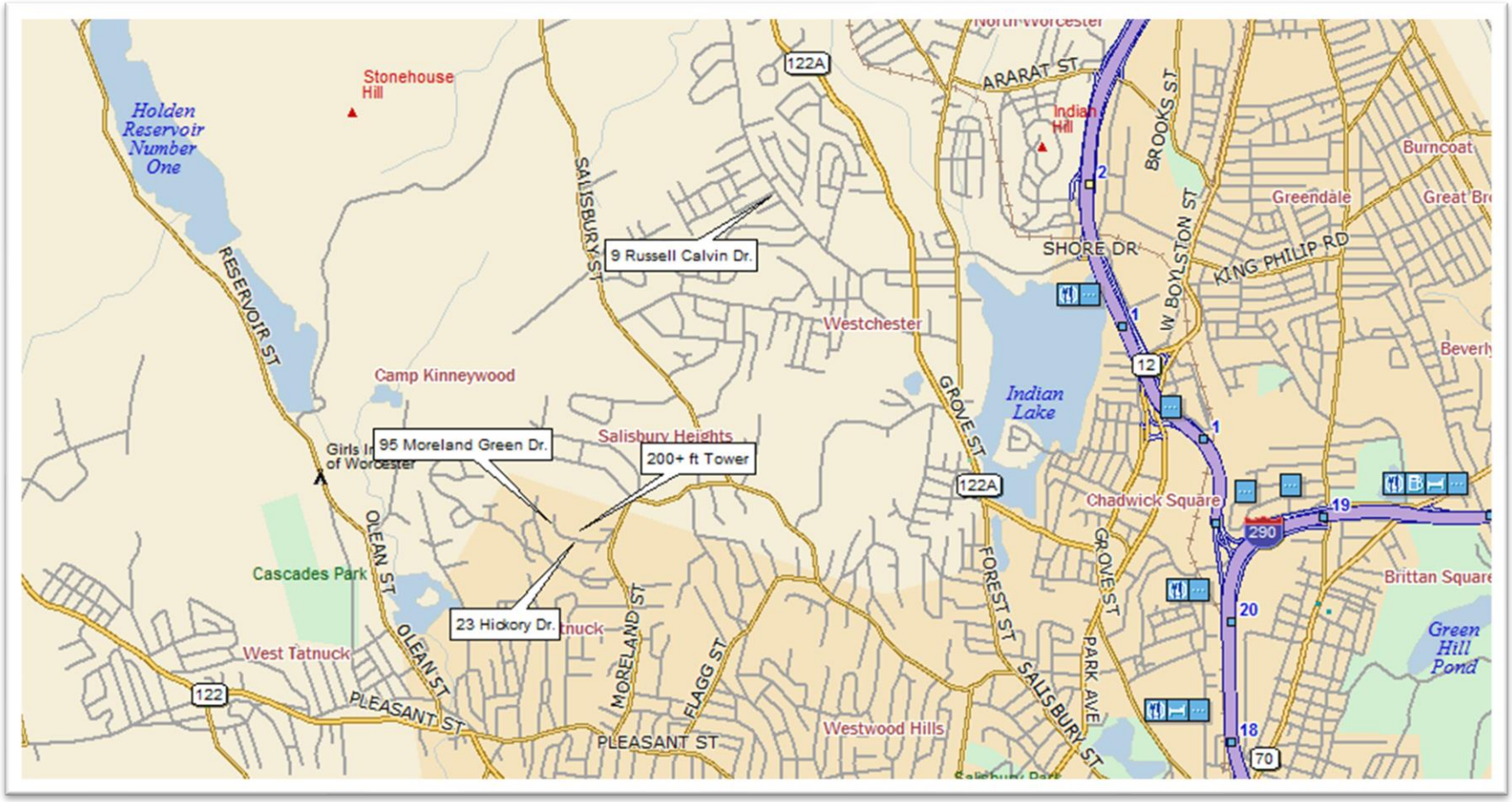
95 Mooreland Green Drive – no wireless telecommunication tower influence.
Sold for $261,250 on October 24, 2012



9 Russell Calvin Drive – no wireless telecommunication tower influence.
Sold for $300,000 on March 29, 2013



Paired Sales Location Map



23 Hickory Drive - Comparable Sales Adjustment Grid

Paired Sales Analysis - 23 Hickory Drive, Worcester, MA

	Subject	Paired Sale #1	Adjustment	Paired Sale #2	Adjustment
Property:	23 Hickory Drive	95 Moreland Green Dr.		9 Russell Calvin Dr.	
Tower Exposure	300' across street / full view	None		None	
Transaction Data:					
Sale Price:	$310,000	$261,250		$300,000	
Time; increasing @ 3% per year:	31-Jul-13	24-Oct-12	$6,200	29-Mar-13	$131
Salient Features:					
Site Area (acres):	0.35	0.28	$1,500	0.31	$1,000
Site conditions:	Level	Level		Level	
Style:	Colonial	Colonial		Colonial	
Rooms:	8	7	$1,000	8	
Bedrooms:	4	3	$1,000	3	$1,000
Bathrooms:	2.5	2.5		2.5	
Exterior:	Vinyl	Vinyl		Vinyl	
GLA:	2,544	1,927	$12,340	2,354	$3,800
Year built (actual / effective age):	1970/15	2001 / 10	($2,500)	1998 / 10	($2,500)
Fireplaces;	1	1		1	
Garage:	2 Car	None	$6,000	2 Car	
A/C:	No	None		No	
Quality and condition:	Avg/Avg	Avg/Avg		Avg/Avg	
Net Adjustment:			$25,540		$3,431
	With Tower Presence		**Without Tower**		**Without Tower**
Adjusted Price Comparison	**$310,000**		**$286,790**		**$303,431**
Price Differential:			**($23,210.00)**		**($6,569.38)**
Percent Differential:			**-7.5%**		**-2.1%**

Comments: The adjustments were based upon the following criteria:

Site Area:	$2,000/quarter acre
Site Conditions:	$2,000 for topography
Room count:	$1,000/room
Bedrooms:	$1,000/room
Bathrooms:	$2,500/half bath - $5,000 / full bath
Living area:	$20/Sf
Effective Age:	$500/year
Fireplace:	$1,500/each
Garage:	$3,000/stall
A/C:	$3,000/unit
Quality and condition:	$5,000/each
Time/market conditions:	3%/year based on year over year median sale price change 2012 to 2013

As demonstrated in the sales comparison grid, the comparable sales data indicates that the subject property located at 23 Hickory Drive shows no sign of any diminution in value due to the presence of the towers.

This is a Consulting Report that is intended to comply with the Standards set forth in the Uniform Standards of Professional Appraisal Practice. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The consultant has relied upon information gathered from third party sources that are deemed to be correct and reliable. The consultants are not responsible for unauthorized use of this report.

The certification of the consultant appearing in the consulting report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the consultant in the report:

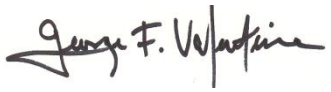
- The consultant does not assume responsibility for matters of a legal nature affecting the property appraised or the title thereto; nor does the consultant render any opinion as to the title, which is assumed to be good and marketable.
- Information, estimates, and opinions furnished to the consultant, and contained in the report, are obtained from sources considered reliable and believed to be true and correct. The consultant, however, for the accuracy of such items furnished can assume no responsibility.
- The Bylaws and Regulations of the professional appraisal organization(s) with which the consultant is affiliated govern disclosure of the contents of the consulting report.
- The conclusions apply only to the property specifically identified and described herein.
- The consultants have made no legal survey, nor have they commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram, or previous survey appearing in the report is only for assisting the reader to visualize the property.
- Should it occur that any of the assumptions in this report prove to be in material error the results of this report are subject to review and revision.

Certification

We certify, to the best of our knowledge and belief:

- Reported statements of fact are true and correct.
- Reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no professional interest or bias with respect to the parties involved.
- Our compensation is not contingent upon the reporting of a predetermined value/opinion or direction in value/opinion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
- George F. Valentine made personal visits to the real estate that is the subject of this report. No one provided significant professional assistance to the persons signing this report.

Respectfully submitted,



George F. Valentine
Massachusetts General Certified Real Estate Appraiser
License No.: 5581

Qualifications – George F. Valentine

Company:	Valentine Appraisal Associates PO Box 4541, Middletown, RI 02842 Phone (401) 465-3153 E-mail Valentineappraisal@gmail.com
Position:	Principal
Experience:	Residential and Commercial Real Estate Appraiser, 1992 to present
Certification:	Rhode Island General Certified Real Estate Appraiser: Certification No. A00682G Massachusetts General Certified Real Estate Appraiser License No.: 5581
Education:	New England College, Bachelor of Arts, Business Administration

Appraisal Courses and Seminars
Attended and Successfully Completed:

Course 101	Introduction to Appraising Real Property
Course 102	Residential Property Valuation
Course 1BA	Capitalization Theory and Techniques
Course 510	Advanced Income Capitalization
Course 520	Highest and Best Use and Market Analysis
Course 550	Advanced Applications
Course SPP	Standards of Professional Practice, Part A
Course SPP	Standards of Professional Practice, Part B

Seminars

Impact of Lead Paint
Condemnation by the State Department of Transportation
Feasibility Analysis & Highest and Best Use Analysis
The Valuation of Residential Properties
Appraising Apartments
Market Extractions
Residential Appraisal: Confronting Environmental Issues
Argus Training
Report Writing
Land Use Planning and Eminent Domain in Rhode Island
Appraising Hotels and Motels
Appraising Nursing Homes
The Income Approach
The Cost Approach
2009 USPAP Update

University of Rhode Island Courses:

Course Res. 048, Law for Real Estate Title Examiners

Expert testimony: Falmouth, Newport, South Kingstown, Bristol, Tiverton, Portsmouth, Middletown, North Kingstown, Glocester, Rhode Island; Zoning Boards of Review; Petersham, Westwood, Sharon, Westport, Wendell, Concord, Milton, Stow, Cheshire, West Springfield, North Andover, Gloucester & Walpole, Massachusetts Zoning Boards of Appeals; Putnam Connecticut Zoning Board of Appeals

Significant Clients:

BankNewport, Newport Federal Savings Bank, The Washington Trust Company, Citizens Bank, BankRI, Sovereign Bank, Coastway Community Bank, Bank of America, Southern New Hampshire Bank, Digital Federal Savings Bank, Westerly Community Credit Union, Westerly Savings Bank, First Federal Savings Bank of America, Interbay Funding, First Pioneer Farm Credit, Webster Bank, Bristol County Savings Bank, Tower North Development LLC, Narragansett Bay Commission, National Grid, RI Department of Environmental Management, The Nature Conservancy, Rhode Island Department of Transportation, Rhode Island Airport Corporation, US Small Business Administration, Bay Colony, Aquidneck Land Trust, Town of New Shoreham, Town of North Kingstown, Town of Middletown, Town of South Kingstown, South County Hospital, City of Providence, City of Cranston, Town of Falmouth, Verizon Wireless, T-Mobile, New Cingular Wireless, Omnipoint Communications, Inc.