HOMELAND TOWERS, LLC

NY161 TALLMAN SITE

350 HAVERSTRAW ROAD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NY

JUNE 17, 2025

DOMINIC C. VILLECCO
DAVID K. STERN

V-COMM, L.L.C
2147 Route 27, Suite 102
Edison, NJ 08817
609-655-1200

Rev 3 – 6/17/25

V-COMM, L.L.C. has been retained by Homeland Towers, L.L.C. to provide expert analysis in association with Verizon Wireless and T-Mobile for its proposed wireless communications facility located at 350 Haverstraw Road in the Village of Montebello, NY.

QUALIFICATIONS

V-COMM, L.L.C. is a telecommunications engineering firm primarily focused on providing engineering and related business services to network operators in the telecommunication industry as well as municipalities. V-COMM was founded in late 1995 with the intent of providing services to the emerging wireless and wired segments of the telecommunication industry. V-COMM's client base includes cellular, PCS operators, paging, ESMR and microwave operators, utility/telecommunications cooperatives, cable TV operators and Competitive Local Exchange Carriers (CLECs) and Local Governments. Services performed for these clients over the past twenty years include:

- Business and Strategic Planning
- Capital and Operational Expenditure Modeling
- Infrastructure Requests for Proposal (RFPs) and Analysis
- Infrastructure Contract Negotiation
- Technical and Financial Support in Obtaining Vendor and Equity Financing
- Interconnect Contract Negotiation
- RF Network Design, Implementation and Optimization
- Interconnect Network Design, Implementation and Optimization
- Telephony Signaling (SS-7) and Vertical Systems Design and Implementation
- Local Government Communication Systems
- Project Management of Network Implementation
- Expert Witness Zoning Testimony
- License Tender/Bid Technical Support

(Please see Mr. Villecco's and Mr. Stern's resumes at the end of the report)

Introduction

The subject site was identified as a suitable location for a wireless communications facility and meets Verizon Wireless's and T-Mobile's coverage objectives in the Village of Montebello, and supports additional carrier collocation. The proposed NY161 Tallman site will be located on a proposed 110-foot tower located at 350 Haverstraw Road in Village of Montebello, NY. Verizon Wireless proposes to install its antennas at the centerline of 107 feet Above Ground Level (AGL). And, T-Mobile proposes to install its antennas at the centerline of 97 feet Above Ground Level (AGL).

CW Drive Test and RF Coverage from Proposed Site

V-COMM conducted a drive test on May 20th, 2025 utilizing a Continuous Wave (CW) transmitter affixed within a crane basket at two heights above ground level to simulate the proposed coverage from the proposed NY161 Tallman site. The transmitting antenna centerline was raised to two heights, 97 and 77 feet above ground level (AGL) for this proposed site. A photo of the test setup is provided in Appendix A. All data was collected utilizing a calibrated PCTel iBflex digital scanner connected to the drive test vehicle's roof mounted antenna. The measurements utilize the carrier's standard operating power levels for their 4G LTE reference signal levels, and are referenced to the standard cellular phone antenna gain (0 dBi gain reference). The objective of testing at these two centerline heights was to determine the minimum height necessary to provide sufficient coverage to the surrounding area for the carriers collocating on the tower. The CW transmissions were operating at two frequency bands (700 MHz and 2100 MHz), which provides the low and high frequency band coverage for the carriers on the proposed tower site.

The CW measurement maps shown below provide the measured signal levels for both frequency bands and at two antenna heights, showing the carrier's Reference Signal Received Power (RSRP) levels, which is used to determine the minimum reliable received signal level for adequate service. The CW measurement maps show the on-street measured signal levels (RSRP levels), which includes the attenuation of the surrounding environment and tree clutter over the entire measurement drive route surrounding the proposed site location. The minimum standard for reliable cellular service for indoor and in-vehicle coverage is the LTE RSRP signal level of -95 dBm or better. This level will provide the minimum reliable and acceptable service to customers located within buildings, which is where the majority of usage occurs.

For this section of the Village of Montebello, the subject site serves a predominately suburban area with dense forests. As demonstrated by the CW measurement results on the maps below, lowering the height of the antenna center-line (ACL) from 97 feet to 77 feet significantly reduces the coverage from the proposed site. As the ACL is lowered, local clutter in the area attenuates or reduces the signal coming from the proposed site. Examples of clutter are trees, houses, buildings, and other physical objects on the ground. Clutter attenuates or weakens and disperses the RF energy necessary for wireless telecommunications. Figure 1 below provides a visual demonstration of the impact of clutter loss with more of the signal path through the trees and ground clutter at lower antenna heights.

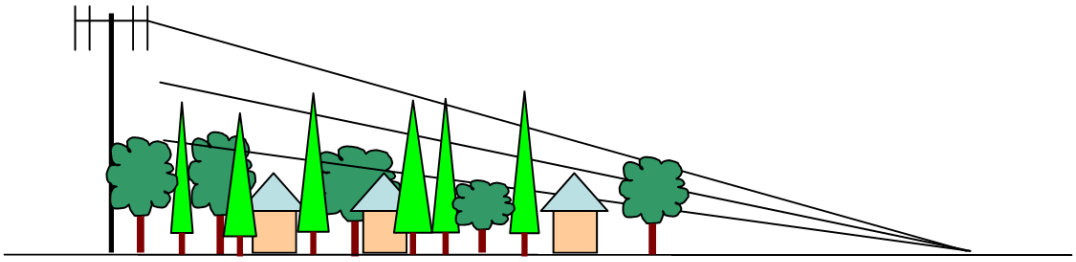


Figure 1. Clutter Impact

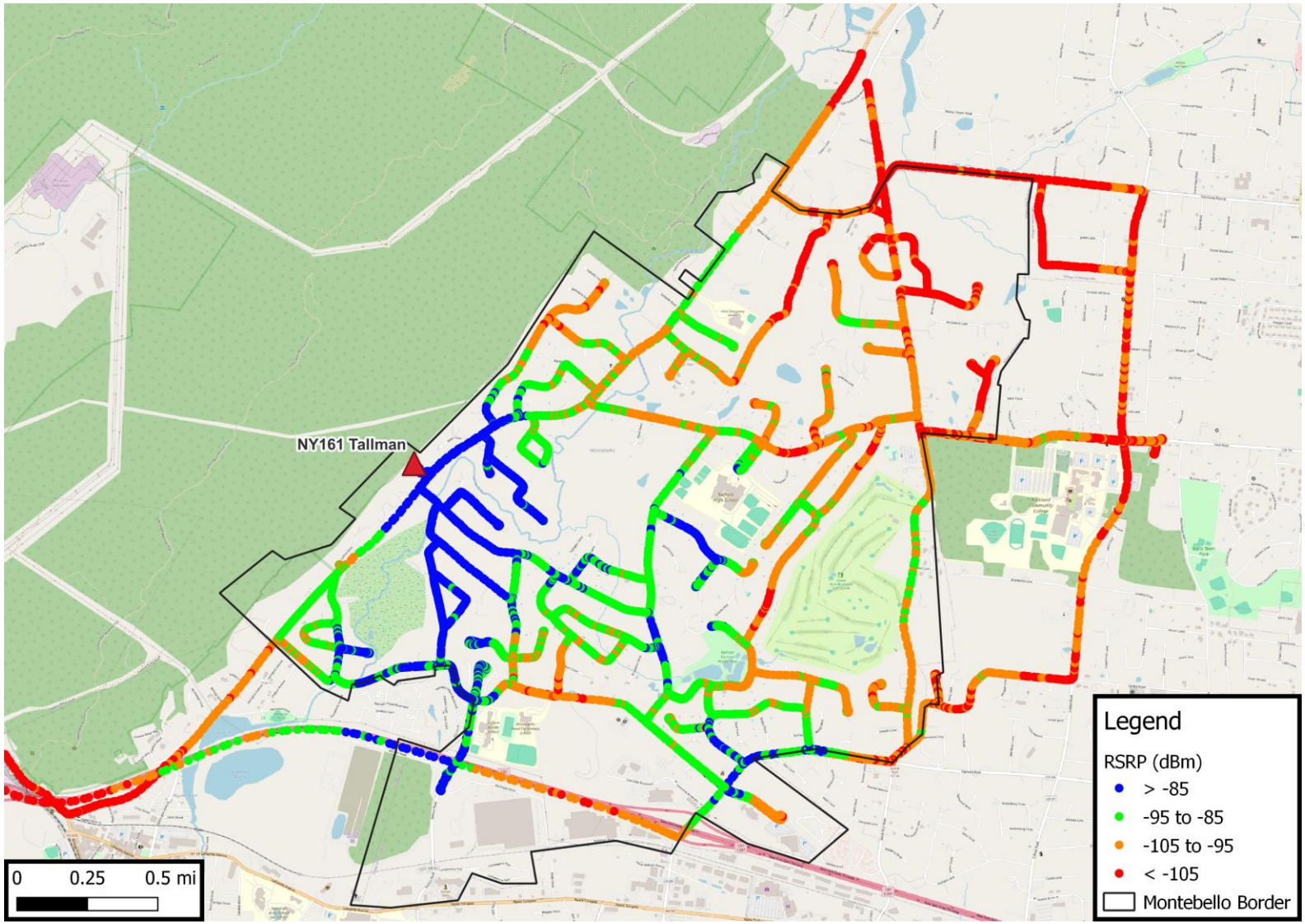
The propagation map titled "Map 1 – Proposed 700 MHz Coverage From "NY161 Tallman" at 77' ACL" provides the 700 MHz wireless service levels from the proposed site at a 77 ft ACL. At antenna heights below 77 ft, the signal levels will decrease further with additional clutter attenuation losses due to the surrounding trees in the area.

The propagation map titled "Map 2 – Proposed 2100 MHz Coverage From "NY161 Tallman" at 77' ACL" provides the 2100 MHz wireless service from the proposed site at a 77 ft ACL. At antenna heights below 77 ft, the signal levels will decrease further with additional clutter attenuation losses due to the surrounding trees in the area.

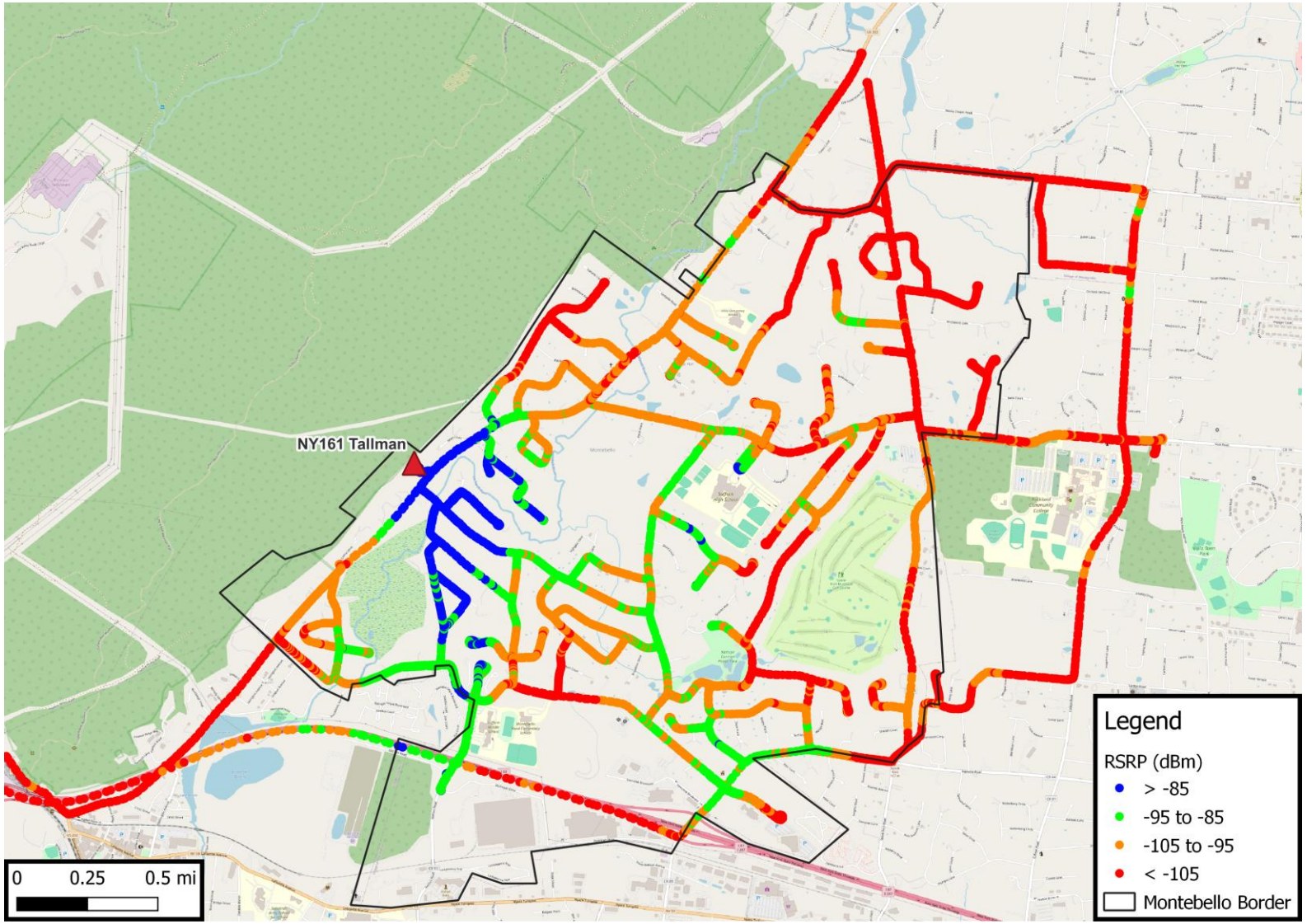
The propagation map titled "Map 3 – Proposed 700 MHz Coverage From "NY161 Tallman" at 97' ACL" shows the 700MHz wireless service levels from the proposed site at a 97 ft ACL. There are several roads and areas within the Village of Montebello where 700 MHz coverage is improved due to the increased antenna height at 97 ft. These areas with improved 700 MHz coverage are as follows: 1.0 mile of Haverstraw Road/Route 202 (northeast of site), 0.3 miles of Westgate Road (northeast of site), 0.5 miles of Viola Road (east of site), and 0.2 miles of Karsten Drive (south of site). This is the minimum required coverage for T-Mobile and Verizon service in the 700 MHz band for the surrounding area.

The propagation map titled "Map 4 – Proposed 2100 MHz Coverage From "NY161 Tallman" at 97' ACL" shows the 2100 MHz wireless service levels from the proposed site at a 97 ft ACL. There are several roads and areas within the Village of Montebello where 2100 MHz coverage is improved due to the increased antenna height at 97 ft. These areas with improved 2100 MHz coverage are as follows: 1.2 miles of Haverstraw Road/Route 202 (northeast of site), 0.2 miles of Viola Road (east of site), 0.2 miles of Lake Road (west of site), and Coe Farm Road and Kevin Drive (east of site). This is the minimum required coverage for T-Mobile and Verizon service in the 2100 MHz band for the surrounding area.

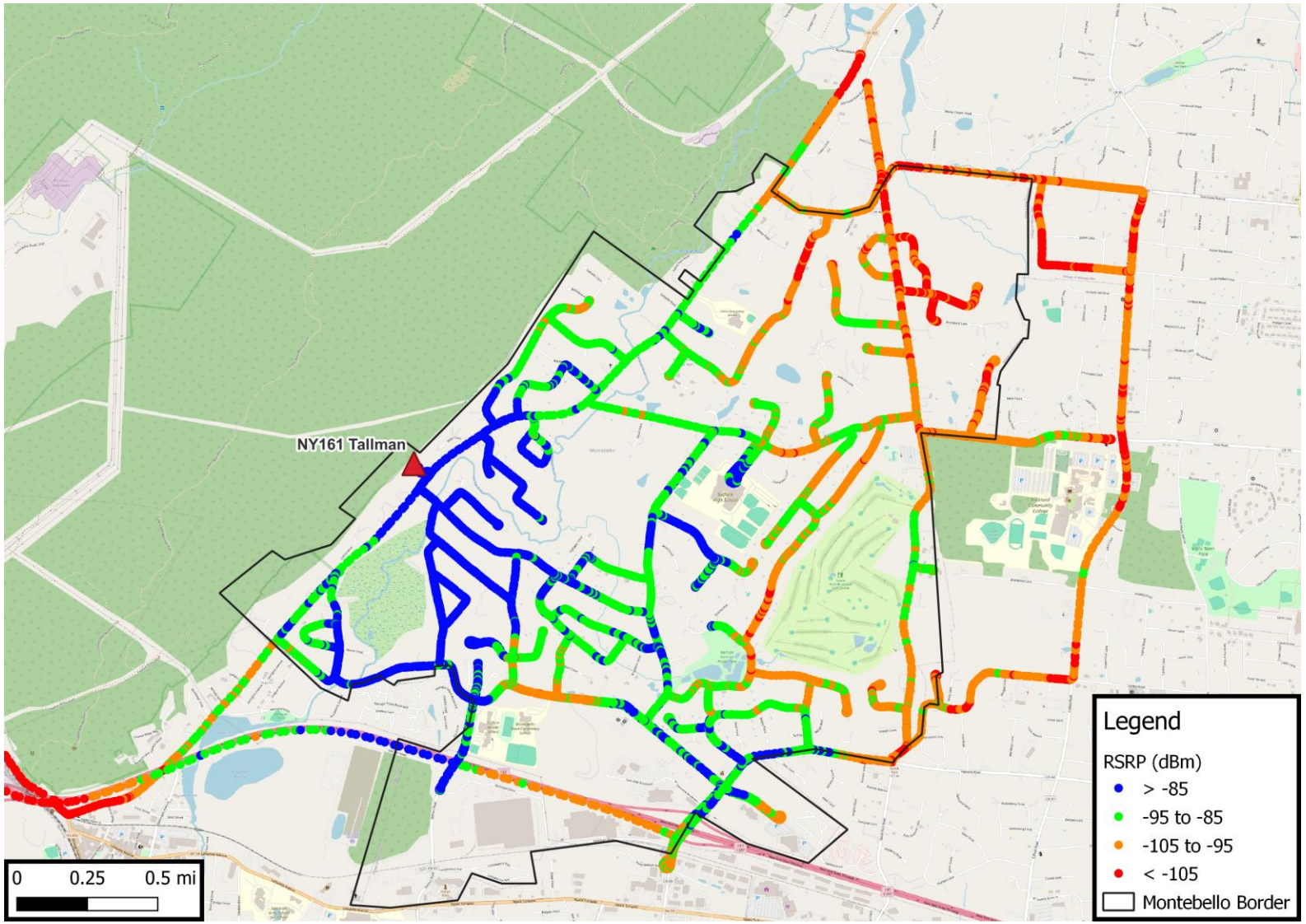
MAP 1 – PROPOSED 700 MHz COVERAGE FROM "NY161 Tallman" at 77' ACL



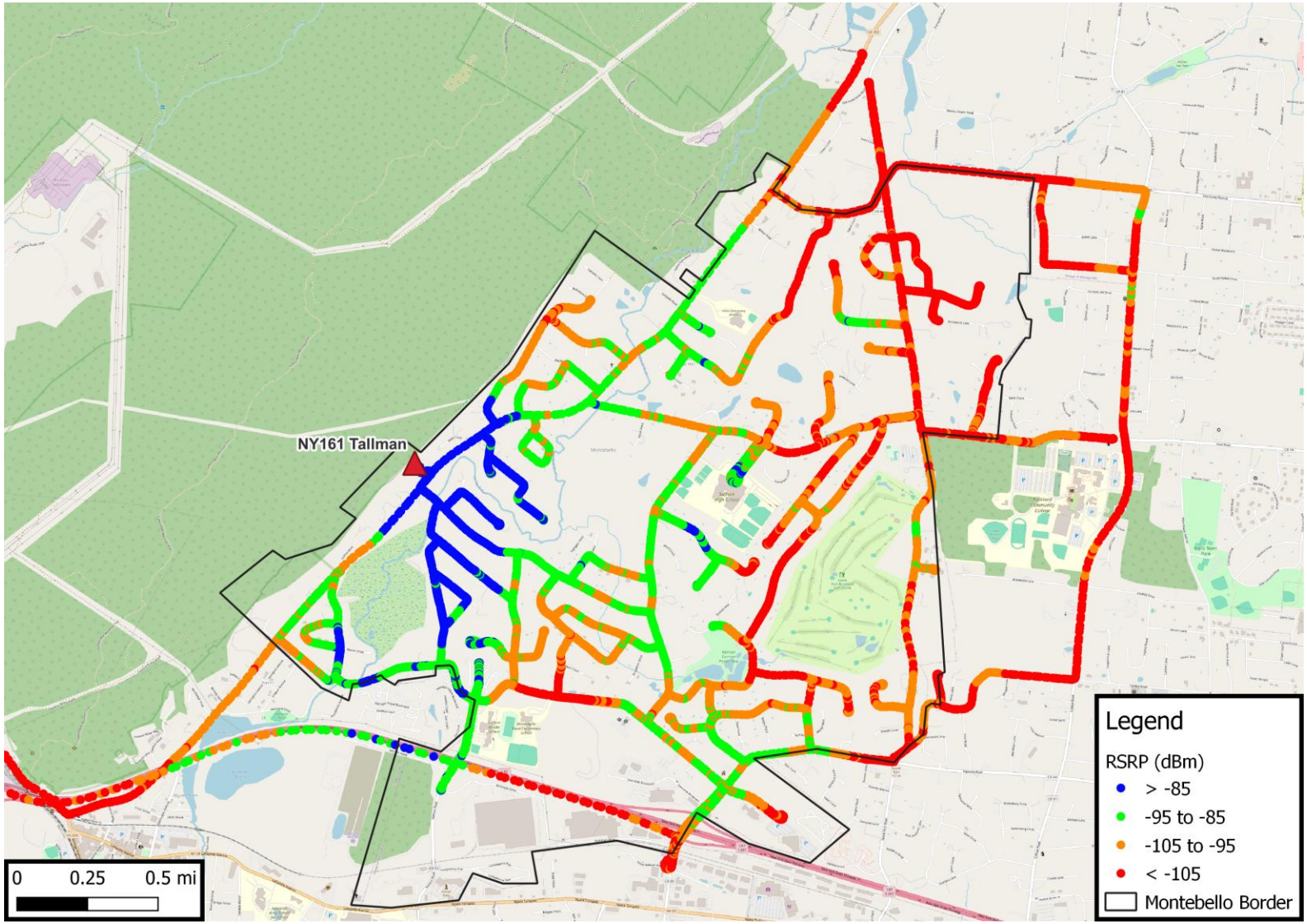
MAP 2 – PROPOSED 2100 MHz COVERAGE FROM "NY161 Tallman" at 77' ACL



MAP 3 – PROPOSED 700 MHz COVERAGE FROM "NY161 Tallman" at 97' ACL



MAP 4 – PROPOSED 2100 MHz COVERAGE FROM "NY161 Tallman" at 97' ACL



Summary of Results

As demonstrated by the CW drive test results, 77 feet AGL is the minimum height needed to provide the coverage and capacity to the surrounding area for an operator on this site. The coverage reduction when decreasing the antenna height from 97 feet to 77 feet AGL can be observed from the drive test data. The high band coverage increases, from about a 0.5 to 0.75 mile radius at 77 feet AGL, to about a 0.75 to 1 mile radius from the site at 97 feet AGL. Decreasing the ACL height lower than 77 feet AGL would further decrease the coverage, result in a very minimal coverage footprint.

The proposed antenna heights of the subject site places it above the vegetation in the targeted coverage area, increasing the site's coverage and service area. Considering the coverage area and design requirements for a proposed site in this town, the proposed site proves to be a suitable location. As mentioned above, as the antenna height is reduced, the surrounding trees and clutter significantly increases the attenuation and reduces the service levels in the surrounding area.

Therefore, to accommodate collocation of multiple carriers, the proposed site must have a tower height of 110 ft. This tower height can accommodate Verizon's antennas at 107 ft center-line, T-Mobile's antennas at 97 ft center-line, and the 3rd and 4th cellular carriers at 87 ft and 77 ft center-lines on the tower, which will enhance the coverage and capacity for all carriers in the area surrounding the proposed site in the Village of Montebello, NY.

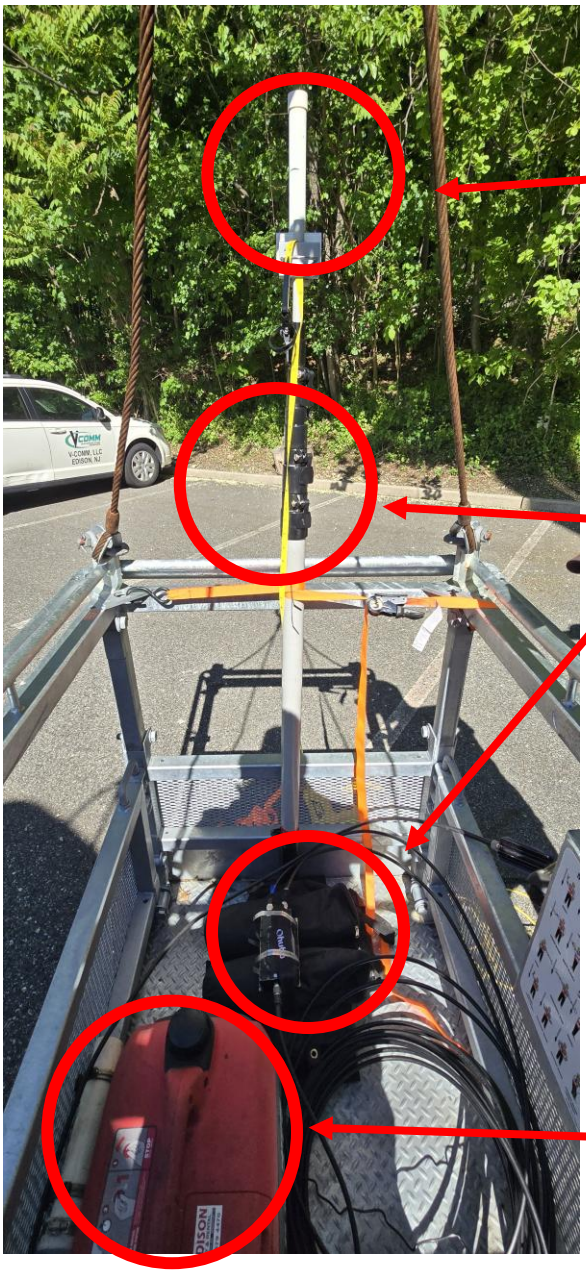
CONCLUSIONS

It is our expert opinion that this Verizon Wireless and T-Mobile subject site on the property located at 350 Haverstraw Road, Village of Montebello is a suitable site and will satisfy the coverage and capacity requirements of the Verizon Wireless and T-Mobile network for their subscribers. The proposed site utilizing a 110 foot monopole will allow for collocation space for multiple carriers on this structure, and enhance wireless service in this portion of the Village of Montebello.

Dominic C. Villecco — 6/17/2025
President, V-COMM, L.L.C.

David K. Stern — 6/17/2025
Vice President, V-COMM, L.L.C.

Appendix A – Test Setup Photo



Other equipment required for the setup in the crane basket includes:

- Jumper cables
- Ratchet Straps
- Zip Ties
- Electrical Tape
- Tape Measure
- Adjustable Pole with Base
- Weighted Sacks
- Adjustable Wrench

Equipment required for the Drive Test includes:

- Windows Surface Tablet
- PCTEL Seehawk Software
- Calibrated PCTel Digital Scanner
- Antenna mounted on Vehicle Roof

Dominic C. Villecco
President and Founder
V-COMM, L.L.C.

Dominic Villecco, President and founder of V-COMM, is a pioneer in wireless telecommunications engineering, with 36 years of executive-level experience and various engineering management positions previously. Under his leadership, V-COMM has grown from a start-up venture in 1996 to a highly respected full-service consulting telecommunications engineering firm.

In managing V-COMM's growth, Mr. Villecco has overseen expansion of the company's portfolio of consulting services, which today include a full range of RF and Network support, network design tools, measurement hardware, and database services as well as time-critical engineering-related services such as business planning, zoning hearing expert witness testimony, regulatory advisory assistance, and project management.

Before forming V-COMM, Mr. Villecco spent 10 years with Comcast Corporation, where he held management positions of increasing responsibility, his last being Vice President of Wireless Engineering for Comcast International Holdings, Inc. Focusing on the international marketplace, Mr. Villecco helped develop various technical and business requirements for directing Comcast's worldwide wireless venture utilizing current and emerging technologies (GSM, PCN, ESMR, paging, etc.).

Previously he was Vice President of Engineering and Operations for Comcast Cellular Communications, Inc. His responsibilities included overall system design, construction and operation, capital budget preparation and execution, interconnection negotiations, vendor contract negotiations, major account interface, new product implementation, and cellular market acquisition. Following Comcast's acquisition of Metrophone, Mr. Villecco successfully merged the two technical departments and managed the combined department of 140 engineers and support personnel.

Mr. Villecco served as Director of Engineering for American Cellular Network Corporation (AMCELL), where he managed all system implementation and engineering design issues. He was responsible for activating the first cellular system in the world utilizing proprietary automatic call delivery software between independent carriers in Wilmington, Delaware. He also had responsibility for filing all FCC and FAA applications for AMCELL before it was acquired by Comcast.

Prior to joining AMCELL, Mr. Villecco worked as a staff engineer at Sherman and Beverage (S&B), a broadcast consulting firm. He designed FM radio station broadcasting systems and studio-transmitter link systems, performed AM field studies and interference analysis and TV interference analysis, and helped build a sophisticated six-tower arrangement for a AM antenna phasing system. He also designed and wrote software to perform FM radio station allocations pursuant to FCC Rules Part 73.

Mr. Villecco started his career in telecommunications engineering as a wireless engineering consultant at Jubon Engineering, where he was responsible for the design of cellular systems, both domestic and international, radio paging systems, microwave radio systems, two-way radio systems, microwave multipoint distribution systems, and simulcast radio link systems, including the drafting of all FCC and FAA applications for these systems.

Mr. Villecco has a BSEE from Drexel University, in Philadelphia, and is an active member of IEEE. Mr. Villecco also serves as the Vice Chairman of the Advisory Council to the Drexel University Electrical and Computer Engineering (ECE) Department.

Relevant Expert Witness Testimony Experience

Over the past twenty years, Mr. Villecco had been previously qualified and provided expert witness testimony in the following venues:

Expert Witness Zoning Testimony

- Avalon Borough, NJ
- Belleville, NJ
- Belmar, NJ
- Berkeley Heights Township, NJ
- Bernards Township, NJ
- Bernardsville, NJ
- Branchburg, NJ
- Bridgewater Township, NJ
- Brielle, NJ
- Bushkill Township, PA
- Colts Neck Township, NJ
- Cranbury Township, NJ
- Cresskill, NJ
- Cross Village / Emmett County, MI
- Cumru Township, PA
- Exeter Township, PA
- Fair Haven, NJ
- Fanwood Borough, NJ
- Franklin, NJ
- Freehold, NJ
- Garfield, NJ
- Glen Gardner, NJ
- Glen Rock, NJ
- Hampton Borough, NJ
- Hanover, NJ
- Hardyston Township, NJ
- Harrington Park, NJ
- Helmetta, NJ
- Hempstead, NY
- Highland Park, NJ
- Hoboken, NJ
- Holmdel Township, NJ
- Hopewell Borough, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Jackson Township, NJ
- Jersey City, NJ
- Kearny, NJ
- Kingston, NJ
- Lawrence Township, NJ
- Little Egg Harbor Twp., NJ
- Little Silver Borough, NJ
- Long Valley, NJ
- Lower Alsace Twp., PA
- Middletown Township, NJ
- Millstone Township, NJ
- Morris Township, NJ
- Neptune Township, NJ
- Newark, NJ
- New Castle County, DE
- New Providence, NJ
- N. Caldwell Township, NJ
- Orange, NJ
- Plainfield, NJ
- Princeton Township, NJ
- Reading Township, NJ
- Ridgefield, NJ
- Rochelle Park, NJ
- Rutherford, NJ
- Saddle Brook Township, NJ
- Sayreville, NJ
- Somers Point, NJ
- Somerville, NJ
- South Brunswick, NJ
- South Coventry Twp., PA
- South Plainfield, NJ
- Stone Harbor, NJ
- Tenafly, NJ
- Upper Allen Township, PA
- Upper Freehold, NJ
- Wall Township, NJ
- Wallington, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne Township, NJ
- Weehawken Township, NJ

United States Bankruptcy Court

Nextwave Personal Communications, Inc. vs. Federal Communications Commission (FCC)*

Pocket Communications, Inc. vs. Federal Communications Commission (FCC)*

*In these cases, Mr. Villecco was retained by the FCC and the Department of Justice as a technical expert on their behalf, pertaining to matters of wireless network design, optimization and operation

David K. Stern
Vice President and Co-Founder
V-COMM, L.L.C.

David Stern, Vice President and co-founder of V-COMM, has 35 years of hands-on operational and business experience in telecommunications engineering. While at V-COMM, Mr. Stern oversaw the design and implementation of several major Wireless markets in the Northeast United States, including T-Mobile - New York, , Unitel Cellular, West Virginia Wireless, South Canaan Cellular and Conestoga Wireless. In his position as Vice President, he has testified at a number of Zoning and Planning Boards in New Jersey, New York, Pennsylvania, West Virginia and Michigan, and qualified as an Expert Witness in US Federal District Court and Ocean County Superior Court, including:

- Bayonne, NJ
- Berkeley Township, NJ
- Brick, NJ
- Bridgewater Township, NJ
- Byram Township, NJ
- Carteret, NJ
- Cedar Grove, NJ
- Charlevoix, MI
- Charleston, WV
- Chatham Borough, NJ
- Chatham Township, NJ
- Clinton Township, NJ
- Cranford, NJ
- Dumont, NJ
- East Brunswick, NJ
- East Hempfield, PA
- Edgewater, NJ
- Edison, NJ
- Elizabeth, NJ
- Elmwood Park, NJ
- Englewood Cliffs, NJ
- Fairfield, NJ
- Fairlawn, NJ
- Fanwood, NJ
- Fort Lee, NJ
- Franklin Township, NJ
- Freehold Township, NJ
- Galloway Township, NJ
- Hackensack, NJ
- Haledon, NJ
- Hazlet, NJ
- Hempstead, NY
- Highland Park, NJ
- Hillsborough Township, NJ
- Hoboken, NJ
- Holmdel, NJ
- Hopatcong, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Huntington, NY
- Jackson Township, NJ
- Jersey City, NJ
- Keyport, NJ
- Kingwood Township, NJ
- Lakewood, NJ
- Lancaster, PA
- Lawrence Township, NJ
- Little Egg Harbor, NJ
- Livingston, NJ
- Lodi, NJ
- Long Branch, NJ
- Long Hill Township, NJ
- Lyndhurst, NJ
- Manchester Township, PA
- Manheim Township, PA
- Manalapan Township, NJ
- Marlboro Township, NJ
- Millstone Township, NJ
- Monroe Township, NJ
- Montgomery Township, NJ
- Montville Township, NJ
- Morris Township, NJ
- Mount Freedom, NJ
- Neptune, NJ
- Newark, NJ
- New Brunswick, NJ
- New Holland, PA
- Newton, NJ
- North Bergen, NJ
- North Brunswick, NJ
- Nutley, NJ
- Oakland, NJ
- Old Bridge, NJ
- Old Tappan, NJ
- Paramus, NJ
- Parsippany/Troy Hills, NJ
- Patterson, NJ
- Peapack/Gladstone, NJ
- Perth Amboy, NJ
- Plainsboro, NJ
- Piscataway, NJ
- Randolph Township, NJ
- Red Bank, NJ
- Rochelle Park, NJ
- Rockleigh, NJ
- Sayreville, NJ
- Shrewsbury, NJ
- South Plainfield, NJ
- South Brunswick, NJ
- Stafford Township, NJ
- Teaneck, NJ
- Tenafly, NJ
- Tewksbury, NJ
- Trenton, NJ
- Union, NJ
- Union City, NJ
- Vernon, NJ
- Wall Township, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne, NJ
- West Caldwell, NJ
- West Milford, NJ
- West New York, NJ
- West Orange, NJ
- Woodbridge, NJ

Mr. Stern has a formidable background in wireless technologies including CDMA, EVDO, LTE, GSM, EDGE, 3G, TDMA, Project 25, and Wi-Fi. As an expert witness, David represented major wireless carriers, which aided in the expansion of their networks. One of his major accomplishments at V-COMM was the design and project management for Madison, NJ's Public Safety Communication Center. David was also a key in New York City's first PCS network launch. He is a member of APCO Region 8 and Region 28 Regional Planning Committees, and is dedicated to creating standards for 700 MHz Public Safety and Commercial Wireless deployments.

Prior to joining V-COMM, Mr. Stern spent seven years with Comcast Cellular Communications, Inc., where he held several engineering management positions. As Director of Strategic Projects, he was responsible for all technical aspects of Comcast's wireless data business, including implementation of the CDPD Cellular Packet Data network. He also was responsible for bringing into commercial service the Cellular Data Gateway, a circuit switched data solution.

Also, Mr. Stern was the Director of Wireless System Engineering, charged with evaluating new digital technologies, including TDMA and CDMA, for possible adoption. He represented Comcast on several industry committees pertaining to CDMA digital cellular technology and served on the Technology Committee of a wireless company on behalf of Comcast. He helped to direct Comcast's participation in the A- and B-block PCS auctions and won high praise for his recommendations regarding the company's technology deployment in the PCS markets.

At the beginning of his tenure with Comcast, Mr. Stern was Director of Engineering at Comcast, managing a staff of 40 technical personnel. He had overall responsibility for a network that included 250 cell sites, three Switching offices, four Motorola EMX-2500 switches, IS-41 connections, SS-7 interconnection to NACN, and a fiber optic and microwave "disaster-resistant" interconnect network.

Mr. Stern began his career at Motorola as a Cellular Systems Engineer, where he developed his skills in RF engineering, frequency planning, and site acquisition activities. His promotion to Program Manager-Northeast for the rapidly growing New York, New Jersey, and Philadelphia markets gave him the responsibility for coordinating all activities and communications with Motorola's cellular infrastructure customers. He directed contract preparations, equipment orders and deliveries, project implementation schedules, and engineering support services.

Mr. Stern earned a BSEE from the University of Illinois, in Urbana, and is a member of IEEE.