



May 20, 2019

Mr. Tyler Hodges
President and Head of School
The Bolles School
7400 San Jose Boulevard
Jacksonville, FL 32217

Dear Tyler:

Thank you for your time this morning to discuss the concerns voiced by several Bolles Lower School parents over the relocation of the cell tower on PGA TOUR property. As we discussed, although this project has been properly vetted for over two years, the well-being of our community's children should be at the forefront of every decision made by residents – including the PGA TOUR – of St. Johns County.

With that said and before we talk about next steps, we wanted to reiterate some of the history and facts that we discussed, as we believe this information may be helpful for you to share with concerned Bolles parents.

- For over 20 years there has been a cell tower located approximately 600 feet from the new location.
- The PGA TOUR is constructing a new Global Home (HQ) on our property off of CR-210, set to open in 2021. In furtherance of its development of the HQ, the PGA TOUR filed with the County a modification to the Players Club Planned Unit Development ("PUD"), which included the relocation of the cell tower as part of the development plan.
- As background, because the prior cell tower provides service for the St. Johns County's emergency system and because St. Johns County had existing leases with Sprint and Nextel, there was never an option to eliminate the tower all together.
- In late 2016, our civil engineer engaged a radio frequency (RF) consultant to consider potential new locations for the cell tower. As you can imagine, it is a complex process. Due to the area the tower's lessees service and the radio frequencies of the signals, it is necessary to find a match where those signals will function to the satisfaction of existing lease holders (i.e. the tower couldn't go too far west and still service the Beaches, any further south creates interference with another existing tower located near Mickler's; etc.) and to satisfy County requirements;

PGA TOUR
112 PGA TOUR Boulevard Ponte Vedra Beach, FL 32082
904.285.3700 tel
PGATOUR.COM

Together, anything's possible.

- The current site (which is also approximately 600 feet from where our 800-plus employees will be working when we move) was at the time identified as the only viable option, and we began the process of vetting the overall major modification, including the relocation of the cell tower, throughout the community. We note that this move brings the tower closer to our employees who will occupy the new building, compared to the location of the existing tower had it remained in place.
- As you have noted, we followed all necessary policies and procedures:
 - We reached out to the landowners most impacted (including Bolles) to advise and understand any concerns before public hearings began;
 - We initiated direct conversations with Bolles' leadership which outlined that the new cell tower would be moved approximately 600 feet closer to the school's property and located between the Post Office and the school's property;
 - During those discussions, we worked together to ensure Bolles would have emergency vehicle access to its new addition from our property so that the addition could be permitted and built. We also agreed to provide overflow parking on our property when necessary for special events at the school. While these offerings were not directly part of the cell tower discussions, we mention them only to show that we have always worked in tandem for the best interest of Bolles whenever possible (repaving ATP Blvd. at our expense, for example and assisting with approvals for new construction);
 - We filed our major modification paperwork with St. Johns County in the spring of 2017 and the County held three public hearings that summer and fall: Ponte Vedra Architectural Review Committee; St. Johns County Planning and Zoning; and The Board of County Commissioners. The cell tower relocation was identified specifically in the submission;
 - Before each meeting, notices were mailed to adjacent landowners and posted in the Ponte Vedra Recorder and Beaches Leader, as required by law. Signs were also posted at the entrance to the property (ATP Blvd.);
 - The design and location of the new cell tower was showcased and discussed at all three meetings, as well as included in several news articles covering those hearings and the project overall;
 - While there were some questions from County residents specific to the new cell tower, (e.g., what would it look like, what color will it be) there were no major objections during the hearings, and County Officials at each meeting unanimously approved the major modification.

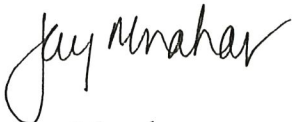
- The new cell tower is an upgraded design (monopole) versus the lattice design of the one that has been in its former location for 20-plus years. It is also structurally stronger – able to withstand a Category 5 hurricane versus the Category 3 requirement of the former model.

Long story short, we are confident in the process and the outcome. However, we certainly don't want years of partnership to be negated by misperceptions or misinformation.

To that end, we've asked our team to hit pause on the construction plans (at HQ and with the new cell tower/equipment transfer) in order to allow for third-party experts (civil engineers and RF consultants) to revisit the process and determine if there are any options that present themselves today that were not apparent when we began two years ago, even though it delays our entire project and increases our costs. Please understand, there is a good chance that no other viable option exists, but we plan to – once again – leave no stone unturned and consider every possible solution before moving forward.

We realize this may not satisfy those who have concerns with the appearance of the tower and concerns whether there may be health risks associated with the tower (which have not been found by the American Cancer Society or Federal Communications Commission; readily available research from the ACS and FCC state “radiofrequency emissions from antennas used for cellular and PCS transmissions result in exposure levels on the ground that are typically thousands of times below safety limits”), but we hope these additional steps that we are taking further reinforce our long-standing commitment to partnership and communication.

Sincerely,



Jay Monahan

Commissioner, PGA TOUR



Ron Price

Chief Operating Officer, PGA TOUR