



## **Wireless Telecommunication Facility**

Proposed VzW Wireless Facility  
Cover Street (MCE) – Food Pharma  
3851 Schaufele Avenue, Long Beach, CA 90808  
APNs: 7149-017-049

### **Project Description**

Verizon Wireless (VzW) is proposing to construct, operate and maintain a Wireless Telecommunication Facility (WTF) on the above-identified property. The subject property is fully developed as a pharmaceutical food storage and processing center. Based on the proposed design of the WTF, the site will be completely stealthed. The facility will be located on the building rooftop in three sectors, each with screening to match the existing building. The proposed lease area is approximately 312 square feet. VzW will locate twelve (12) antennas on the rooftop, in (3) sectors, (4) antennas per sector. One sector will be located on the North end of the rooftop, one on the East end, and one on the South end. Cabinets and a stand-by generator will be located adjacent to the building on the South side. The stand-by generator will include a 55-gallon aboveground fuel tank and will be powered by diesel. Aside from regular maintenance, the generator will only be used to power the facility when commercial power is unavailable for extended periods of time.

### **Carrier's Projected 5-year Build-Out for the Subject Site**

VzW is proposing to install twelve (12) antennas during the initial construct—this will not be a phased construct. At this point, VzW does not have any foreseeable plans to expand this site in the initial 5-year period of time following the initial construct.

### **Operation & Maintenance**

Once constructed, VzW's site will operate 24-hours per day, 7-days per week, as an unmanned facility.

Periodic maintenance of the site will occur approximately once per month and will be preformed by VzW's technicians. Maintenance of the stand-by generator will occur once per month. The generator will be remotely started and allowed to run for several minutes before being remotely shutdown. This will take less than 15-minutes and will occur during normal business hours.

### **Public Benefit**

Wireless devices are fast replacing landline phones as the primary means of communications. The ability to provide and maintain a high level of connectivity for its subscribers is VzW's goal. Once constructed, VzW's customers in the vicinity of the site will experience improved services, which will enhance or ease their day-to-day experiences.



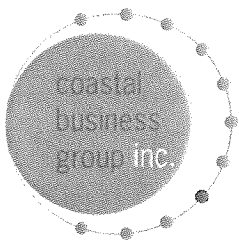
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## Alternative Locations Considered

Please see below for a list of alternative locations considered.

|                                   |                                          |                                                                                             |
|-----------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------|
| EGC – JP Morgan                   | SE Corner of Worsham Ave. & Cover St.    | VzW Engineers advised that the size of the building would interfere with coverage objective |
| Mercedes – JP Morgan              | 3860 N Lakewood Blvd.                    | VzW Engineers advised that the size of the building would interfere with coverage objective |
| Courtyard Marriott                | 3841 N. Lakewood Blvd.                   | Owners advised they were not interested                                                     |
| Airgas                            | 3737 Worsham Ave.                        | Owners advised they were not interested                                                     |
| DP Medical                        | NE Corner of Worsham Ave. & Cover Street | Owners did not respond to contact attempts                                                  |
| Douglas Park                      | NW Corner of Worsham Ave. & Cover St.    | Owners did not respond to contact attempts                                                  |
| 3900 Cover LLC                    | 3910 Cover St.                           | Owners did not respond to contact attempts                                                  |
| Pacifica                          | 3750 Schaufele Ave.                      | L Owners did not respond to contact attempts                                                |
| IQA                               | 4049 E Conant St.                        | Owners did not respond to contact attempts                                                  |
| Los Angeles Property LLC          | 3860 McGowen St.                         | Owners did not respond to contact attempts                                                  |
| Kong Company LLC                  | 3815 Schaufele Ave.                      | Owners did not respond to contact attempts                                                  |
| Duke Realty 3700 Cover Street LLC | 3700 Cover St.                           | Owners did not respond to contact attempts                                                  |
| Sanders Real Estate IV LLC        | 3701 E Conant St.                        | Owners did not respond to contact attempts                                                  |



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### **Colocations Considered**

Colocations are typically defined as two (2) or more carriers sharing the same structure. No colocation opportunities were identified in the Search Area identified by VzW's Engineers.

### **Colocation Consultations**

As part of the preparations for this project, CBG contacted AT&T, Sprint and T-Mobile. AT&T and T-Mobile both indicated they were not pursuing any new build projects in the vicinity of the subject property. AT&T's new build efforts have been on hold for approximately 9-months and were tapering down for the 6-months prior while they complete their DirectTV purchase. T-Mobile has not been pursuing new build projects since their purchase of MetroPCS. Sprint is in the process of re-starting their long-stalled new build efforts. At the point of our conversations with them in April, they did not have a need for a new site in the vicinity of the subject property as they have an existing site located less than a mile away.