

EXHIBIT D

WTF Existing Facilities

And

Co-location Efforts

T-Mobile

LA74714F 99 Cent Store

1147 E. South St. Long Beach, CA 90805

APN: 7124-025-024



Summary of Site Evaluations

Conducted by: Synergy Development Services, Inc.

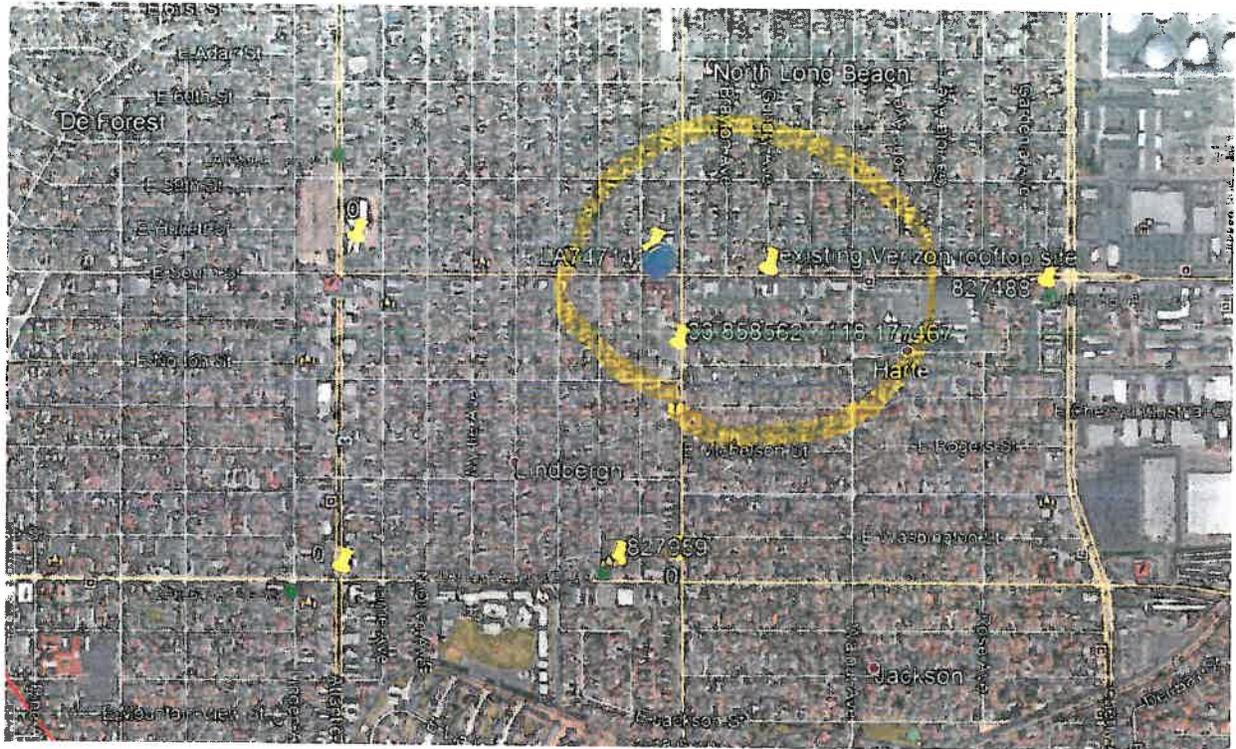
I. Summary

In August 2017, it became necessary for T-Mobile to pursue a new wireless facility in the City of Long Beach. Due to heavy demand for wireless voice and data, along with increased usage, the community and T-Mobile subscribers require a greater coverage area and capacity to accommodate their needs. The gap in coverage/capacity created in City of Long Beach is currently being served by four surrounding facilities. The gap in coverage/capacity includes a significant residential area with some commercial in the City of Long Beach as well as roadways. Based on an extensive comprehensive and thorough review of available sites over the last 6 months, including a thorough review of available sites, and after careful analysis, T-Mobile has concluded that the proposed new rooftop design constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth in the City of Long Beach. All alternatives were reviewed and exhausted based upon engineering analysis, and upon discussions and correspondence with potential landlords. As a result, T-Mobile proposes a new rooftop facility located at 1147 E. South St in North Long Beach that is described in this Alternatives Analysis. It is the only feasible site which meets the requirements of the City Long Beach and the coverage and capacity needs of the citizens and emergency service providers of the City of Long Beach.

II. Coverage/Capacity Gap

T-Mobile Performance Engineers have determined that there is a significant gap in coverage and capacity in the North Long Beach area. The gap is centered on the intersection of East South St and Orange Ave. This was determined by T-Mobile Radio Frequency Engineers and customer complaints. The existing surrounding four sites are congested, and a new facility was required to offload the overloaded existing four adjacent facilities.

Please see below map referencing the existing T-Mobile facilities (green dots) which are congested and need customer traffic offloaded by the proposed facility (blue circle) along with the primary coverage objective circled in yellow. The only co-location possibility would be on a rooftop of a 3-story apartment building located at 1340 Orange Ave. Property owner was not interested in allowing another wireless facility on their building so T-Mobile had to seek alternative site locations.



III. Methodology

Once a significant coverage/capacity gap is determined, T-Mobile seeks to identify a site that will provide a solution through the “least intrusive means” based upon T-Mobile’s experience with designing similar facilities and working within local regulations. In addition to seeking the “least intrusive” alternative, sites proposed by T-Mobile must be feasible. In this regard, T-Mobile reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, T-Mobile seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

The Code establishes the priority for wireless facility design and location in stealthed, collocated and in nonresidential areas. Under the development standards, collocation on existing structures is required where available with only certain exceptions. The Code places the highest priority on certain facilities through facilities in nonresidential zones through administrative procedures. A Conditional Use Permit is required to place new facilities in the area in question. The current standards clearly favor sites that do not disrupt scenic view corridors and that minimize aesthetic impacts through screening and camouflage.

The proposed facility is needed to enhance wireless service and offload four existing adjacent congested sites and significantly increase capacity in the area around Orange Ave and East South St. in the North Long Beach area. The increase in capacity will benefit the surrounding manufacturing, commercial and residential communities. As illustrated in the propagation maps prepared by T-Mobile’ radio frequency (RF) engineers, the proposed facility is needed to reduce

capacity load along Orange Ave, and the communities to the north and south of East South St. The illustrated maps show that there is existing coverage, but capacity is overloaded.

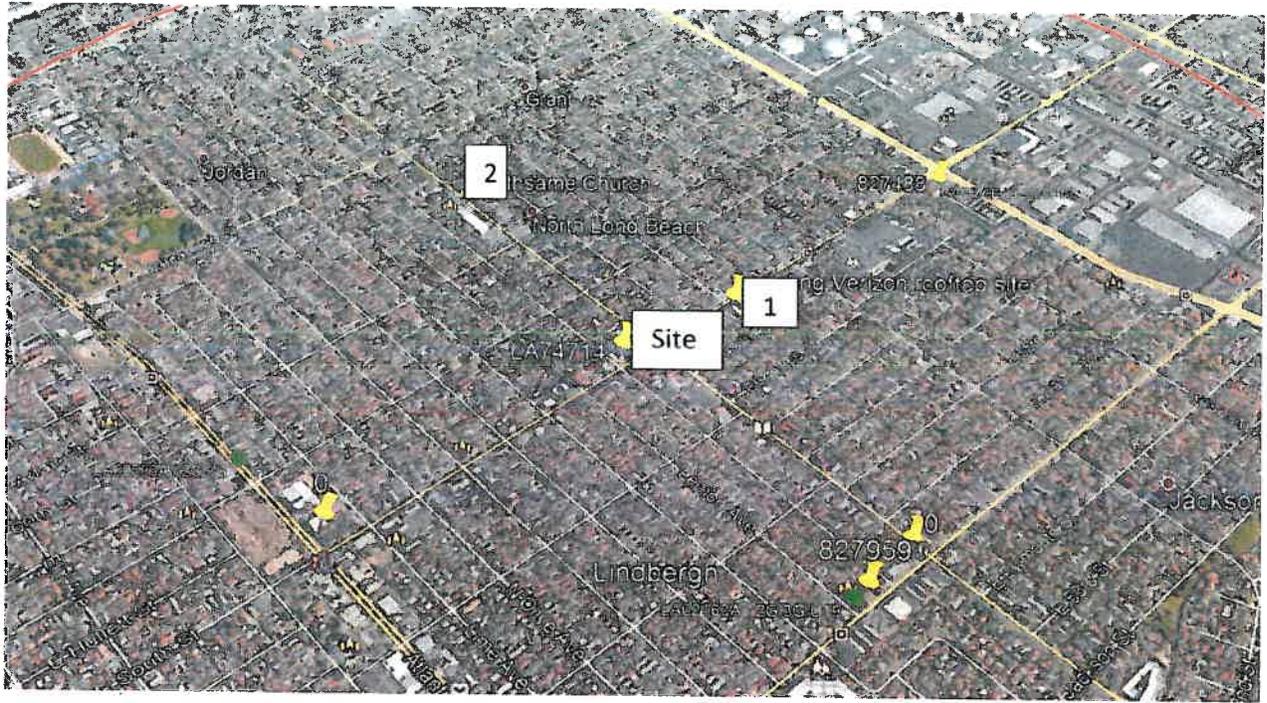
When developing new facilities, T-Mobile always searches for collocation opportunities on existing facilities as their priority. There are no existing cell sites in the area for collocation that are feasible. This location was selected by T-Mobile for the placement of a wireless telecommunications facility since the property is strategically located to propagate both North and South of East South St. as required to meet the coverage to offload existing facilities located both East and West of Orange Ave.

The design and placement of the proposed Wireless Telecommunications Facility was carefully considered by the applicant for proper placement in this community, incorporating planning comments and working with the applicant and the city to insure a design that would both look good and be functional. The proposed antennas are to be mounted on the roof of the building with screening painted to match the exterior of the building, with equipment cabinets to go on a lower area of the roof that does not require screening to hide from street view.

IV. Analysis

For the past 9 months, T-Mobile has sought to identify a suitable location for its wireless facility to serve the City of Long Beach. As collocation of facilities is generally required where available under, T-Mobile sought collocation sites which could provide radio frequency propagation to the Coverage/Capacity Gap. Finding none, T-Mobile pursued 4 other candidates in Long Beach, listed below. With no other viable candidates, T-Mobile chose the proposed site to best meet its coverage objective.

1. Apartment building 1340 E. South St. Long Beach, CA 90805 – building owner not interested
2. First Southern Baptist Church – 5742 Orange Ave., Long Beach, CA 90805 – Church was not interested.
3. North Long Beach Foursquare Church – 5601 Orange Ave. Long Beach, CA 90805 – non-responsive, building believed to be abandoned.
4. Gethsemane Baptist Church located at 6095 Orange Ave was interested in allowing a facility but the site at 1147 E South St would better serve T-Mobile's needs and there is not an existing site, so this would be a new facility.



Summary of Tower Company Alternative Candidates Reviewed

A thorough review of all tower company databases show that there are currently no co-locatable towers or structures within the targeted objective area which T-Mobile could co-locate on. Please see existing site maps below from, ATC, AT&T towers, SBA and Crown Castle.

Map of ATC towers within one-mile radius proposed site.



ATC tower located at

2819 E. South St. Long Beach, CA 90805 – This existing site is more than one mile away from the proposed site.

AT&T towers

AT&T towers does not have any towers located within a one-mile radius of the proposed site.

AT&T Towers

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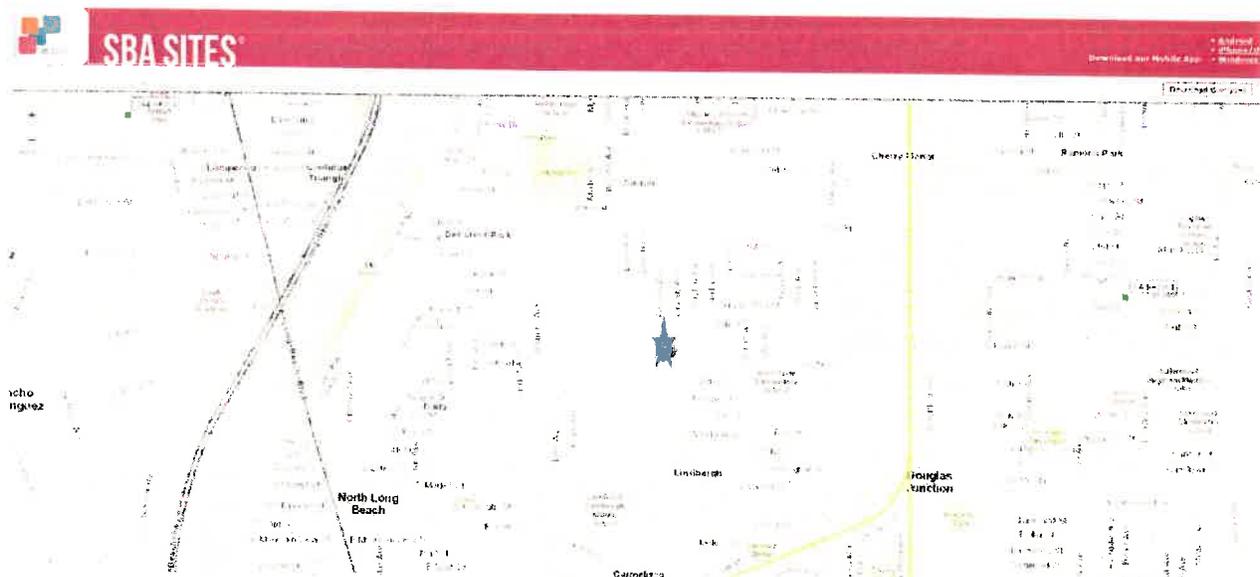
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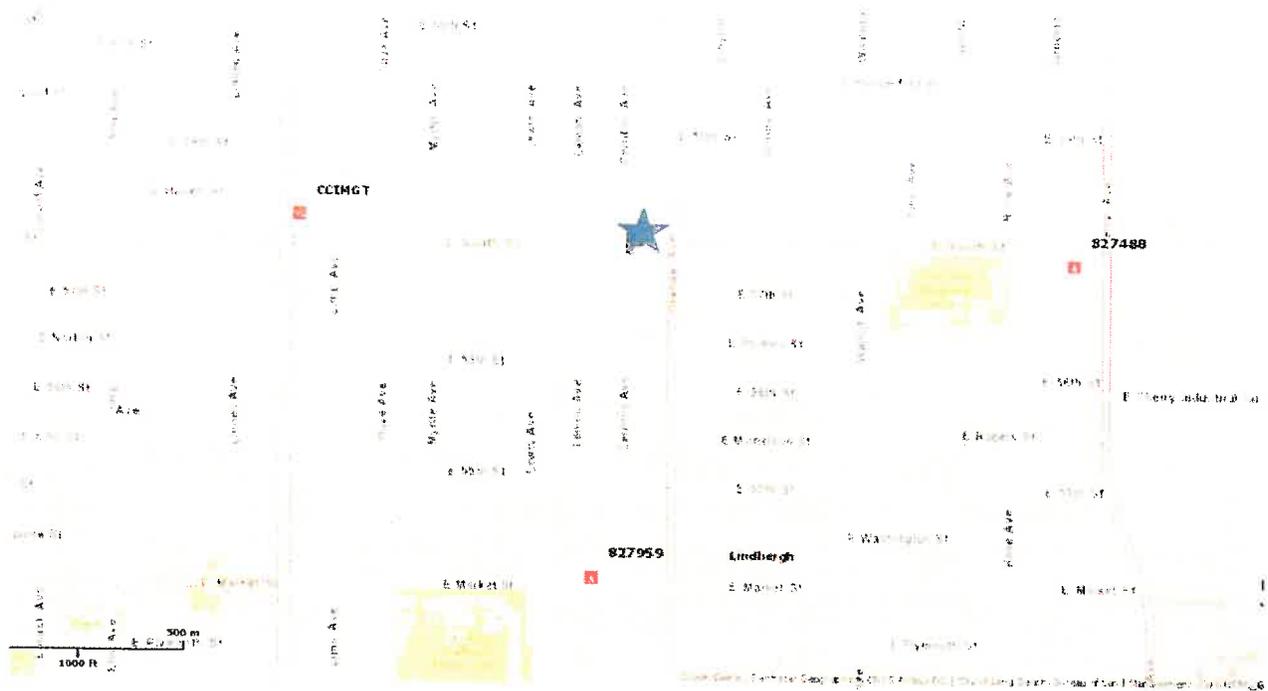
SBA sites

Nearest SBA managed site is located at

3341 East 59th Street, Long Beach, CA 90805 – this tower is more than one mile from the proposed site and will not meet T-Mobile's coverage objective.



Crown Castle Sites



5800 Atlantic Ave. Long Beach, CA 90805 – site is .12 miles from an existing T-Mobile site and will not meet T-Mobile’s coverage objective.

1115 E. Market St. Long Beach, CA 90805 – T-Mobile has an existing site here already.

1900 E. South St. Long Beach, CA 90805 – T-Mobile has an existing site here already.

V. Conclusion

Based on the above cited alternative analysis and evaluation, T-Mobile concludes that the proposed new rooftop site is the least intrusive means to address the significant gap in coverage/capacity, and to address the community wireless needs. This conclusion arises primarily from the fact that the facility proposed is in the only location where a facility can meet the coverage objective to offload sites both North and South of the intersection of Orange Ave and East South St. in North Long Beach and is strategically designed to cause no visual or noise impacts and is therefore preferred under the Code.