

Co-Locations and Alternative Site Analysis Report
DEVELOPMENT APPLICATION FOR AT&T SITE “Gold Miners Inn”

AT&T SITE NUMBER: CVL01084

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

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PROPERTY OWNER: Gold Miners Inn, LLC.

APN: 008-373-018-000

109 Bank Street, Grass Valley, CA 95945

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on Behalf of

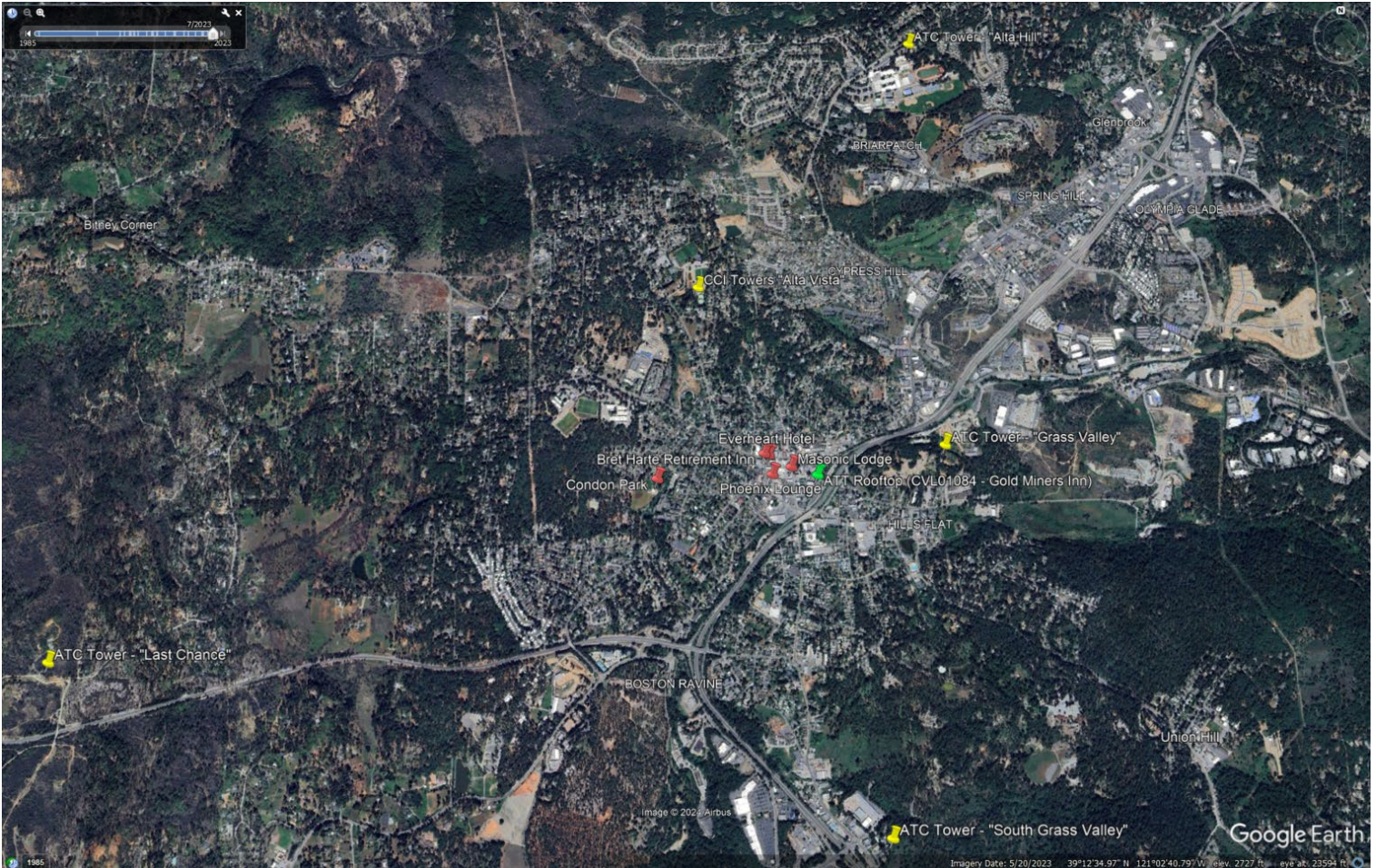
Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) at 109 Bank Street, Grass Valley, CA 95945 (“Gold Miners Inn”) APN 008-373-018-000 in the downtown of Grass Valley, CA located in Nevada County in order to provide wireless telecommunication services in the coverage area in order to service a significant gap in LTE coverage for AT&T’s customers in Grass Valley, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Nevada County.

AT&T has chosen the least intrusive viable site location that will fill this significant gap in coverage and to this part of Calaveras County, CA. AT&T analyzed five (5) existing collocatable facilities and six (6) additional properties for a new wireless facility. This report provides further context into why the existing facilities are not viable to serve the downtown of Grass Valley and why Gold Miners Inn was chosen as the primary and preferred location compared to the other five (5) additional properties where no existing telecom facilities exist.

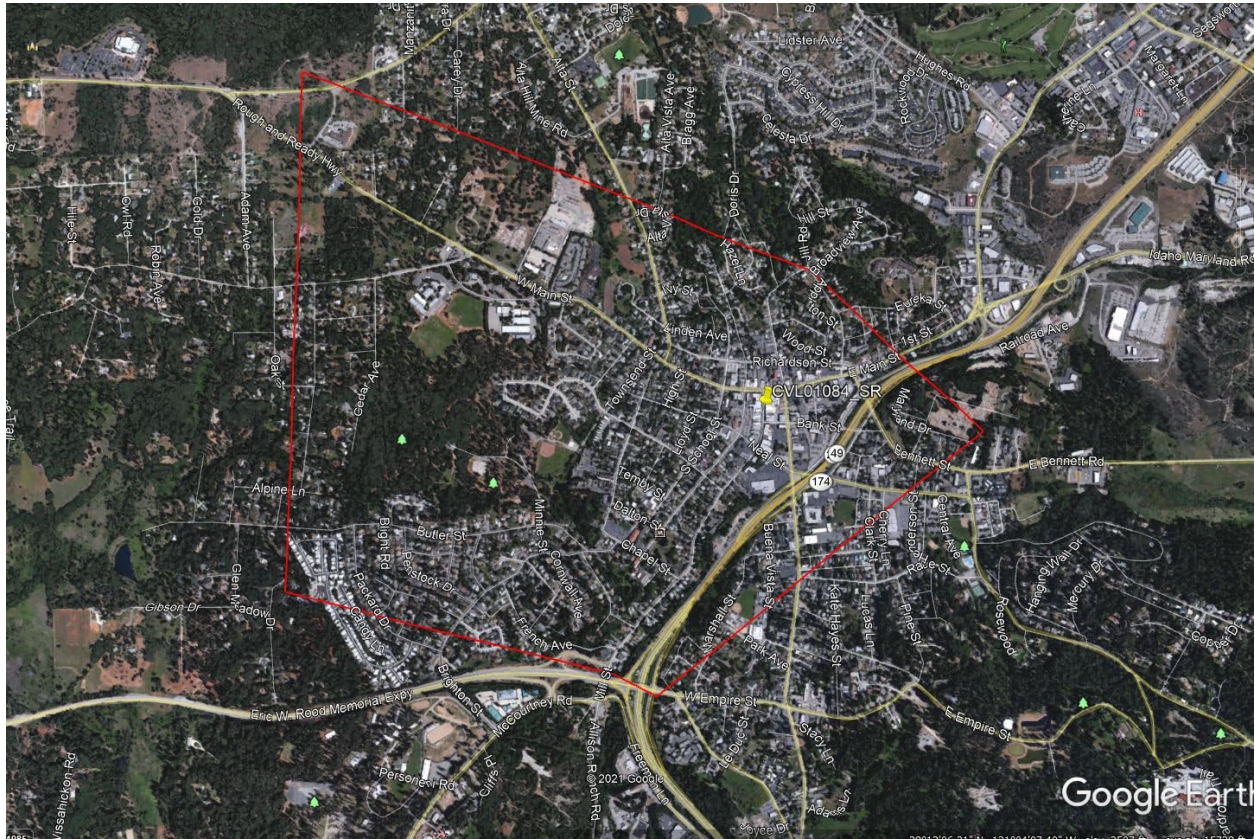
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Search Ring's Description and Objectives:



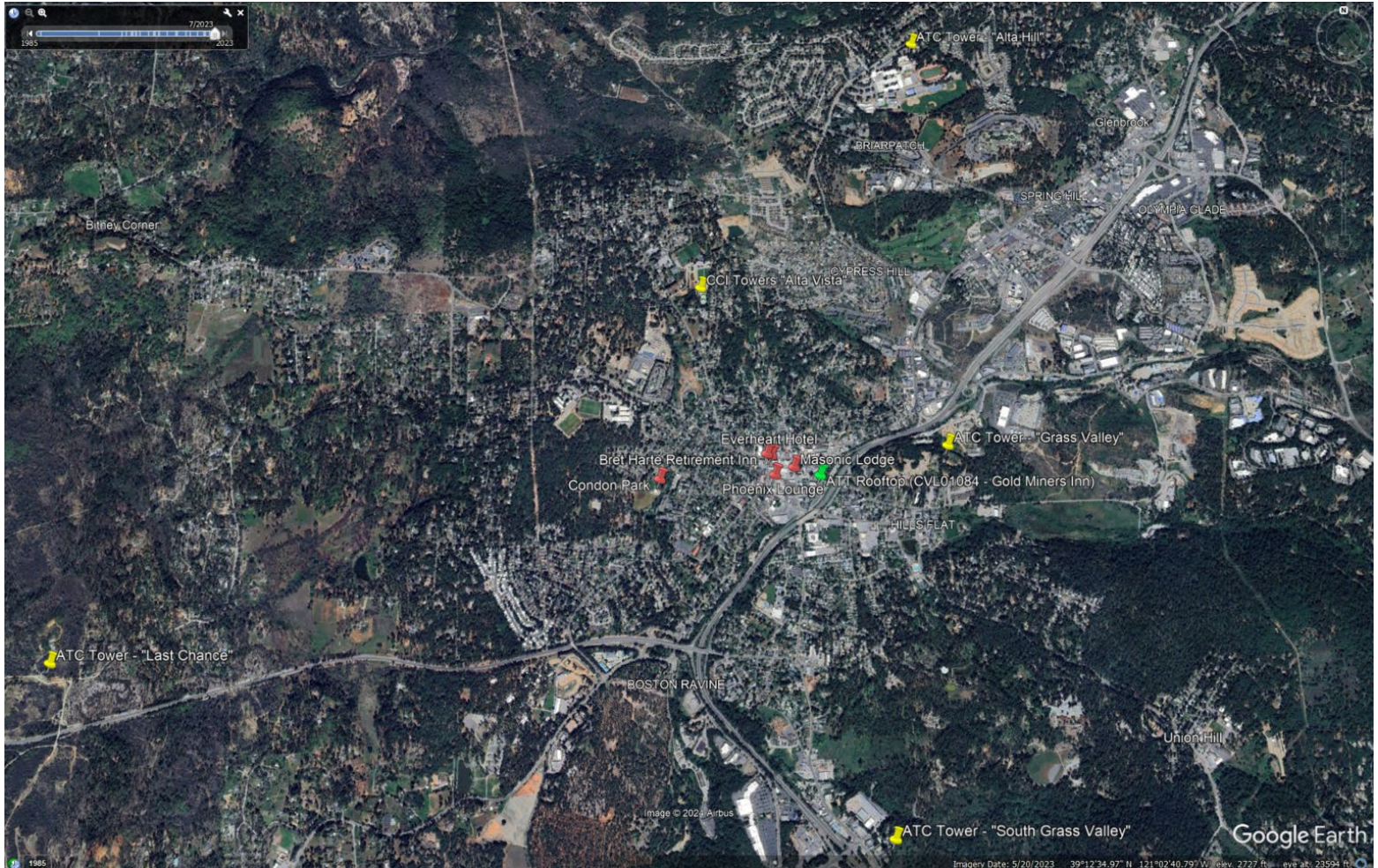
AT&T's coverage objectives are to provide reliable LTE wireless services to the Downtown of Grass Valley, CA. Due to the topography, existing structures of the downtown and due to the already existing facilities outside of the downtown, a new facility centrally located in the downtown is needed in order to provide these vital services to the residents, business owners, and visitors of Grass Valley. The map below demonstrates the search ring area AT&T requires a new facility to be located in, in order to service this need.

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Gold Miners Inn is the least intrusive option in the area given it is a stealth faux clock tower that will blend into the existing architectural features of the Historic Downtown of Grass Valley and there were no other options available that were less intrusive to the area.

Potential Co-locations:



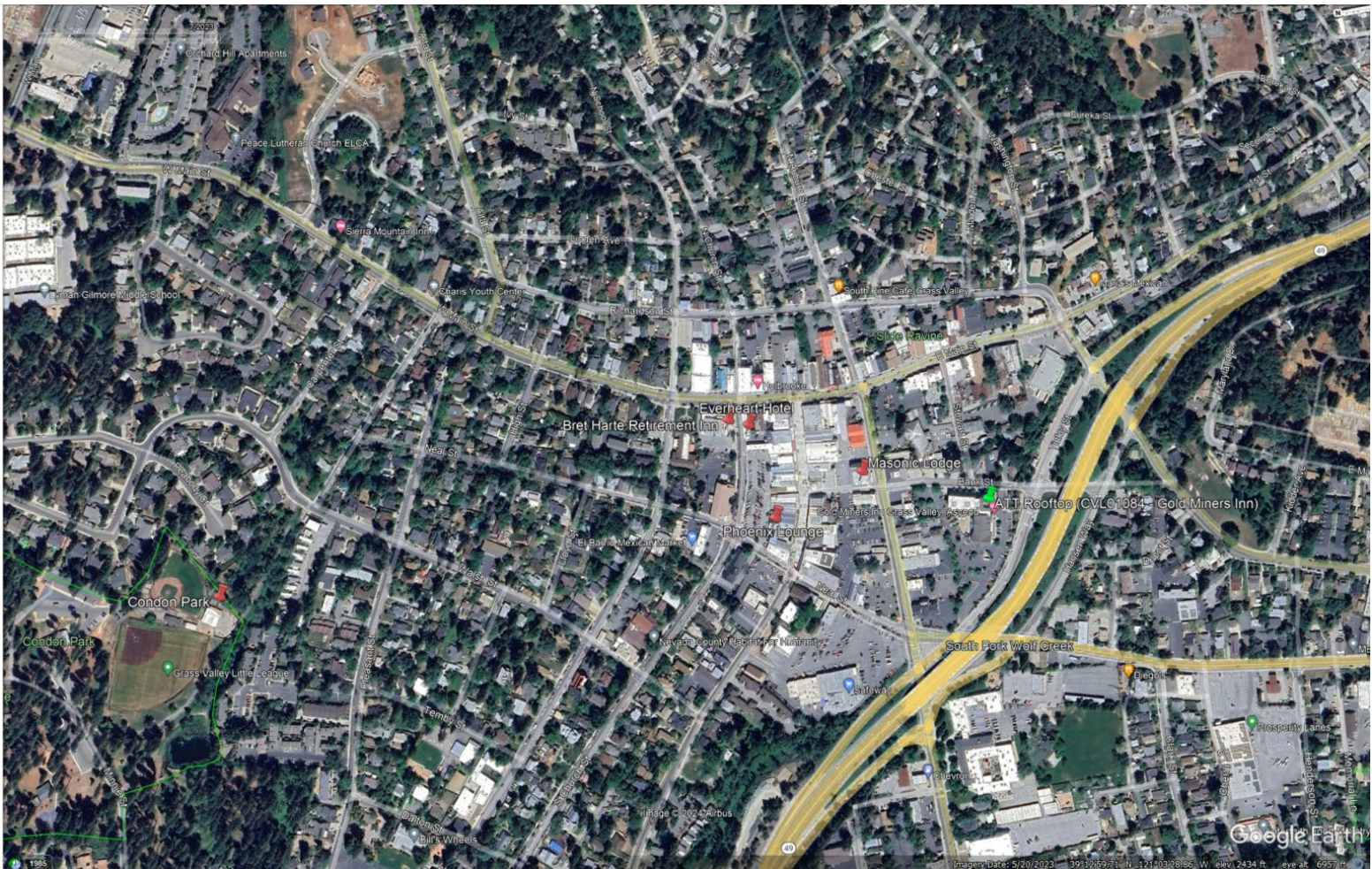
AT&T investigated five (5) existing facilities in and around Downtown Grass Valley, CA before looking at properties where no wireless facilities exist. All five (5) of these existing facilities were disqualified for the following reasons.

1. **ATC Tower – “Last Chance”:** This tower is approximately 2.70 miles south-west of the downtown as the crow flies and would not be able to fulfill the service objective for the downtown.
2. **ATC Tower – “South Grass Valley”:** This tower is approximately 1.37 miles south of the downtown as the crow flies and would not be able to fulfill the service objective for the downtown.

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3. **ATC Tower – “Grass Valley”**: AT&T is already located on this tower and provides service to a different area for more rural residential customers east of Highway 20 and South towards “Hills Flat” and North of Highway 20.
4. **CCI Tower – “Alta Vista”**: AT&T is already on this tower and provides service to customers in the rural residential parts of that area.
5. **ATC Tower – “Alta Hill”**: This tower is 1.72 miles north of the downtown as the crow flies and is too far away to service the downtown.

Alternative Site Analysis:



AT&T then investigated six (6) parcels where no facilities exist to determine their feasibility and viability for a new unattended wireless facility. Below is a detailed explanation why five (5) of them failed and why AT&T chose the sixth (6) candidate called “Gold Miners Inn”.

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1. Condon Park:

Due to the City of Grass Valley Zoning Code, there was no feasible way to install a new free-standing tower tall enough to reach the downtown of Grass Valley while adhering to setbacks as related to new facilities located near residential parcels. Also, it was assumed that there would be significant opposition to a new free standing cell tower in this park and its proximity to single family homes.

2. Bret Harte Hotel:

AT&T sent a letter of interest to the Hotel and never received any feedback or desire by the Landlord to entertain a rooftop colocation proposal. Conversely, due to the use of the hotel as being a long-term residential use, and the age of the building and materials, there was no safe or feasible method to construct a rooftop facility here.

3. Everheart Hotel:

AT&T sent a letter of interest to the Hotel and never received any feedback or desire by the Landlord to entertain a rooftop colocation proposal.

4. Phoenix Lounge:

AT&T and Landlord agreed to terms and executed a lease agreement, however once design and engineering were completed, it was confirmed that due to the age of the building and materials used, there was no feasible or viable way to construct a rooftop facility here.

5. Masonic Lodge:

AT&T and Landlord agreed to terms and executed a lease agreement, however once AT&T went through the use permit process, Planning and the Historic Commission confirmed that they would not be able to support the project due to the historic designation of the Masonic Building. The planning Department asked AT&T to explore co-locating on the Gold Miners Inn since it is not a designated Historic Building.

6. Gold Miners Inn:

AT&T and Landlord agreed to terms and executed a lease agreement and is now presenting this candidate as the preferred and most feasible candidate.

Conclusion:

Gold Miners Inn meets AT&T's coverage and capacity objectives for this area of Downtown Grass Valley, CA thus improving and enhancing wireless services for residents, visitors, and first responders. The faux clock tower design has been chosen to fit in with the downtown nature of the area. Overall, this site location is the least impactful and least visually intrusive location within the Search Ring that fills AT&T's gap in coverage and capacity.