

## STATEMENT OF SITE ACQUISITION SPECIALIST

The undersigned hereby states the following in support of the application by Cellco Partnership d/b/a Verizon Wireless to construct a 120' (above ground level, "AGL") monopole-style tower for the installation of antennas at a centerline of 117' AGL, along with related remote radio heads, junction boxes, transmission lines, and other associated antenna equipment; GPS antenna with associated electrical and radio equipment in Verizon Wireless's equipment area located within the compound enclosed by a chain link fence (the "Facility") located at 85 Washington Street, (Assessor's Parcel ID Map 14, Lot 38) Pembroke, MA. The facility is designed to accommodate up to three additional wireless carriers.

I am a site acquisition specialist for Structure Consulting Group responsible for determining and acquiring appropriate locations to be used in the development of Verizon Wireless's network.

As permitted under its Federal Communications Commission ("FCC") license, Verizon Wireless designs its wireless network to provide reliable service to its customers, whether those customers are outdoor, in a vehicle, or in a building. Providing reliable service to its customers in each context is critical for Verizon Wireless the quality of wireless service that its customers demand and to meet the objectives of the Telecommunications Act of 1996, that a robust, competitive and low-cost wireless communications capacity be developed to serve the entire nation.

To maintain effective, reliable and uninterrupted service, there must be a continuous series of wireless sites located within proximity to each other to overlap in a system comparable to a honeycomb pattern. If there is no Personal Wireless Facility available to accept/receive the signal, network service to the mobile device will terminate involuntarily. Accordingly, the overlap of coverage is necessary for the signal to transfer from one wireless site to another wireless site seamlessly and without termination.

In conformity with its FCC license, Verizon Wireless is actively building its network. Since Verizon Wireless began providing service to Massachusetts, it has continued to acquire interests in sites for additional PWFs and is applying for and obtaining local governmental approvals to construct new PWFs in order to eliminate Significant Gaps in service and/or to provide new areas of coverage to existing and potential Verizon Wireless customers.

To connect different areas, Verizon Wireless's Radio Frequency ("RF") Engineers have determined specific areas that would be most appropriate to construct a wireless facility. Based on the RF Engineer's tests and surveys, Verizon Wireless determined that its network required a Personal Wireless Facility be placed in this area of

Pembroke. In order to find appropriate locations within this general Search Area, I reviewed potential locations in and around the target area in order to assess the viability of the Site from several different perspectives.

In conducting the Viability Analysis for this site, I first looked at the Search Area/coverage objective that the Verizon Wireless RF Engineer was trying to fulfill and then analyzed potential parcels of land in the given Search Area from the following perspectives: (a) determining if there are any existing buildings and/or structures that are at a height and/or structural capacity to meet the service coverage objectives; (b) the size, shape and dimensions of the parcels in the area; (c) compliance with local zoning requirements, especially any specific wireless communications services regulations; (d) compliance with any applicable State regulations, such as Wetlands and/or Waterways Protection, Historic, etc.; (e) compliance with any applicable Federal regulations, such as NEPA and those promulgated by the FAA, FCC, etc.; (f) distances to major roadways, residential districts, commercial buildings, schools, downtown centers and other areas where existing and potential Verizon Wireless customers are located; and (g) a variety of site specific observations that may affect the proper siting of a wireless communications facility in a specific Target Area.

It was determined after reviewing the existing Personal Wireless Facilities in the Town of Pembroke and reaching out to other parcels in or near the Search Area that there are currently no available structures that Verizon Wireless could attach to, to fill this existing Significant Gap. Relying on the research I conducted, a new ground mounted Personal Wireless Facility is required to achieve the RF engineer's objective. Determining whether a parcel is a practical location for building a new PWF include factors such as elevation, terrain, access to public right of ways and utilities, wetlands and flood plains, and disinterest by landowners. The other parcels that were examined include but are not limited to Map D14 Lots 3, 5A, 13, 18, 25, 31, 91, 93. Map D15 Lots 4, 13, 28A, 28B, 67, 80B. Map C15 Lot 5.

Based on the above, it is my opinion that in order to support the objective of the RF engineer, this Site is well suited for the development of a Personal Wireless Facility and the only feasible location to reduce or eliminate the Significant Gap in this area of Pembroke, MA.

Executed this 9<sup>th</sup> day of April 2021

A handwritten signature in black ink, appearing to read "Brian D. Ross".

Brian Ross

Site Acquisition Specialist, Structure Consulting Group