Visual Assessment & Photo-Simulations

WEST HARTFORD NORTH RELO
342 NORTH MAIN STREET
WEST HARTFORD, CT 06117

Prepared in August 2016 by:
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06141

Prepared for Verizon Wireless

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VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of Cellco partnership LLC d/b/a Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") completed this visual assessment and prepared computer-generated photo-simulations depicting the proposed installation of a wireless telecommunications Facility at 342 North Main Street in West Hartford Connecticut (the "Property").

Project Setting

The Property is located on the east side of Main Street and south of Albany Avenue in a commercially developed intersection in West Hartford. The Property is currently developed with a three-story brick and masonry building containing street-level, retail tenants with commercial offices above. The proposed Facility would include the installation of three (3) rooftop-mounted antenna arrays/sectors. Two (2) of the arrays would be contained within radio-frequency transparent screen walls on the west end of the building's roof; the screen walls would be painted to match the surrounding masonry façade of the building. The third sector's antennas would be flush-mounted to a brick staircase penthouse on the east side of the building and painted to match the existing facade. Two (2) exterior equipment platforms would be centrally located on the roof to accommodate cabinets and a shelter.

Methodology

On August 15, 2016, APT personnel conducted field reconnaissance and photo-documented existing conditions. Five (5) nearby locations were selected to depict existing and proposed conditions and to provide an approximate extent of the proposed installation's visibility. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") technology. Photographs were taken with a Canon EOS 6D digital camera body and Canon EF 24 to 105 millimeter ("mm") zoom lens, with the lens set to 50 mm to present a consistent field of view.

Three-dimensional computer models were developed for the building and proposed small cell components from AutoCAD information. Photographic simulations were then generated to portray scaled renderings of the proposed installation. Using field data, site plan information and image editing software, the proposed Facility was scaled to the correct location and height, relative to the existing structure and surrounding area. A photolog map and copies of the existing conditions and photo-simulations are attached.

The Five (5) locations simulated were chosen in the field because they presented generally unobstructed view lines towards at least a portion of the building and represent the approximate limits of visibility associated with the proposed installation. They are however static in nature and do not necessarily fairly characterize the prevailing views from all locations within a given area. The simulations provide a representation of the proposed Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change substantially throughout the seasons as well as the time of day, and are dependent on weather and other atmospheric conditions including but not necessarily limited to haze, fog, and clouds; the location, angle and intensity of the sun; light conditions, and the specific viewer location.

Conclusions

The visibility of the proposed installation would be limited primarily to nearby, commercially-developed locations within ±500 feet of the building, areas where at least a portion of the building can be seen today. The facility's design incorporates concealment behind screen walls, façade-mounted antennas and other appurtenances intended to resemble existing rooftop equipment. The design of the RF-transparent screen walls, equipment cabinets and shelter, and facade-mounted antennas will be consistent with the style and colors of surrounding building elements to minimize visual effects.

Based on the results of this assessment, it is our opinion that the proposed installation of the Verizon Wireless communications facility will not have an adverse visual impact on existing views of this building or the character of the community.

ATTACHMENTS

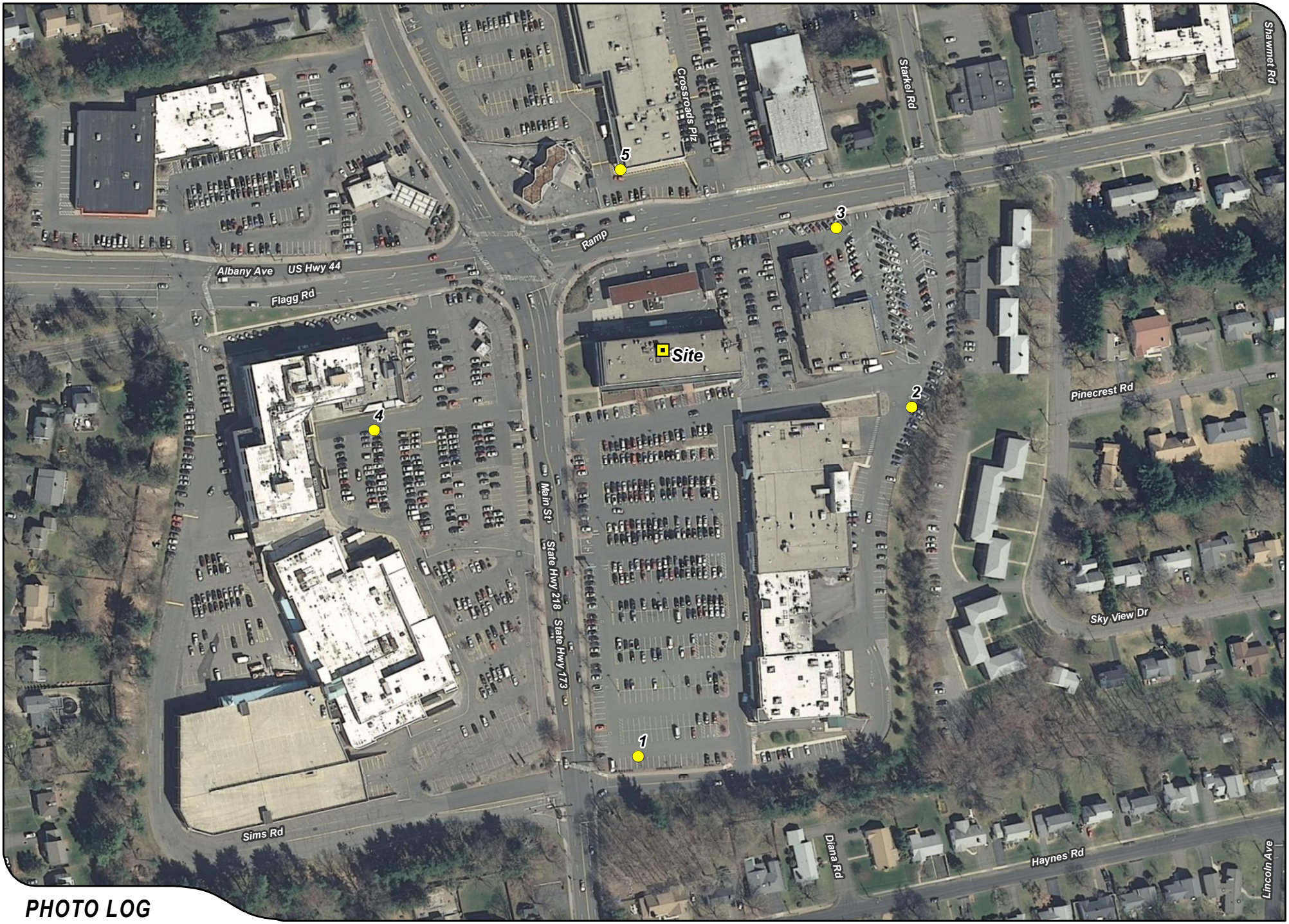

PHOTO LOG

Legend

Site Year-Round Visibility

1 inch = 200 feet

100 50 0 100 Feet

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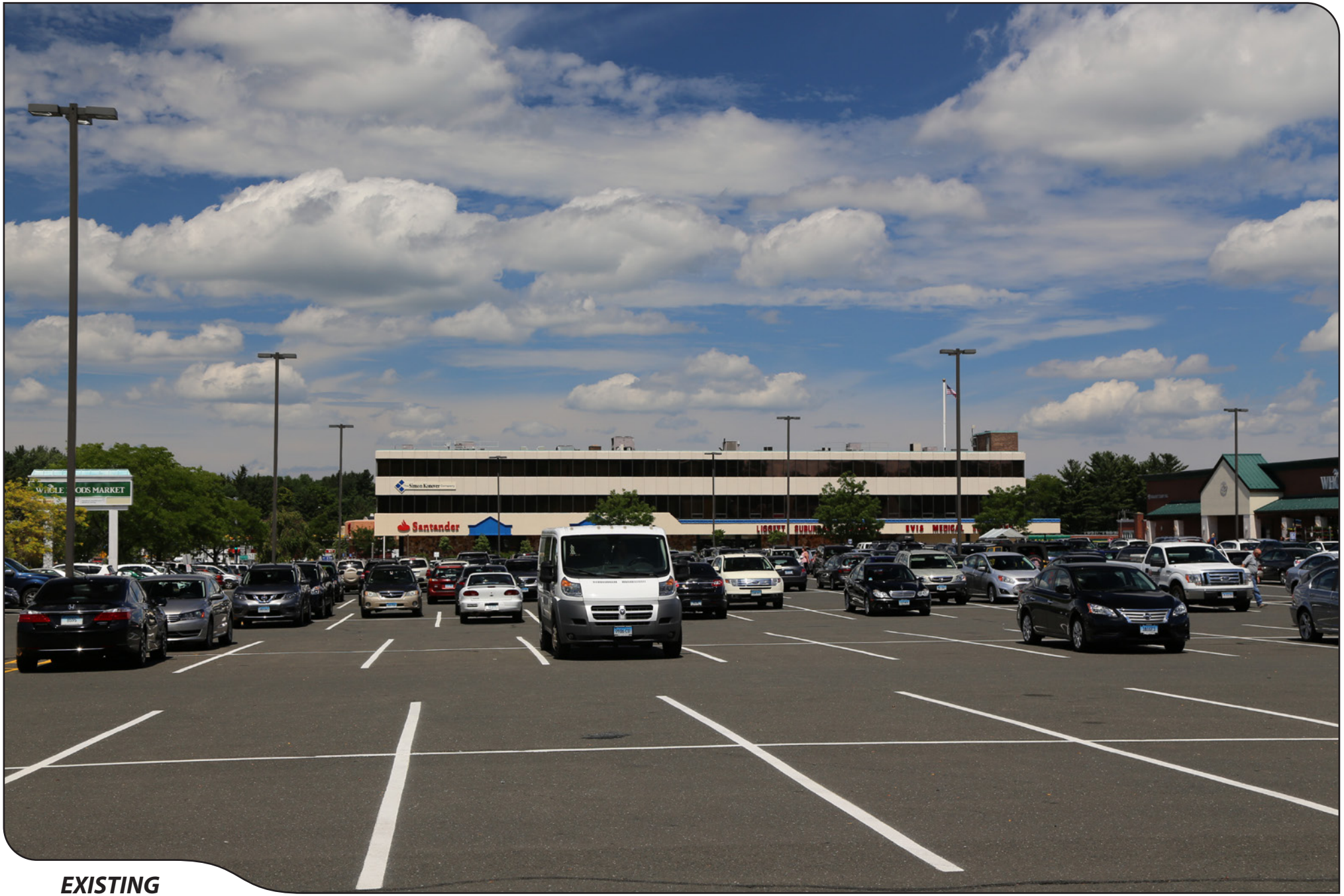

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	**HOST PROPERTY**	**NORTH**	**+/- 0.12 MILE**

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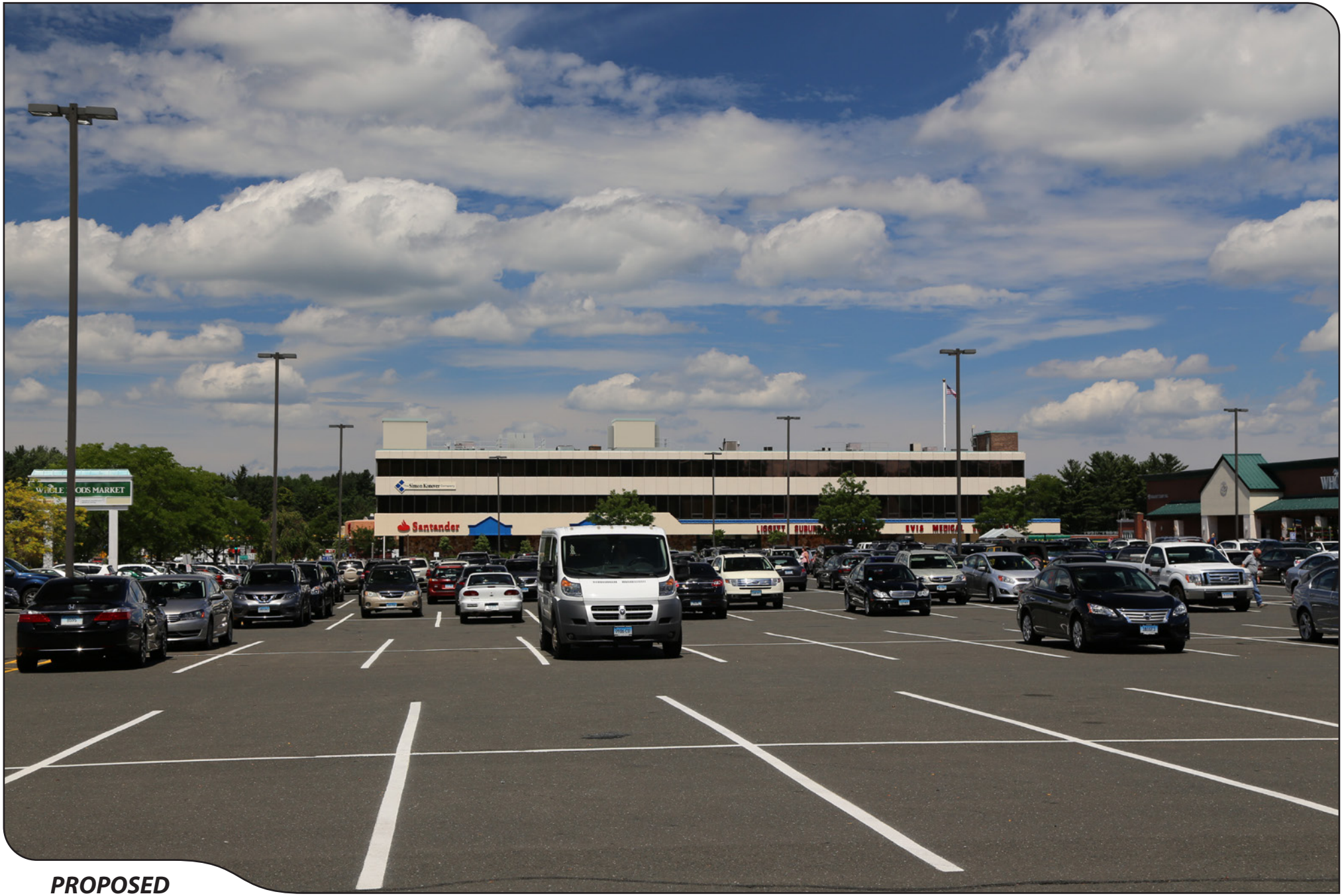

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	**HOST PROPERTY**	**NORTH**	**+/- 0.12 MILE**

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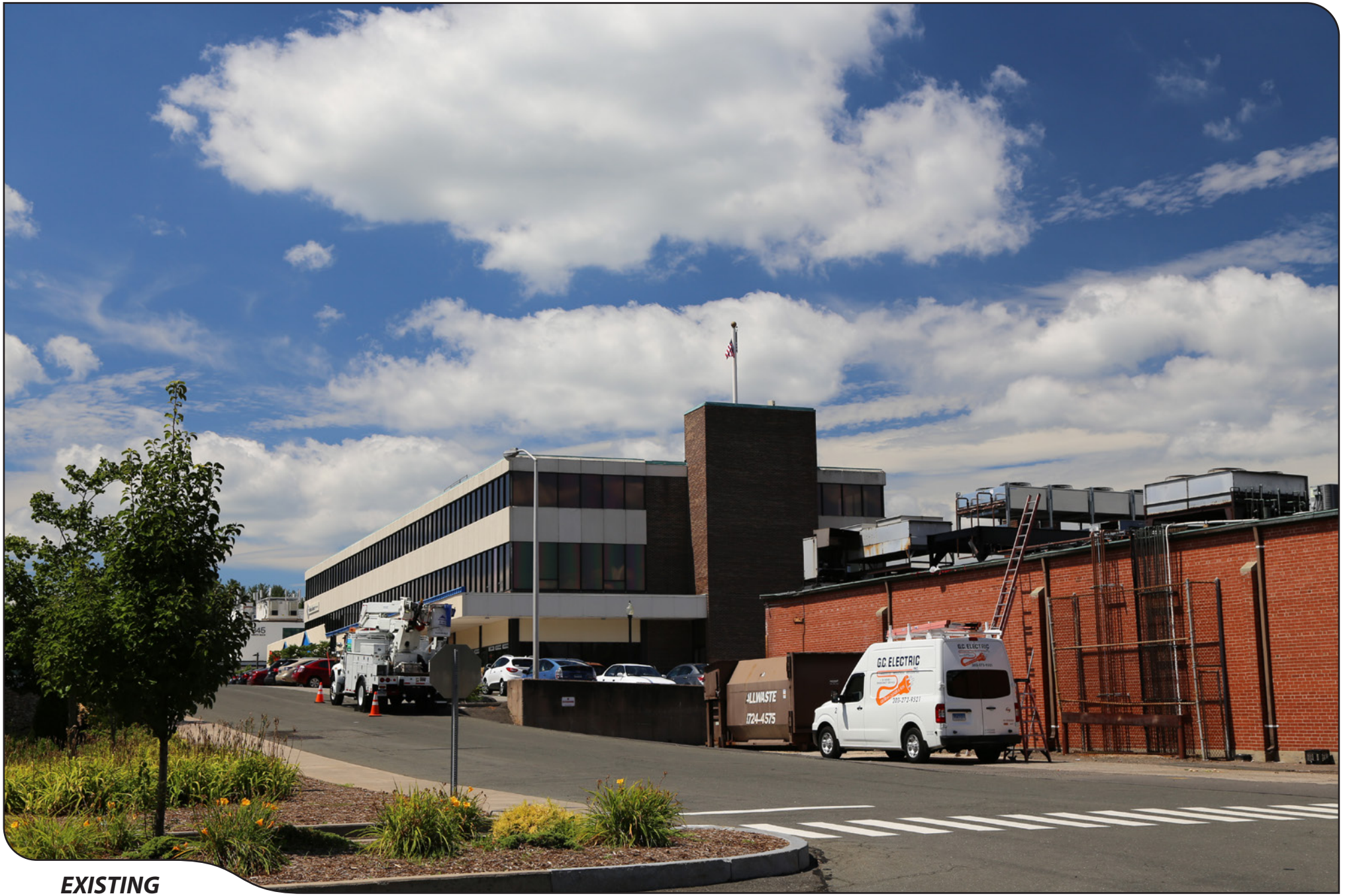

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	**HOST PROPERTY**	**NORTHWEST**	**+/- 419 FEET**

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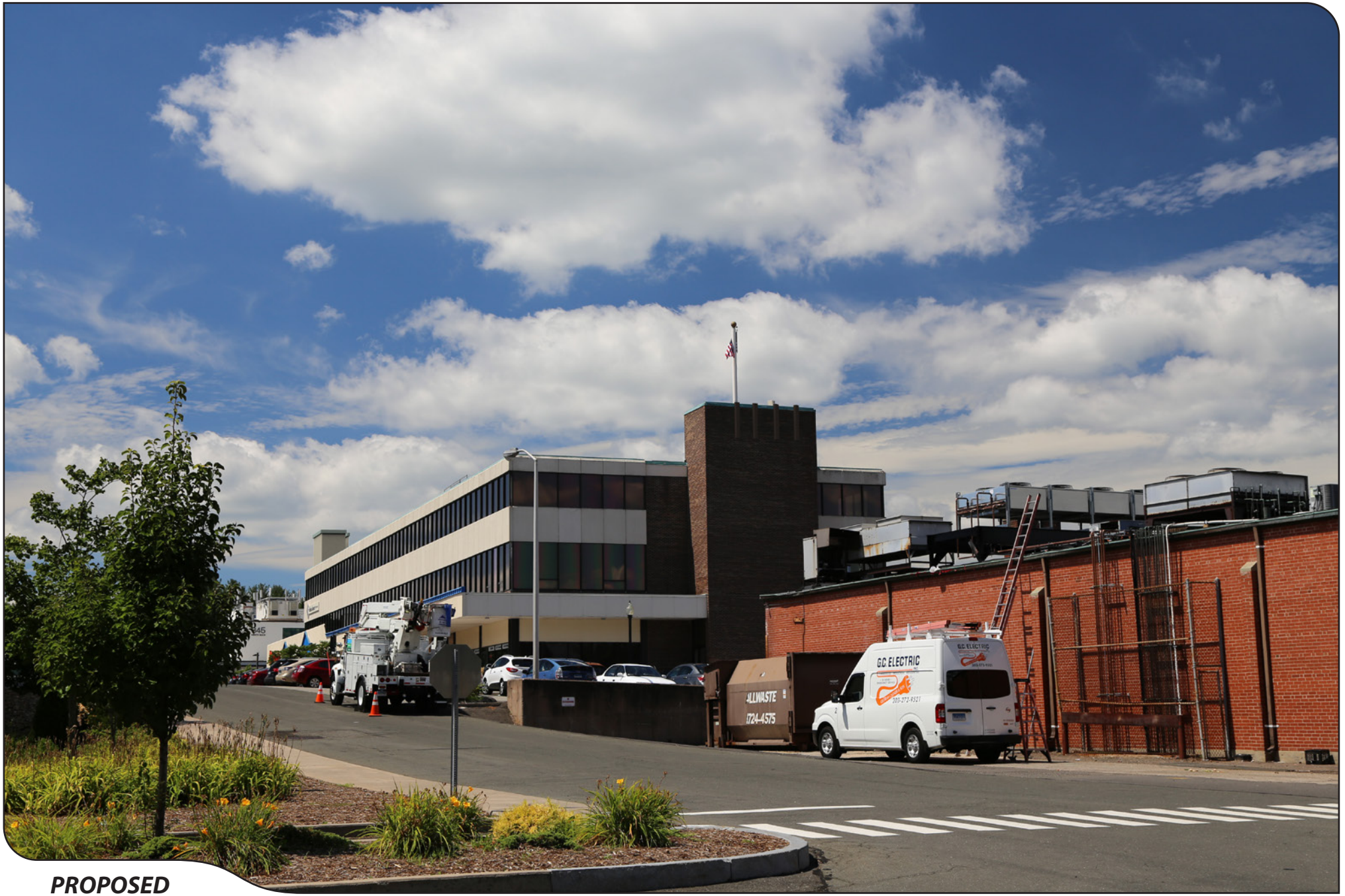

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
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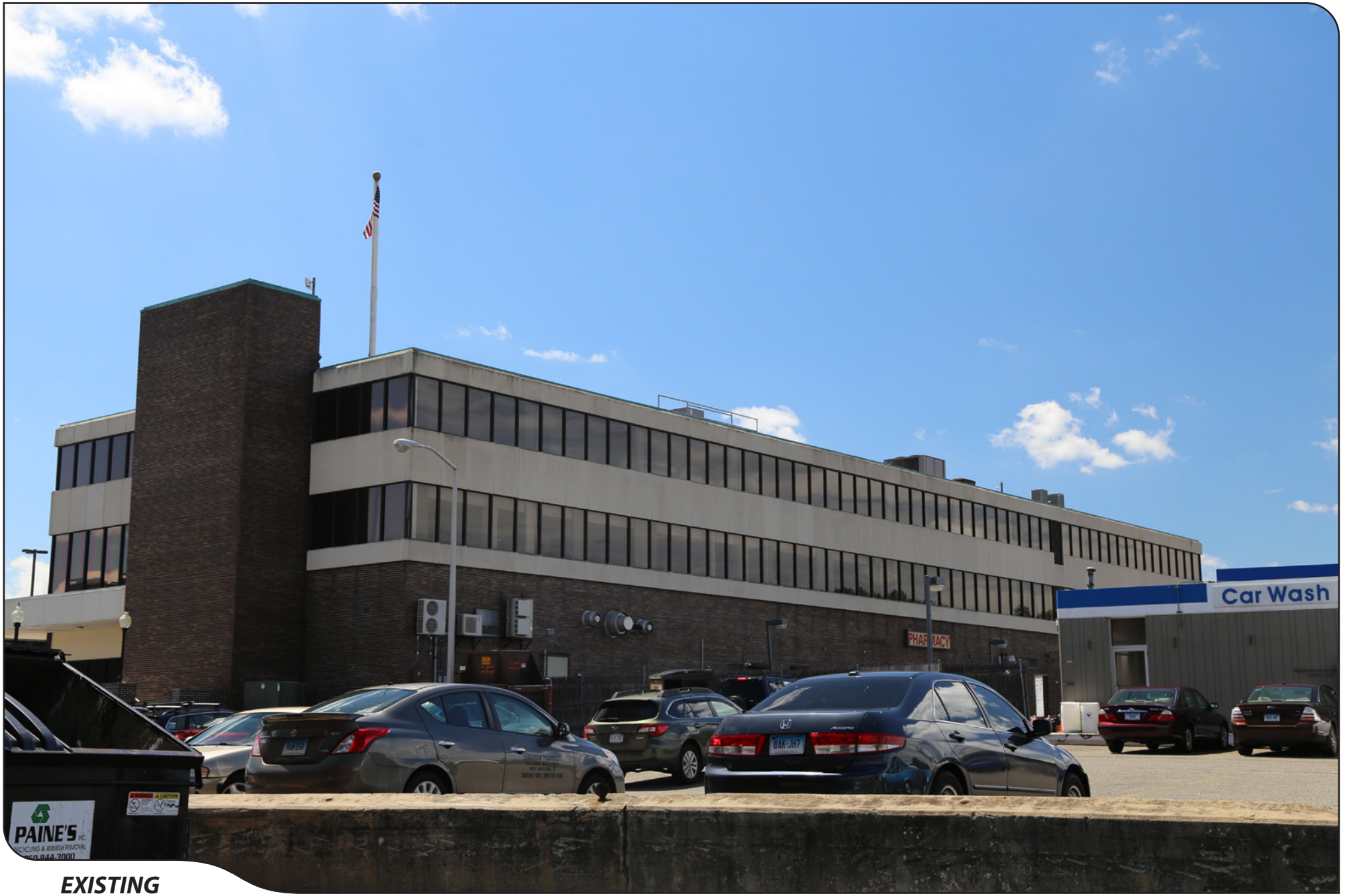
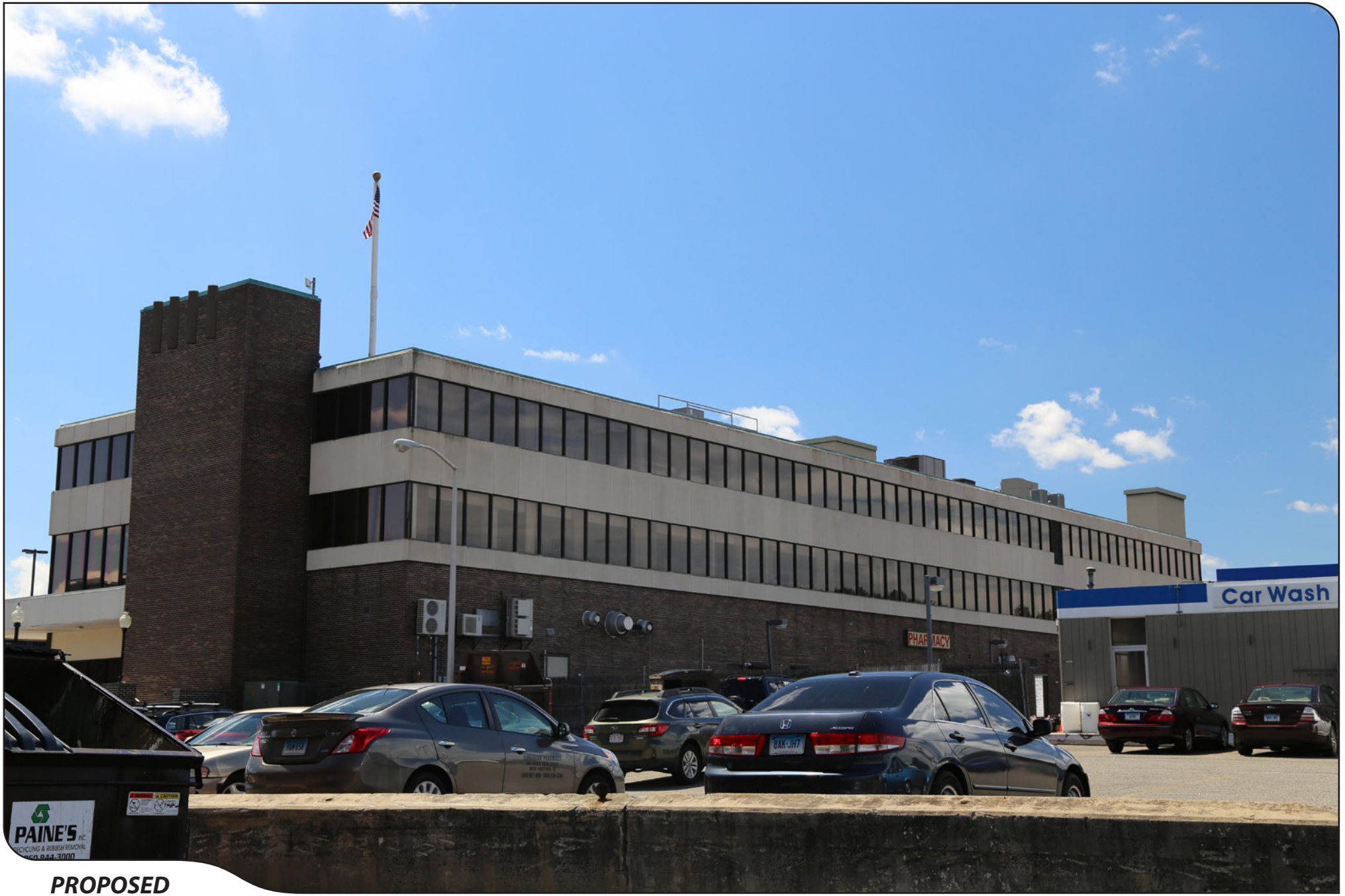


EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	**HOST PROPERTY**	**SOUTHWEST**	**+/- 363 FEET**



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	**HOST PROPERTY**	**SOUTHWEST**	**+/- 363 FEET**

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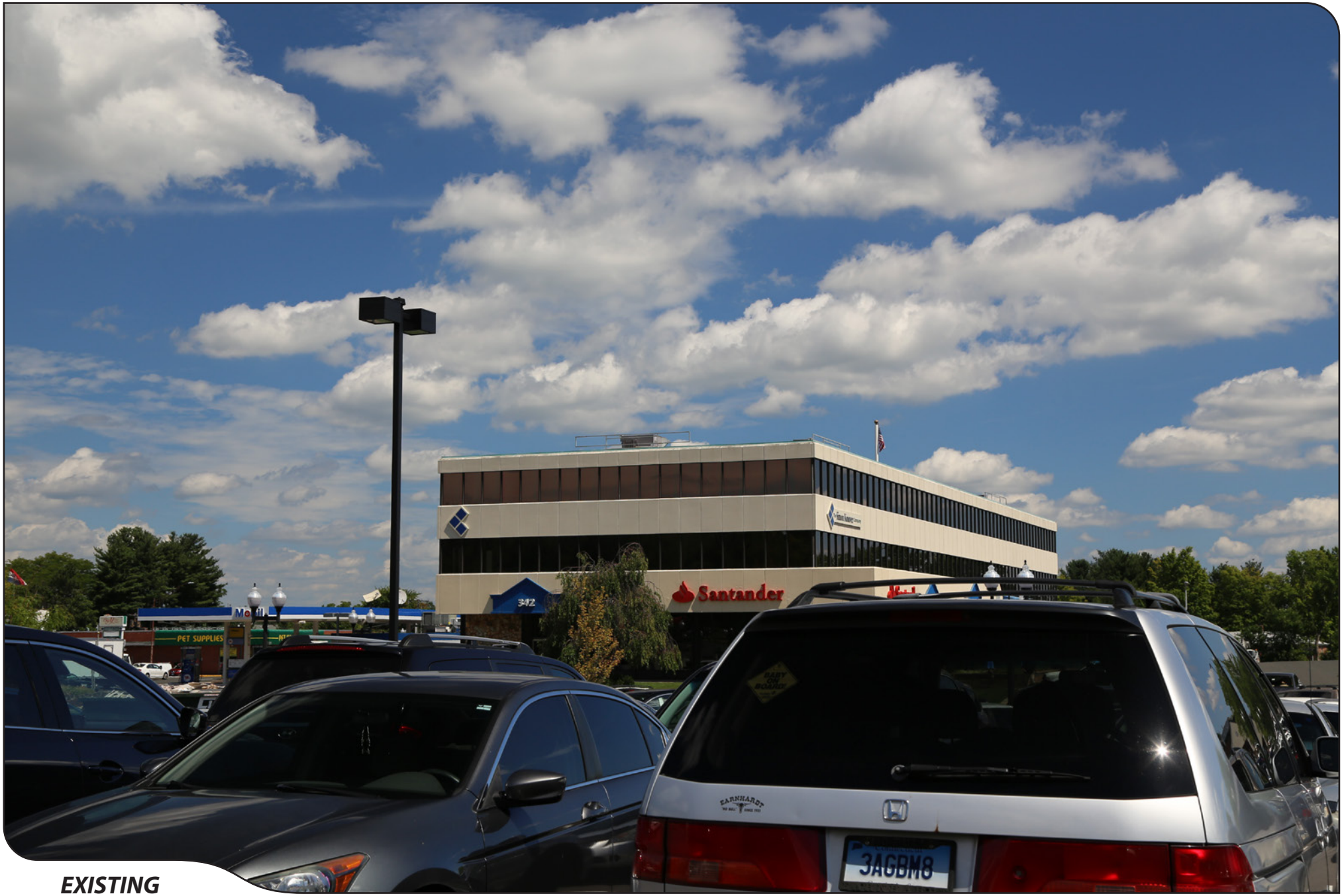
EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	**BIG Y PARKING LOT**	**SOUTH**	**+/- 333 FEET**

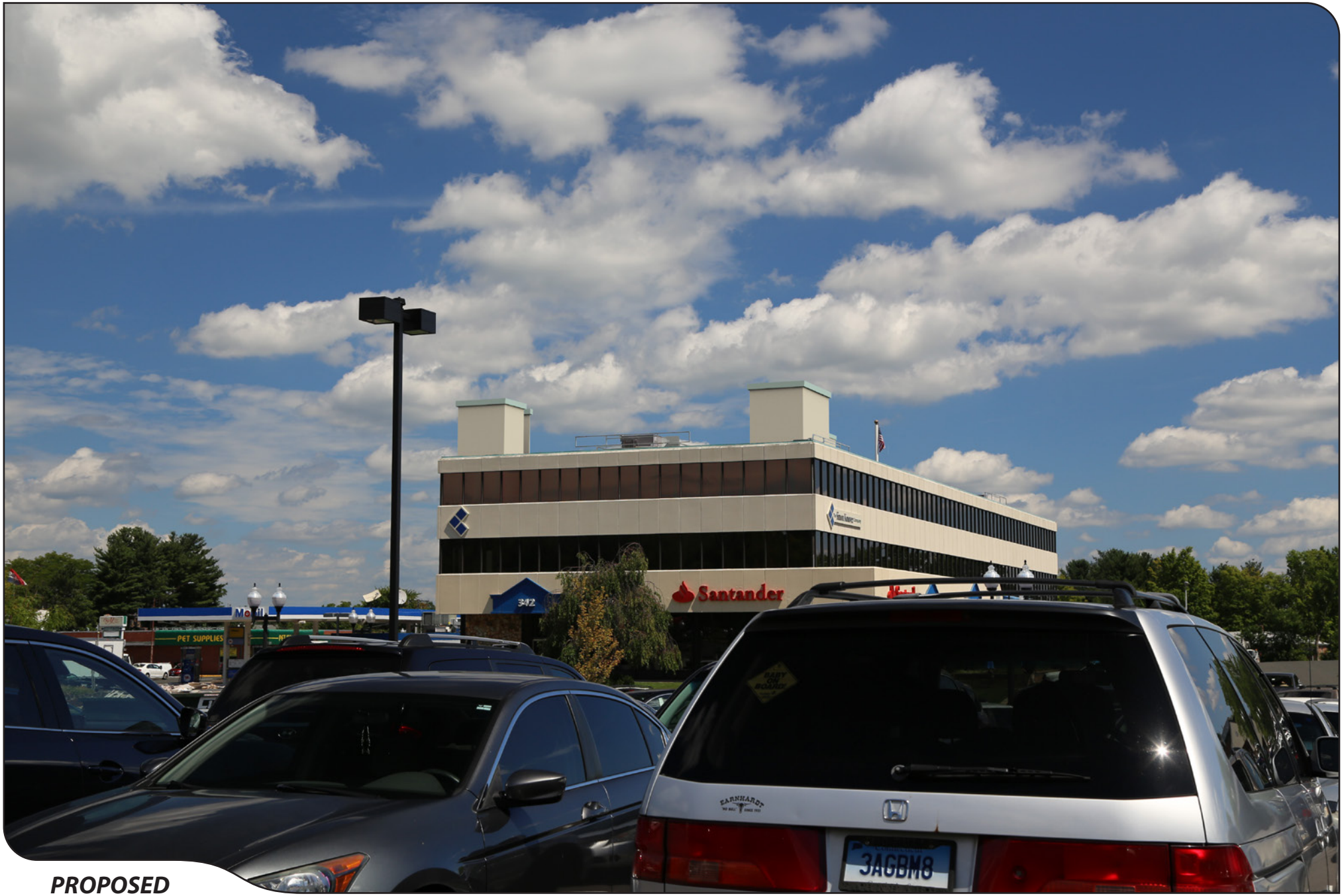
PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	**BIG Y PARKING LOT**	**SOUTH**	**+/- 333 FEET**



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
5	**THE SHOPS AT BISHOPS CORNER**	**NORTHEAST**	**+/- 486 FEET**



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
5	**THE SHOPS AT BISHOPS CORNER**	**NORTHEAST**	**+/- 486 FEET**

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