

Site Search Process

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes "the narrowing process by which other possible sites were considered and eliminated." In accordance with this requirement, the descriptions of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Ansonia Facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. Optasite's goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers.

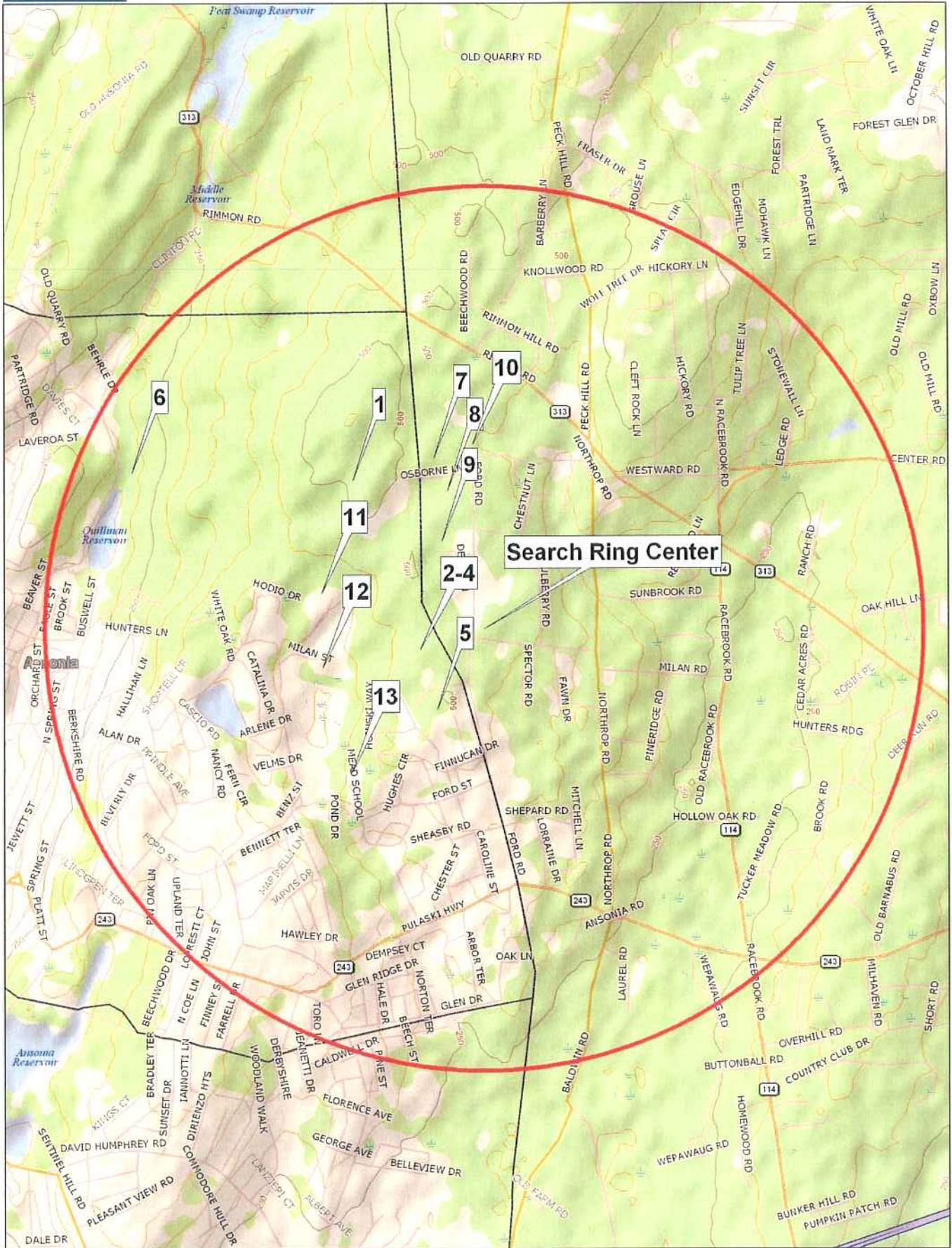
Optasite is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the northeastern section of Ansonia and the western section of Woodbridge, there are no existing towers or transmission line structures with sufficient height. The only existing structure is an 80 foot water tank, owned by Birmingham Utilities and located at 99 Ford Street, on which the owners have rejected collocation possibilities.

In general, Optasite first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property owners to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

Optasite investigated numerous properties in the area of the Macabee Properties, LLC property at 1 Deerfield Lane. Because the area is mostly residential, Optasite focused its investigation on larger parcels of undeveloped land and non-residential uses within the area. Optasite investigated three properties in the area that are all owned by the Ansonia Rod and Gun Club; properties located at 89 Milan Street, 100 Milan Street and 101 Milan Street. The Ansonia Rod and Gun Club, however, was not interested in executing a lease due in part to concerns about the tax-exempt status of the organization the Club.

Optasite discussed the possibility of locating the site at 99 Ford Street, which houses an 80 foot water tank. As discussed above, the owners of that property rejected all lease proposals. The site at 23 Beaver Street was rejected because it is too far away from the center of the targeted area and the property in this area is listed as class 1 and 2 lands as they drain into the Quillinan Reservoir. Optasite considered properties located at 15 Osborne Lane and 154 Ford Street but ultimately rejected both properties because each contained extensive wetlands and had little vegetative screening to mask any potential visual impact. Optasite approached the owners of 140 Ford Road and 128 Ford Road and both owners were not interested in locating a facility on their property. Properties located at 14 Deerfield Lane (the Audubon Society), 10 Deerfield Lane (local park and recreation fields) and 75 Ford Street (John C. Mead Elementary School) were all considered but rejected due to low ground elevation.

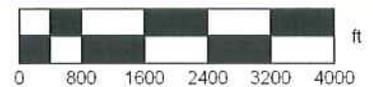
The property on which the proposed sites are located is superior to all others reviewed. Owned by Macabee Properties, LLC, it is approximately a 16 acre parcel that is used as a horse farm. Based on its elevation and location, a Facility within the property would provide adequate coverage along Route 313, Peck Hill Road and the surrounding area. The site is remote from surrounding properties. Topographical features and vegetation afford significant screening of the proposed site. In addition, Optasite will utilize an existing asphalt driveway and then construct a gravel access road such that there will be no visibility of the facility from area car traffic.



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