



VINCENT GERARD & ASSOCIATES, INC.

Mr. Wallis Meshier
Planning & Development
Killeen Texas

March 27, 2006

Summary Letter for Vertical Bridge Verizon Mobility Wireless Communications Site. 7432 E Trimmier Road Killeen Texas 76542

After a request from Verizon Mobility and a search of all properties within a 1/4-mile search ring study, we believe we have found an excellent location and solution for a wireless site in the Southeastern Portion of Killeen Texas for best coverage in this immediate area. This site will provide necessary coverage to the homes, in home businesses, and new neighborhoods for wireless customers in and around the area along Trimmier Road and East Stagecoach Road, within the high residential development area of Killeen. This site will accommodate all the major carriers at 85' with a 10' lightening rod. (TOS 95') Verizon radio frequency engineers are having some "in building coverages" issues in the immediate area of this location. Their customers are also having "Capacity" issues with their site to the west and north in Killeen. The combination of a new home development and existing homesites for local communications that now include larger attachments, videos, pictures and general applications have slowed down the RF power for existing sites. These sites are discussed below and need to offload this RF and data traffic to this proposed current site. Their goal is to have 5G quick speed data and continue their best in building coverage throughout Southeastern Killeen. If this capacity issue is not alleviated, customers will start receiving long wait times in the queue and will eventually start dropping calls due to capacity overload on their existing infrastructure. No other vertical options were available for co-locations.

Master Inventory of existing sites with Verizon Equipment within 5 miles

Towers #1, # 2 & 3 are shown on the below capacity map.

Approval Process

Verizon has requested an 85' monopole height, which will allow Vertical Bridge to market to the other two big carriers, T-Mobile and AT&T wireless. A monopole design is the least obtrusive structure in our industry. By code Division 6 Tower Regulations, wireless use is allowed by a Conditional Use Permit in this B-3 Commercial Zone.

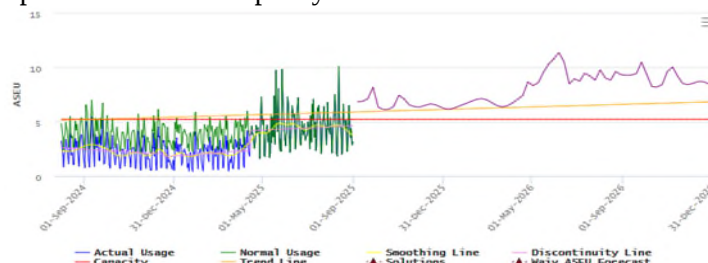


Capacity Explained Verizon Sites (*Proprietary*)

Note;
All
Verizon
Sites
Shown
operating
Over
capacity



Capacity issues are becoming a difficult situation with the increased use of Smart phones and multiple applications and alerts customers are using. Verizon has provided a map of existing sites with capacity issues, shown in red for the site to the west and north sectors. The carrier has added additional antenna to the existing structure and the antenna array is completely full. These modifications occur over the course of years of operations. The exhibit above shows an antenna sector operating above the normal capacity and those sites shown in a red line will need to be offloaded. Once the situation looks like this antenna sectors for Verizon, the RF engineering team issues a new search ring for the area of concern to download the major increase of activity and data on that site. That is the case for this proposed site location. The bar graph below is an example of the current capacity issues.



Fall Zone

Monopoles at 85' in height typically have a fall zone designed by the manufacturer in case of catastrophe. The monopole will not fall like a tree, rather implode onto itself in a designated weak point on the pole. For this site, the fall zones for an 85' monopoles is typically 30-40' from the base of the structure. This allows surrounding land use and property owners the benefit of full use of their property in case of a major ice storm and wind damage the structure.

Residential Setbacks & Inspection trips.

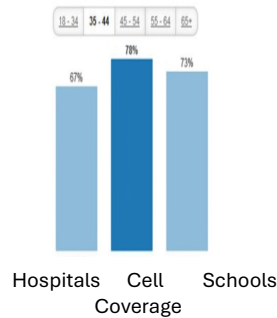
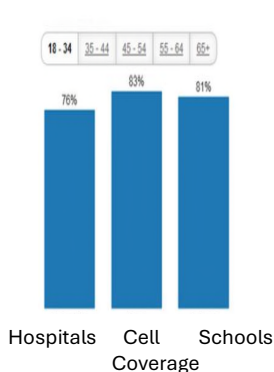
The closest residential lots are 260' to the east across E Trimmier Road. This is over 3x the height of the monopole. The unmanned site will be accessed 1x per month by maintenance workers by pickup truck or SUV for inspections. A waiver is necessary for any landscaping on all sides of the site, considering that the site is located amongst a heavy live oak tree cover. The current tract of land is being used as a parsonage and missionary house for the church.

Value of Surrounding Property, Use and enjoyment of surrounding landowners.

There has not been any substantial evidence on decreased values use and enjoyment of adjoining properties. Recent studies show an actual preference of home buyers for great or good coverages over schools and hospitals nearby. Root Metrics and Morning Consult has prepared a study based on surveys of homebuyers on what were the most important items in their purchase of a specific property. Age difference varies, and among the older folks the hospitals increase in concern. Below are the bar graphs from Root Metrics studies and Morning Consult. We have also included a value study from an MAI Appraiser in Tennessee for backup information which concludes no decreased values on adjoining properties around wireless communication Tower sites.

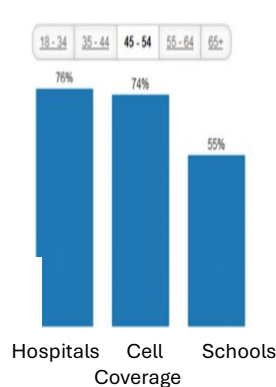
The Surprising Thing Home Buyers Care About More than Schools

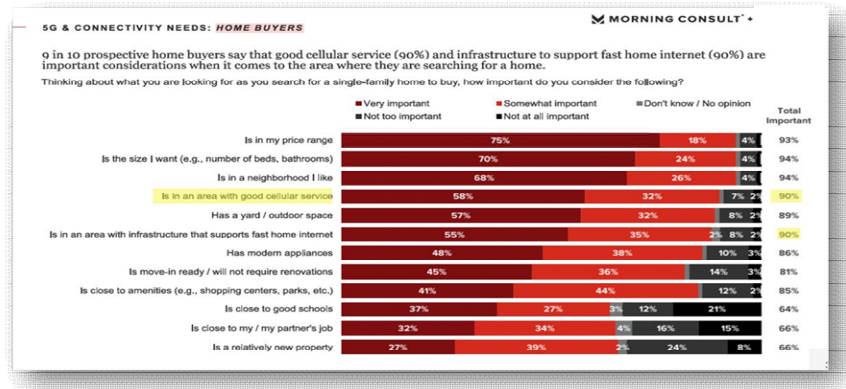
(RootMetrics/Money, June 2, 2015)



The Surprising Thing Home Buyers Care About More than Schools

(RootMetrics/Money, June 2, 2015)





Necessity of the Specific Use Permit for Public Safety & Welfare.

The carrier's data shows that over 90% of 911 calls come from mobile phones. This site will increase the capacity for 911, adding reliable speed and connection to the 911 dispatchers.

Nature of the site, Available Vertical Infrastructure, Zoning and Candidate Options

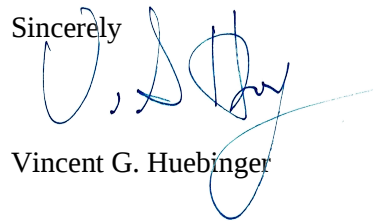
The tower owner Vertical Bridge and Primary carrier Verizon Mobility have explored every available option for existing infrastructure such as the existing towers, water tanks and rooftops. No other options were available for co-location. This leads us to a new site build. It will be a standard monopole, and the equipment will be outdoor cabinets, backup battery and backup generators for emergency power loss only. The monopole and equipment are shown on the zoning drawings and site plan filed with this SUP application.

Tower Owner Responsibilities

Vertical Bridge will maintain the site in good condition and actively pursue additional carriers on this site. They have provided a letter in this application.

If there are any questions concerning the summary, zoning site plan and supplemental information please contact us or Jody Kriloff, Vertical Bridge.

Sincerely



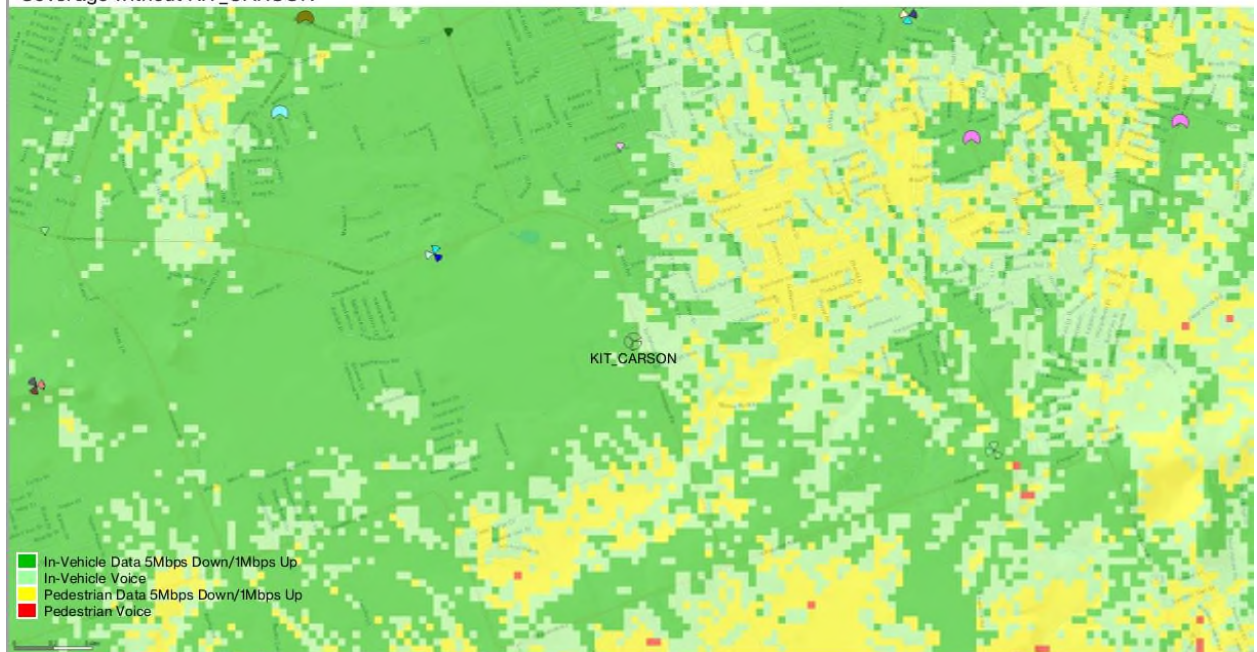
Vincent G. Huebinger

Aerial Exhibit – Closest Tower Pinnacle (“Verizon is Using”)



RF Maps- “Before”

Coverage without KIT_CARSON



verizon

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RF Maps –“On Air”

Coverage with KIT_CARSON

