


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 19, 2012

TO: Planning Commission

FROM: Nicole Jones, Planner 
Community Development Department

FILE NO.: USE2012 0004

PROPOSAL: A Conditional Use permit to install a 150 foot tall monopole.

GENERAL INFORMATION

Applicant: Westtower Communications

Property Owner: Laidlaw Transit, Inc./First Student, Inc.

Property Address: 12364 Mendenhall Loop Road

Legal Description: USS 2391 Lot V W Fraction

Parcel Code Number: 4-B28-0-103-006-0

Site Size: 3.27 Acres

Zoning: D15

Utilities: Public Water & Public Sewer

Access: Mendenhall Loop Road

Existing Land Use: Commercial Bus Barn

Surrounding Land Use: Northwest - D3; University of Alaska Southeast
Southeast - D5; Mendenhall Loop Road, US Forest Service
Northeast - D15; University of Alaska Southeast
Southwest- Light Commercial; North Star Property Development
(vacant)

ATTACHMENTS

- Attachment A Vicinity Map
- Attachment B Applicant's Submittals
- Attachment C Notice of Decision for USE2006-00055
- Attachment D Map of existing towers
- Attachment E Federal Aviation Administration Contour Map
- Attachment F Photos of site and surrounding areas
- Attachment G E-mail from Alissa Haynes regarding generator decibel rating

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 150 foot tall communications monopole for Verizon Wireless. In addition to the communications monopole the applicant is proposing to install an equipment cabinet and diesel generator (See Attachment A). All of these structures will be contained within a chain link fence near the northwest corner of the lot (See Site Plan in Attachment B).

BACKGROUND

The proposal site is located off of Mendenhall Loop Road near Auke Lake and the UAS Recreation Center. The communications monopole will be located near the rear of the property which is over three acres in size.

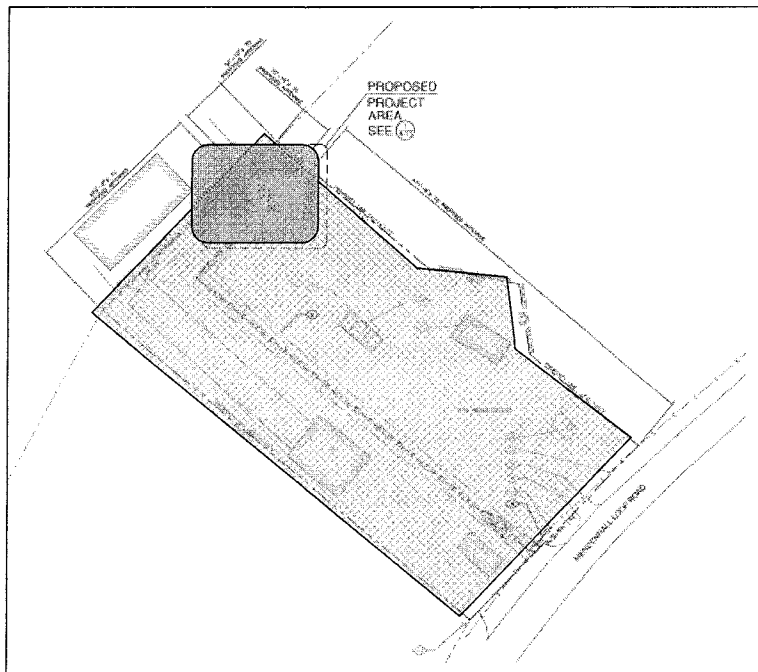


Figure 1: Site Plan showing location of proposed monopole.

The bus barn, a principal use on the subject parcel, was established prior to current zoning regulations; therefore, is legally non-conforming. There are many structures on the lot; bus barn, offices, single family dwelling, and a 100 foot tall communications monopole. In 2006, the Conditional Use permit (USE2006-00055) for a 100 foot tall communications monopole was proposed and approved on the site (See Attachment C and D). The only condition on the Conditional Use permit was to require the applicant to provide Federal Aviation Administration approval of the monopole prior to issuance of a building permit. The location of the monopole is located on the FAA contour map with allowed heights between 150 feet high and 175 feet high above Mean Sea Level (See Attachment E). Because of the topography of the site it is recommended that the applicant provide FAA approval as part of the building permit for the monopole pending Planning Commission approval.

The existing communications monopole on the site is 100 feet tall and is barely visible from the nearest residential neighborhood on Lee Street and Lee Court (See Photos in Attachment F). The previously approved monopole was not required to be painted in a natural color to better blend with the existing trees; however, in this situation, since the tower will be significantly taller and will be closer to the existing trees, it seems reasonable to request that the monopole be painted so that it blends into surrounding vegetation. The monopole proposed in this application is 50 feet higher than the existing monopole and it will be more visible to surrounding and more distant properties.

ANALYSIS

Staff solicited comments from Community Development Building Department, CBJ Streets, CBJ General Engineering, CBJ Assessor's Office, Fire Department, CBJ Lands and Resources, Alaska Department of Transportation, CBJ Parks and Recreation, and CBJ Public Works.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Building Department
The Building Department has no issues with this project.

Ed Foster, CBJ Streets Superintendent
Streets and Fleet Maintenance Division has no issues or concerns with this application.

Ron King, Chief Regulatory Surveyor
General Engineering has no concerns with this project.

Dan Jager, Fire Marshall
There does not seem to be any fire dept. issues with this project.

Brent Fischer, Director, CBJ Parks and Recreation
Parks and Recreation has no concerns on this project.

John Sahnaw, Appraiser, CBJ Assessor's Division

The Assessor's Division does not have any significant concerns regarding this proposal for a second pole on the parcel.

While no concerns were raised from the internal review of this proposal, conditions are recommended to be applied to this application, which are consistent with approvals of other communications towers that have received Planning Commission approval. The conditions relate to neighborhood harmony and public health and safety.

Staff recommends the following conditions of approval:

1. Prior to issuance of a Building permit, the applicant shall submit to the Community Development Department's planning staff for approval, dark green or brown powder coat color samples to be used for the monopole and all accessory structures.
2. Prior the issuance of a Building permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures comply with electromagnetic radio emission levels set by the Federal Communications Committee (FCC).
3. Prior to issuance of a Building permit, the applicant shall submit an approval from the Federal Aviation Administration (FAA) for the 150 foot tall communications monopole.
4. Prior to receiving an Occupancy permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures as constructed and at optimal emission levels comply with electromagnetic radio emission levels set by the Federal Communications Committee (FCC).

Project Site – The project site is a 3.27 acre site with frontage on Mendenhall Loop Road (See Attachment F). There is a private road adjacent to the northeast property line that provides access to the University of Alaska Recreation facility. The project site is primarily used as a bus terminal. In 2006 a 100 foot monopole was approved on this site (USE2006-00055) and is located approximately 55 feet from Mendenhall Loop Road. The parcel is relatively flat except for the perimeter of the parcel which inclines quickly.

Project Design – As mentioned above, the proposed monopole is 150 feet in height and will accommodate two, four, and six foot microwave antennas mounted on the monopole. The proposed monopole is planned to be constructed towards the rear of the parcel and will be enclosed within a chain link fence which measures 25 feet x 35 feet. The location of the monopole and associated equipment will exceed required setbacks the for D15 zoning district. The northwest rear yard setback is increased from 15 feet to 25 feet per CBJ §49.25.400 note 3: "Where one district abuts another the greater of the two setbacks is required for both uses on the common property line". In addition to the monopole, the applicant will be installing outdoor equipment cabinets and a diesel generator which will also be located within the chain link fenced area.

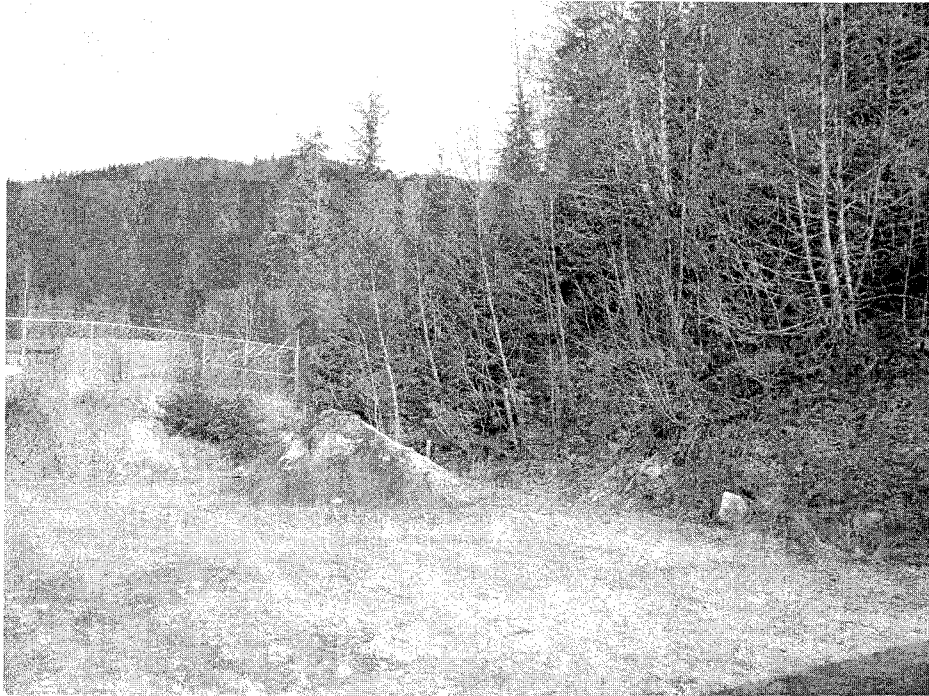


Figure 2: Approximate location of the 150' proposed monopole.

Traffic – No significant increase in traffic is anticipated for the proposed monopole. This site's primary use is a bus barn, which has significant traffic due to the inherent use of the property. The monopole would only generate infrequent traffic for occasional maintenance and operation checks.

Parking and Circulation – There is a well established parking and circulation design for this parcel. Access is provided from Mendenhall Loop Road and there is a parking area for staff, visitors, etc near the entrance of the parcel. The back of lot is reserved for bus parking both within the bus barn structure and along the northeast property line. There is not an identified parking requirement for a communications tower; however, staff has determined that one space would adequately meet the needs of the communication tower for occasional maintenance and operational checks.

Noise – The applicant is proposing to have an emergency backup diesel generator on the site; however, the proposed impact of the generator will be minimal. The applicant states that the generator will be enclosed and that the enclosure reduces the noise decibel rating to 54 decibels at the machine (See Attachment G). The generator will be further from the property line than the required setbacks will operate rarely and will be much quieter than a running school bus. There is no evidence presented that the generator on-site will have a negative impact to adjacent properties.

Public Health or Safety - All telecommunication towers must be designed to meet specific wind and weight bearing loads, as specified in local building codes. This review will be done during the Building permitting process if this Conditional Use permit is approved. The location of the tower is not near any structures, parks, or parking lots; it is however, near the UAS access road. With compliance to specific building codes, the monopole will be properly installed.

Antenna arrays distribute radio waves that contain levels of radio frequency (RF) radiation. Radio Frequency Radiation emissions from these structures cannot exceed certain levels regulated by the Federal Communication Committee (FCC) to ensure compliance with National Environmental Protection Agency (NEPA). According to the 1996 Telecommunications Act, municipalities have zoning authority over towers but may not regulate the location of or deny a personal wireless facility based on environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC regulations of emissions.¹ Though municipalities cannot modify FCC's emission levels they can require proof of compliance. Staff recommends a condition of approval requiring the applicant submit a letter from a radio frequency expert indicating compliance with FCC emission levels during pre- and post-construction.

Habitat – The location of the proposed monopole is clear and level. Additionally, there are no mapped wetlands, eagle's nests, anadromous fish streams, or flood zones on this parcel; therefore, there are no habitat concerns with this proposal.

Property Value or Neighborhood Harmony – The applicant has provided a report prepared by Horan & Company, LLC *Perceived Impact of Installation of 150' Tall Communications Monopole at 12364 Mendenhall Loop Road on Neighboring Property Values Based on Interviews with Knowledgeable Market Observers, Juneau, Alaska* (See Report within the Applicant's Submittals in Attachment B). The attached report was completed in February 2012. The report identifies that the top of the monopole would be visible from neighborhoods beyond the immediate area, but that a monopole is not an unusual site within a neighborhood view shed. Horan & Company, LLC reviewed data from: realtors, brokers, appraisers, and other market professionals. The report concludes that the presence of a 150 foot monopole would not decrease the property value of neighboring properties. This report was reviewed by the CBJ Assessor's Division and no concerns were raised with the report or application proposal (see above comments in Analysis).

Conformity with Adopted Plans - The 2008 Comprehensive Plan designates the subject neighborhood as Urban/Low Density Residential (ULDR), defined as lands characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood. Telecommunication towers are not listed under this definition or specifically identified in the Plan. However, telecommunication services are vital for Juneau as the Capital City and regional hub for Southeast Alaska.

On page 64, the Comprehensive Plan states "As Alaska's Capital, it is vital for the CBJ to offer modern transport and communications systems and facilities to Alaskan residents who wish to participate in State legislative affairs."

¹ Section 704 (a)(7)(B)(iv) of the Telecommunications Act of 1996 of the US Federal Communications Commission. For further details of this act click on the following internet link: <http://transition.fcc.gov/telecom.html>

Telecommunication infrastructure is also a form of a communication utility. As stated in the Comprehensive Plan, "Together with the transportation network and private utility and communication systems, public services and facilities provide the community's "urban glue" and require efficient and timely provision". The proposed tower would be constructed within the Urban Service Boundary Area.

With increasing demand for telecommunication technology usage throughout the nation, additional communication coverage will be needed in areas not served or underserved. Most telecommunication services in suburban or rural areas are distributed from towers because there are so few tall structures above the tree line. Taking this fact into consideration for the subject area, one can infer that neighborhoods along Mendenhall Loop Road are underserved by wireless telecommunication service by the lack of towers. Few existing towers along this road can be seen in Attachment D, Antenna & Tower Location Map. Enabling towers to be built throughout the borough in ways that do not disrupt neighborhood harmony, property value, or the public's health or safety would meet the intent of the Comprehensive Plan. With the recommended conditions, the proposed tower will meet the intent of the Comprehensive Plan.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director

makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 18.300 for the D15 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the April 13 and 23, 2012 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As discussed in the staff report, with the recommended conditions and compliance with building codes, the tower and accessory structures will not endanger the public's health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on analysis above, with the recommended conditions such as preserving existing trees and painting the tower, property value and neighborhood harmony will be preserved.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. Based on staff's review and with the recommended conditions, staff finds that the intent of the 2008 Comprehensive Plan will be met.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

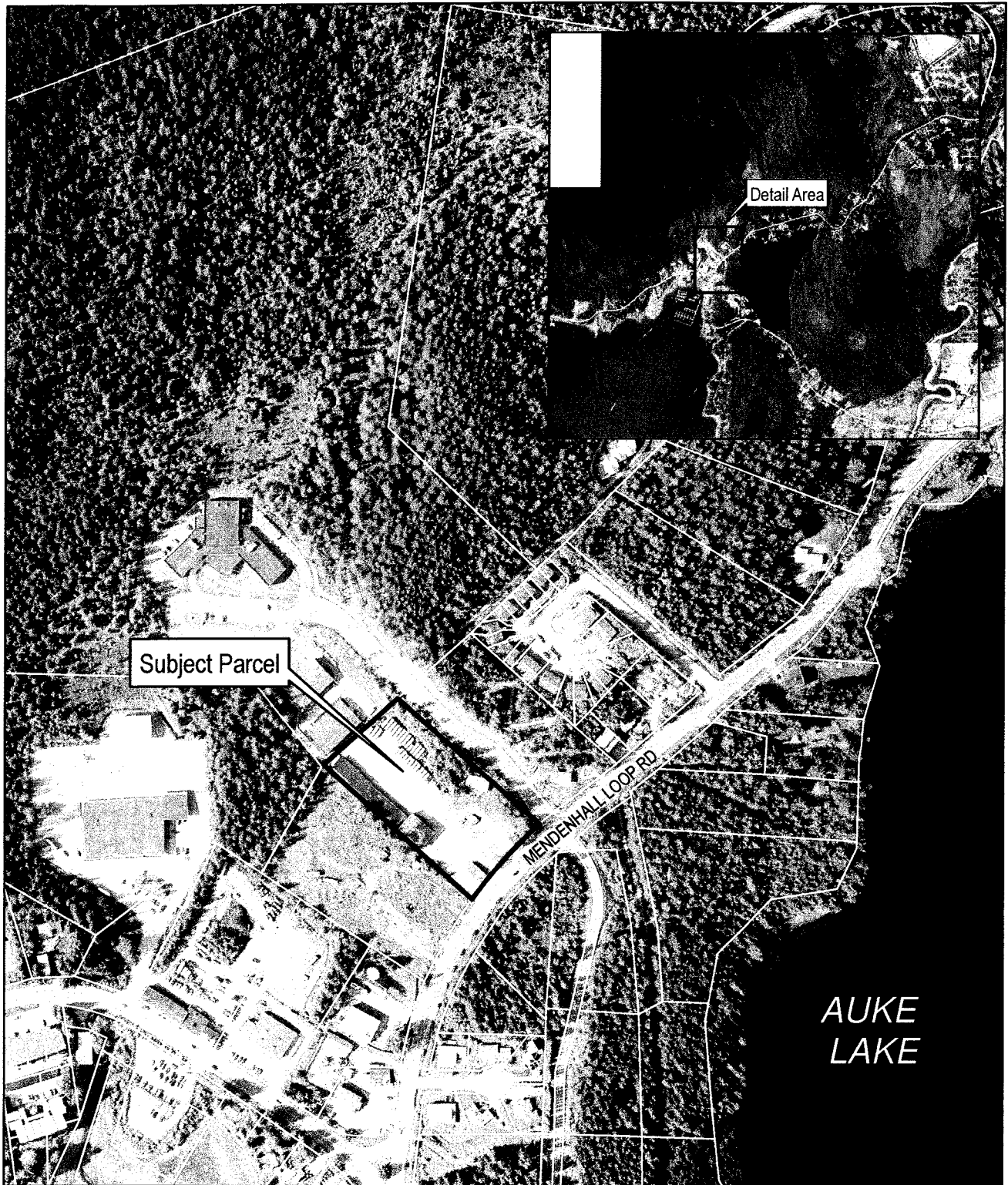
N/A. As discussed previously, the Juneau Coastal Management Program is not relevant to the current proposal.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 150 foot tall monopole with accessory structures.

Staff recommends the following conditions of approval:

1. Prior to issuance of a Building permit, the applicant shall submit to the Community Development Department's planning staff for approval, dark green or brown powder coat color samples to be used for the monopole and all accessory structures.
2. Prior the issuance of a Building permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures comply with electromagnetic radio emission levels set by the Federal Communications Committee (FCC).
3. Prior to issuance of a Building permit, the applicant shall submit an approval from the Federal Aviation Administration (FAA) for the 150 foot tall communications monopole.
4. Prior to receiving an Occupancy permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures as constructed and at optimal emission levels comply with electromagnetic radio emission levels set by the Federal Communications Committee (FCC).



12364 MENDENHALL LOOP RD
VICINITY

0 125 250 500 Feet
|-----|-----|-----|-----|

-NOT A SURVEY-
Property lines are approximate



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Map created: 3/28/ 2012

ATTACHMENT A

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>3/16/12</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description This proposal is for the installation of outdoor equipment cabinets and diesel generator mounted on a proposed 8'x24' steel platform within a proposed 25'x35' chain link fenced area. Installation also includes antennas on a low profile climb rated platform and two (2) four (4) and six (6) foot Microwave antennas mounted on the proposed 150' high monopole.		
	PROPERTY LOCATION		
	Street Address 12364 Mendenhall Loop Road		City/Zip Juneau
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) That part of USS 2391, Lot V and FR LW, Juneau Recording District, State of Alaska		
	Assessor's Parcel Number(s) 4B2801030060		
	LANDOWNER/LESSEE		
	Property Owner's Name Laidlaw Transit, Inc. / First Group America, Inc.	Contact Person: Steve Collinson	Work Phone: 360-896-9500 ext 765
	Mailing Address 201 NE Park Plaza Drive, Suite 240	Home Phone:	Fax Number: 360-326-1794
	E-mail Address steve.collinson@firstgroup.com	Other Contact Phone Number(s):	
	LANDOWNER/LESSEE CONSENT <small>Required for Planning Permits; not needed on Building/Engineering Permits</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<u>Steve Collinson</u> Landowner/Lessee Signature	<u>Jan 17, 2012</u> Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name Westower Communications		Contact Person: Alissa Haynes	
Mailing Address 19500 Cipolite Road, Tualatin, OR 97062		Work Phone: 907-727-7907	
E-mail Address: sitedeployment@gmail.com		Home Phone: Fax Number:	
X		Other Contact Phone Number(s): Sarah Grant 503-853-1066	
_____ Applicant's Signature		<u>1/18/2012</u> Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	<input checked="" type="checkbox"/>	Permit Type	Sign	Date Received
		Building/Grading Permit		
		City/State Project Review and City Land Action		
		Inquiry Case (Fee in Lieu, Letter of ZC, Use Not Listed)		
		Mining Case (Small, Large, Rural, Extraction, Exploration)		
		Sign Approval (If more than one, fill in all applicable permit #'s)		
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<u>✓</u>	<u>3/16/12</u>
		Variance Case (De Minimis and all other Variance case types)		
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			
***Public Notice Sign Form filed out and in the file.				
Comments:			Permit Intake Initials	
_____ _____ _____			_____ _____ _____	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 I:\FORMS\2010 Applications

ATTACHMENT B

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>USE 2010-004</u>	Date Received <u>3/19/12</u>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: CBJ 49.25.300.18.300 Towers & Antennas more than 50'

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

This proposal is for the installation of outdoor equipment cabinets and diesel generator mounted on a proposed 8'x24' steel platform within a proposed 25'x35' chain link fenced area. Installation also includes antennas on a low profile climb rated platform and two (2) four (4) and six (6) foot Microwave antennas mounted on the proposed 150' high monopole.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Property is currently used as bus storage and warehouse with a secondary use of wireless communication facilities and monopole structure.

PROPOSED USE OF LAND OR BUILDING(S):

Installation of a 150' high monopole structure to support wireless telecommunication and data transport infrastructure to provide expanded wireless services in the Auke Bay Community.

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 142,538 approx. square feet

Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) 875 square feet

EXTERNAL LIGHTING:

- Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
- Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees \$ <u>500.00</u>	_____	_____	_____
Admin. of Guarantee \$ _____	_____	_____	_____
Adjustment \$ _____	_____	_____	_____
Pub. Not. Sign Fee \$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit \$ <u>10</u>	_____	_____	_____
Total Fee \$ <u>650</u>	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

KDC

ARCHITECTS.ENGINEERS, P.C.

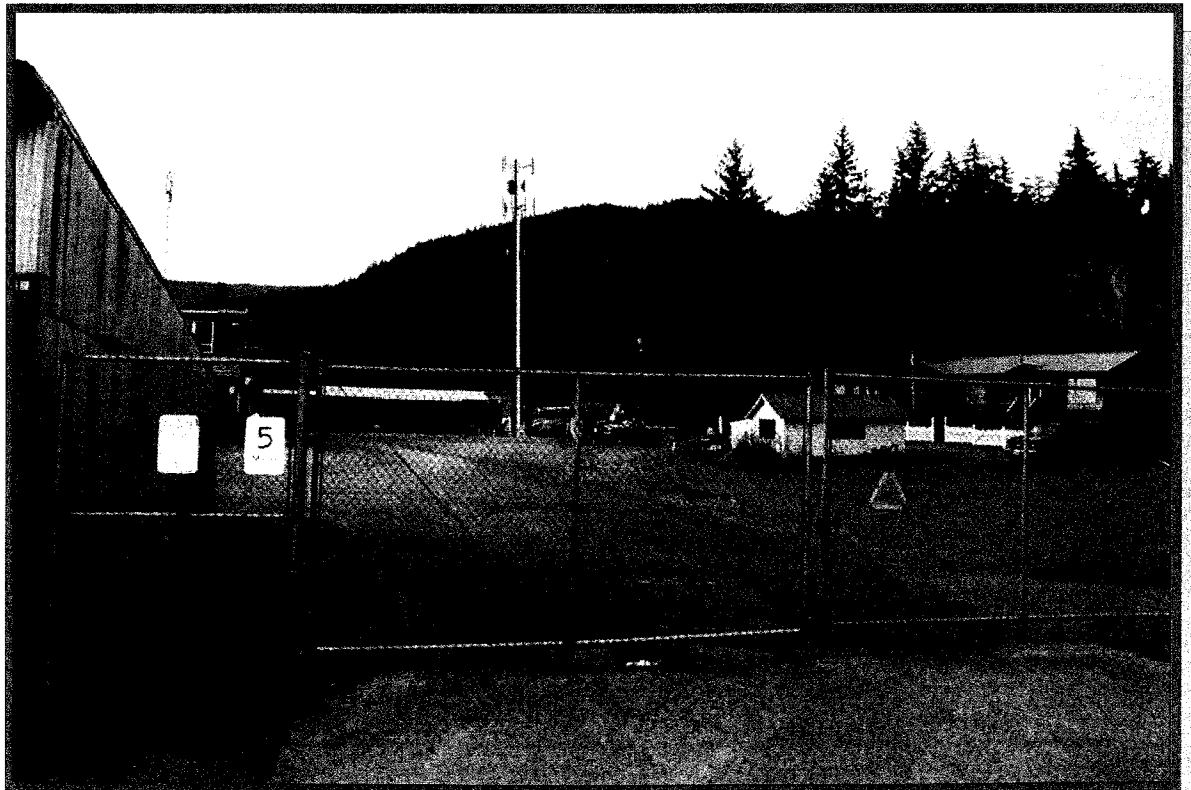
4700 SOUTH ALBERTA ST. SUITE 200
DENVER, CO 80231
PHONE: 303.733.8888
FAX: 303.733.8888



EXISTING VIEW



PROPOSED VIEW



AK3 - UAS JUNEAU

VIEW 2

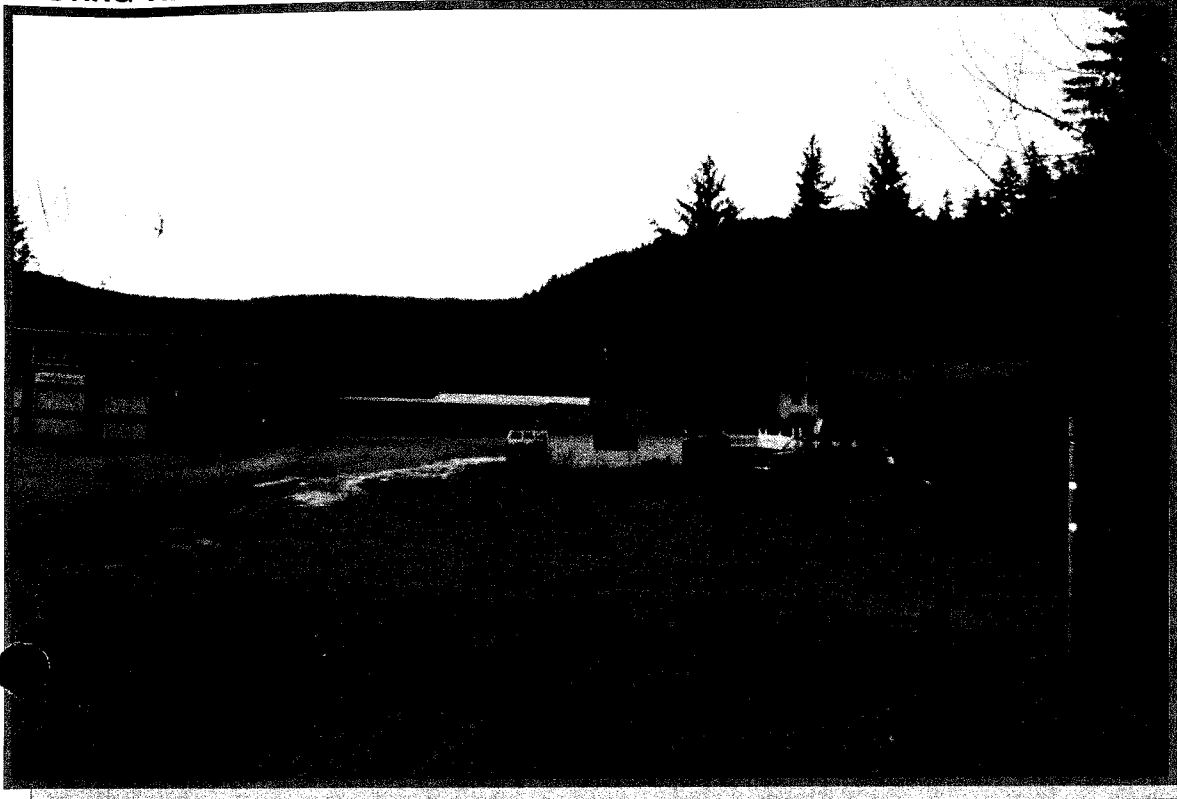
VIEW FROM SOUTHEAST LOOKING NORTHWEST

KDC
ARCHITECTS.ENGINEERS, P.C.

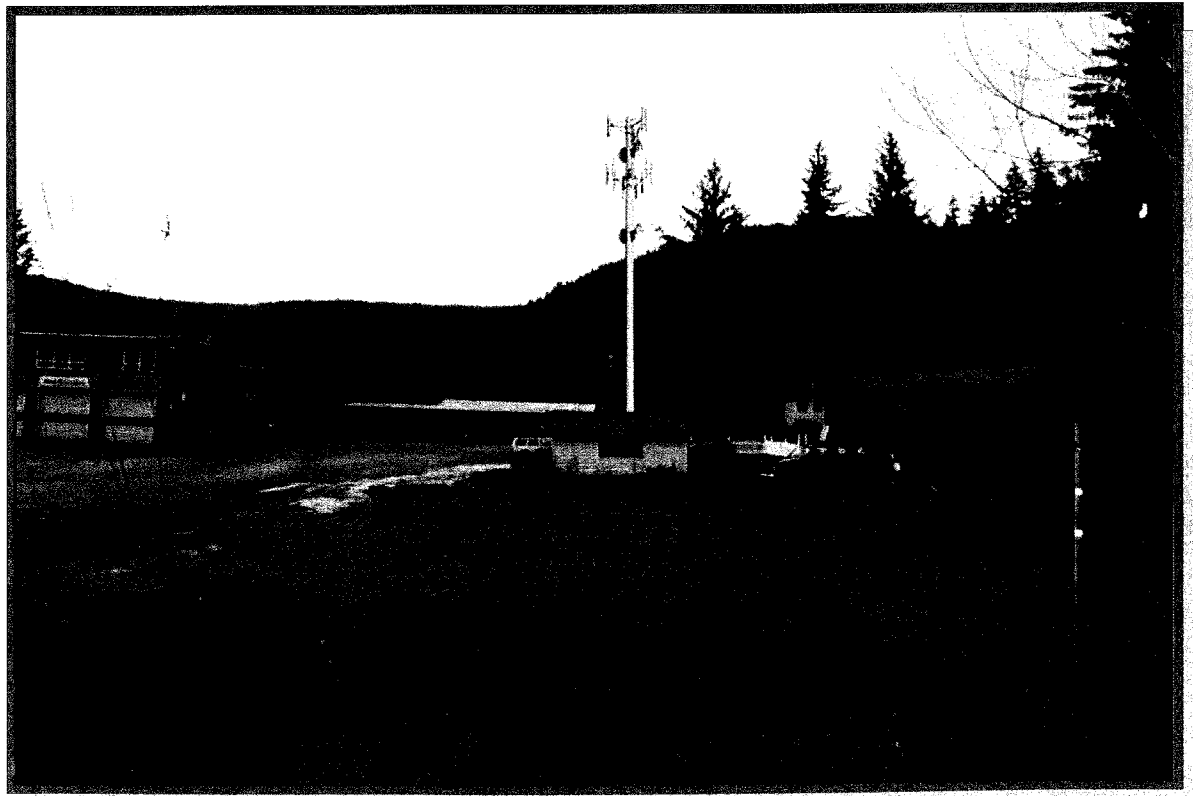
5740 280TH STREET SW, SUITE 200
EDMONTON, ALTA T5C 0G6
TEL: 403.407.1871
FAX: 403.417.0945

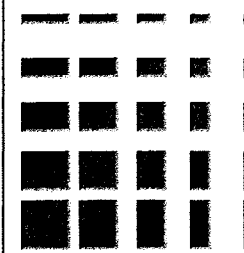


EXISTING VIEW



PROPOSED VIEW





Kenneth D. Camp
 REGISTERED PROFESSIONAL ARCHITECT
 No. A-12888
 49th
 LICENSED

DATE: 09/08/2011
 DRAWN BY: BAH
 CHECKED BY: RJ

REVISIONS		
DATE	DESCRIPTION	BY
07/12/2011	ISSUED FOR 90% ZD REVIEW	JEG
09/08/2011	ISSUED FOR ZONING	BAH

PROJECT:
AK3-UAS JUNEAU
 12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801

KEYED NOTES

- 1 EXISTING GRAVEL AREA
- 2 PROPOSED 150'-0" HIGH MONOPOLE
- 3 PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT ICE BRIDGE
- 4 PROPOSED VERIZON WIRELESS ICE BRIDGE
- 5 PROPOSED VERIZON WIRELESS COAX ROUTE AT ICE BRIDGE
- 6 PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS MOUNTED ON AN 8'-0" X 22'-0" STEEL PLATFORM (2 TOTAL, 1 FUTURE)
- 7 PROPOSED VERIZON WIRELESS 12'-0" DBL. WIDE ACCESS GATE
- 8 PROPOSED 20' WIDE ACCESS EASEMENT
- 9 PROPOSED VERIZON WIRELESS UTILITY RACK W/ NEW 200A SERVICE METER, DISCONNECT, TELCO BOX AND ILC
- 10 PROPOSED VERIZON WIRELESS U.G. POWER ROUTE (APPROX. XXX'±)
- 11 PROPOSED VERIZON WIRELESS U.G. TELCO ROUTE (APPROX. XXX'±)
- 12 PROPOSED VERIZON WIRELESS ANTENNAS (6 TOTAL, 2 PER SECTOR)
- 13 PROPOSED VERIZON WIRELESS LOW PROFILE ANTENNA PLATFORM
- 14 PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE
- 15 PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA (2 TOTAL)
- 16 PROPOSED VERIZON WIRELESS MICROWAVE TRI-BRACKET MOUNT (2 TOTAL)
- 17 PROPOSED VERIZON WIRELESS LIGHTS (4 TOTAL)
- 18 PROPOSED VERIZON WIRELESS MTU 30KW DIESEL GENERATOR MOUNTED AT PROPOSED STEEL PLATFORM
- 19 PROPOSED VERIZON WIRELESS U.G. TRENCH
- 20 PROPOSED VERIZON WIRELESS 6'-0" MICROWAVE ANTENNA (1 TOTAL)

NOTES

DIG NOTE:
 CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-478-3121

POWER/FIBER NOTE:
 POWER TO ORIGINATE FROM UTILITY POLE (#12723), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS DISCONNECT/METER, LOCATED THE PROPOSED UTILITY RACK WITHIN THE PROPOSED WOOD FENCED LEASE AREA (APPROX. 615'-0"±)

FIBER TO ORIGINATE FROM UTILITY POLE (#12723), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS FIBER CABINET, LOCATED THE PROPOSED UTILITY RACK WITHIN THE PROPOSED WOOD FENCED LEASE AREA (APPROX. 615'-0"±)

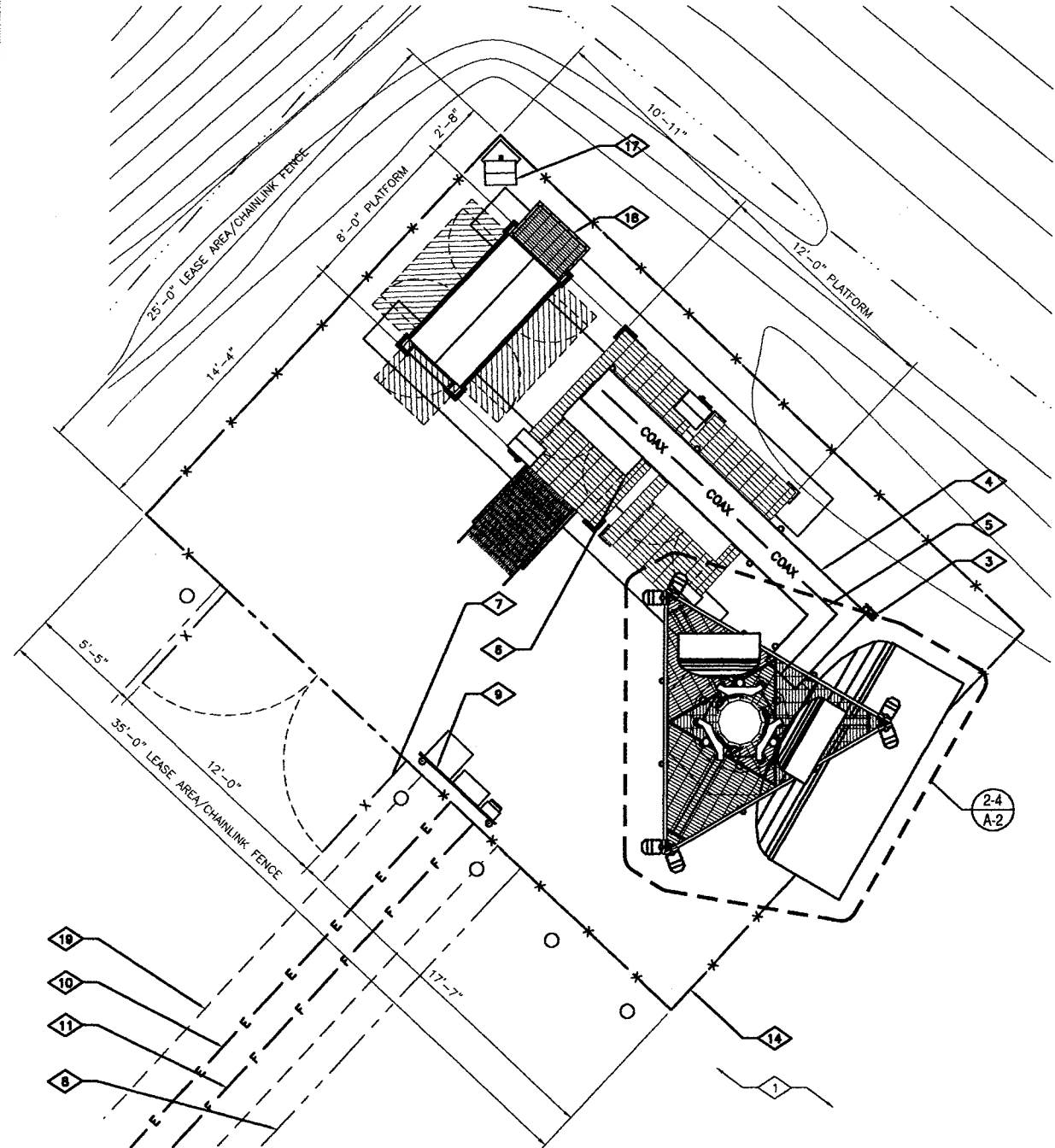
COAX CABLE NOTES:

1. ALL COAX CABLE INSTALLATION SHALL CONFORM TO CURRENT VERIZON WIRELESS STANDARDS.
2. ALL COAX CABLE CONNECTIONS TO BE WEATHERPROOFED.
3. CONTRACTOR TO PROVIDE DRIP LOOPS IN CABLES AND JUMPERS WHERE NECESSARY. ALL COAX CABLES TO BE MARKED WITH COLOR CODED TAPE TO INDICATE THE ANTENNA SECTOR.
4. COLORED ELECTRICAL TAPE SHALL MARK EACH END OF CABLE AND EACH END OF JUMPERS AS CLOSED TO EACH END AS POSSIBLE. (NOT TO INTERFERE WITH WEATHERPROOFING).

GENERAL NOTES:
 REFER TO T-1 FOR GENERAL NOTES.

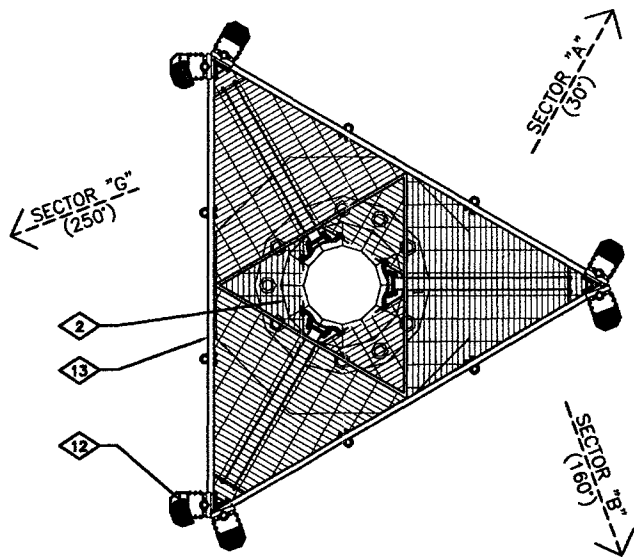
ANTENNA / COAX SCHEDULE								
SECTOR	QUANTITY	TIP HEIGHT	ANT. SIZE	AZMUTH	MECH. DOWN TILT	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
ALPHA	1 NEW	124'-0"	8'-0"	30°	0°	2 NEW	7/8"	145'-0"±
	1 NEW	124'-0"	8'-0"	30°	0°	2 NEW	7/8"	145'-0"±
BETA	1 NEW	124'-0"	8'-0"	180°	0°	2 NEW	7/8"	145'-0"±
	1 NEW	124'-0"	8'-0"	180°	0°	2 NEW	7/8"	145'-0"±
GAMMA	1 NEW	124'-0"	8'-0"	270°	0°	2 NEW	7/8"	145'-0"±
	1 NEW	124'-0"	8'-0"	270°	0°	2 NEW	7/8"	145'-0"±

MICROWAVE / COAX SCHEDULE								
SECTOR	QUANTITY	CL. HEIGHT	ANT. SIZE	AZMUTH	DOWN TILT	NUMBER OF COAX RUNS	COAX SIZE	COAX LENGTH
MICROWAVE (T.B.D.)	1 NEW	145'-0"	4'-0"φ	T.B.D.	0°	1 NEW	1 5/8"φ	160'-0"±
MICROWAVE (T.B.D.)	1 NEW	145'-0"	4'-0"φ	T.B.D.	0°	1 NEW	1 5/8"φ	160'-0"±
MICROWAVE (T.B.D.)	1 NEW	110'-0"	6'-0"φ	T.B.D.	0°	1 NEW	7/8"φ	130'-0"±



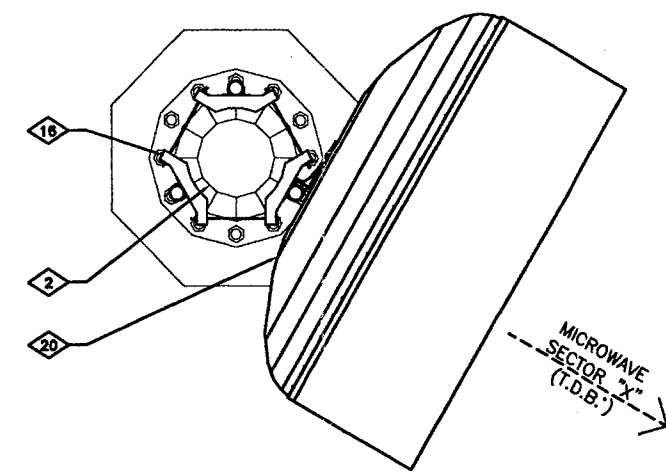
2 PROPOSED ANTENNA LAYOUT @ 145'

SCALE FOR 24x36: 3/8" = 1'-0" SCALE FOR 11x17: 3/16" = 1'-0"
 NORTH



3 PROPOSED ANTENNA LAYOUT @ 120'

SCALE FOR 24x36: 3/8" = 1'-0" SCALE FOR 11x17: 3/16" = 1'-0"
 NORTH

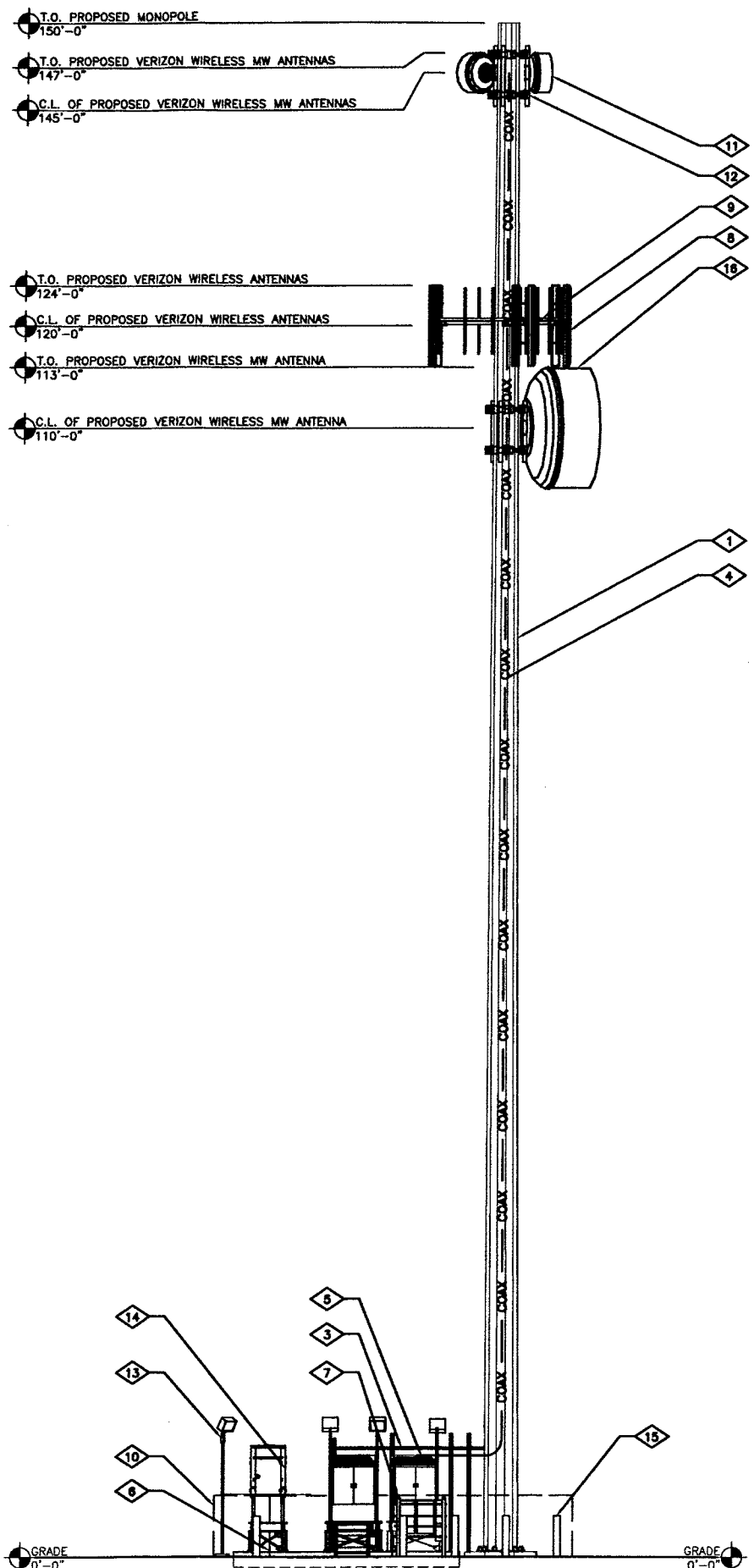


4 PROPOSED ANTENNA LAYOUT @ 110'

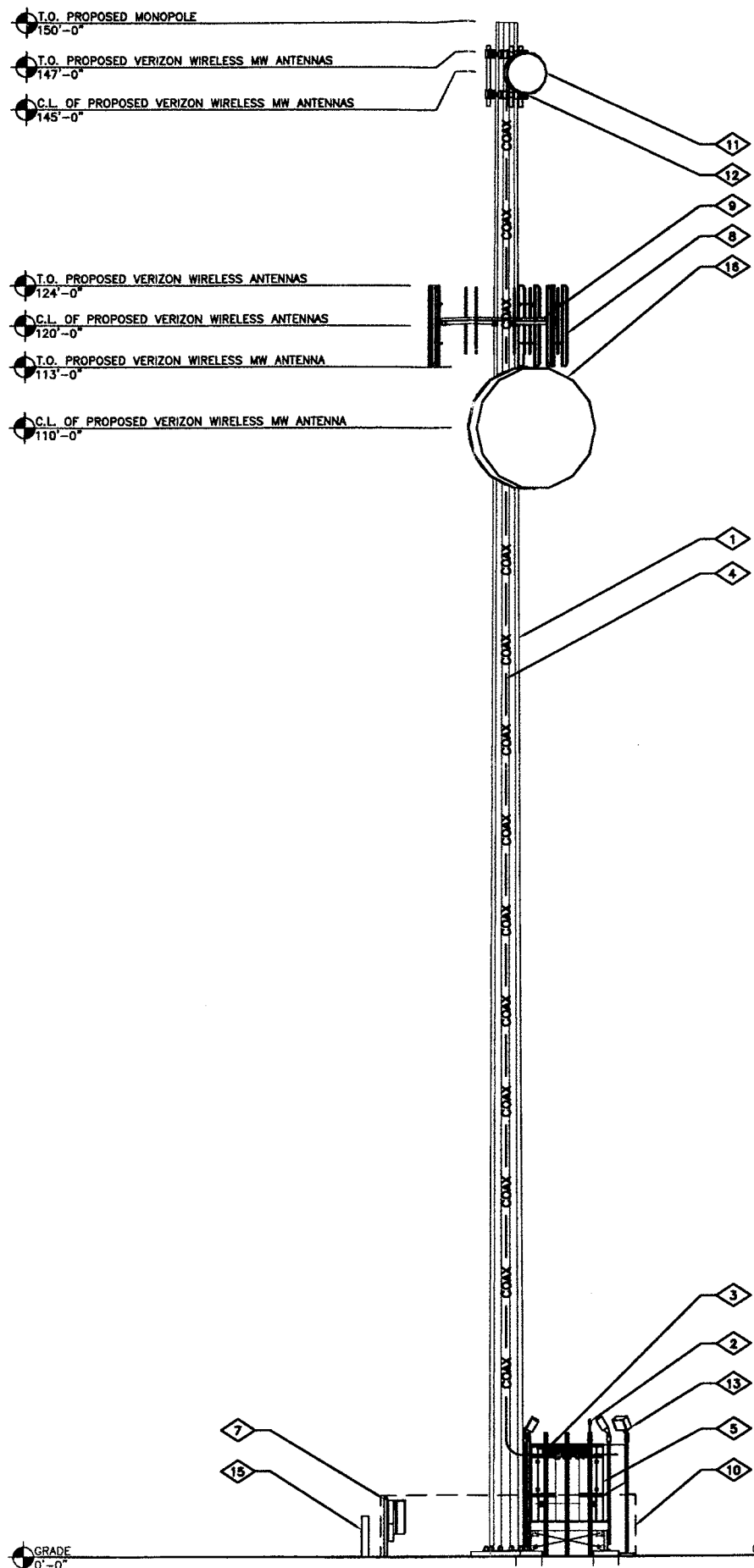
SCALE FOR 24x36: 3/8" = 1'-0" SCALE FOR 11x17: 3/16" = 1'-0"
 NORTH

1 ENLARGED SITE PLAN

SCALE FOR 24x36: 1/4" = 1'-0" SCALE FOR 11x17: 1/8" = 1'-0"
 NORTH



1
A-3
SOUTHEAST ELEVATION
SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11x17: 1/16" = 1'-0"



2
A-3
SOUTHWEST ELEVATION
SCALE FOR 24x36: 1/8" = 1'-0" SCALE FOR 11x17: 1/16" = 1'-0"

KEYED NOTES

- 1 PROPOSED 150'-0" HIGH MONOPOLE
- 2 PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT ICE BRIDGE
- 3 PROPOSED VERIZON WIRELESS ICE BRIDGE
- 4 PROPOSED VERIZON WIRELESS COAX ROUTE AT MONOPOLE
- 5 PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS MOUNTED ON AN 8'-0" X 12'-0" STEEL PLATFORM
- 6 PROPOSED VERIZON WIRELESS 12'-0" DBL. WIDE ACCESS GATE
- 7 PROPOSED VERIZON WIRELESS UTILITY RACK W/ NEW 200A SERVICE METER, DISCONNECT, TELCO BOX AND ILC
- 8 PROPOSED VERIZON WIRELESS ANTENNAS (6 TOTAL, 2 PER SECTOR)
- 9 PROPOSED VERIZON WIRELESS LOW PROFILE ANTENNA PLATFORM
- 10 PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE
- 11 PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE ANTENNA (2 TOTAL)
- 12 PROPOSED VERIZON WIRELESS MICROWAVE TRI-BRACKET MOUNT (1 TOTAL)
- 13 PROPOSED VERIZON WIRELESS LIGHTS (4 TOTAL)
- 14 PROPOSED VERIZON WIRELESS MTU 50KW DIESEL GENERATOR MOUNTED AT PROPOSED STEEL PLATFORM
- 15 PROPOSED OVERSIZED BOLLARDS (5'-0" O.C.)
- 16 PROPOSED VERIZON WIRELESS 6'-0" MICROWAVE ANTENNA (1 TOTAL)

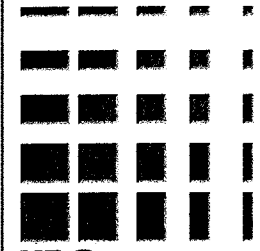
NOTES

FENCE NOTE:
PROPOSED CHAINLINK FENCE SHOWN AS DASHED LINE FOR CLARITY.

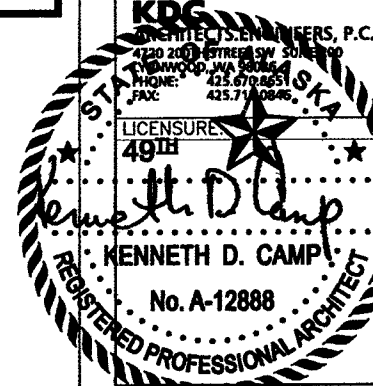
PLANS PREPARED FOR:



PLANS PREPARED BY:



KDC
ENGINEERS, P.C.
4220 20TH STREET SW
ANCHORAGE, AK 99515
PHONE: 425.670.8551
FAX: 425.714.0646



DATE: 09/08/2011

DRAWN BY: BAH

CHECKED BY: RJ

REVISIONS

DATE	DESCRIPTION	BY
07/12/2011	ISSUED FOR 90% ZD REVIEW	JEG
09/08/2011	ISSUED FOR ZONING	BAH

PROJECT:

**AK3-
UAS JUNEAU**

12364 MENDENHALL LOOP ROAD
JUNEAU, AK 99801

A-3

SHEET INDEX

- ARCHITECTURAL**
 T-1 TITLE SHEET
 SV-1 SITE LOCATION
 -1 OVERALL SITE PLAN
 1.1 SITE PLAN
 A-2 ENLARGED SITE PLAN & PROPOSED ANTENNA LAYOUT
 A-3 SOUTHEAST AND SOUTHWEST ELEVATIONS



AK3-UAS JUNEAU
 12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801
 LAT: 58° 23' 23.01"N
 LONG: 134° 38' 38.64"W
 ELEV: 150'± AMSL

LEGAL DESCRIPTION

SEE SHEET SV-1 FOR LEGAL DESCRIPTION.

CONTRACTOR NOTE

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCLUDE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

PROJECT DIRECTORY

APPLICANT:
 VERIZON WIRELESS
 15900 SE EASTGATE WAY
 M/S 231
 BELLEVUE, WA 98008

APPLICANT AGENT:
 WESTOWER COMMUNICATIONS
 19500 CIPOLE ROAD
 TUALATIN, OR 97062
 CONTACT: SARAH GRANT
 PHONE: (503) 853-1065
 FAX: (206) 203-0704

ARCHITECT/ELECTRICAL ENGINEER:
 KDC ARCHITECTS/ENGINEERS P.C.
 20 200TH STREET SW., SUITE 200
 WOODWAY, WA 98036
 CONTACT: ERIC CAMP
 PHONE: (425) 670-8651
 FAX: (425) 712-0846

PROJECT MANAGER:
 VERIZON WIRELESS
 127 E MIRABEAU PARKWAY, SUITE 500
 SPOKANE, WA 99216
 CONTACT: M. JAMES CHELF
 PHONE: (509) 939-0004

PERMITTING CONSULTANT:
 WESTOWER
 19500 CIPOLE ROAD
 TUALATIN, OR 97062

LEASING CONSULTANT:
 WESTOWER
 19500 CIPOLE ROAD
 TUALATIN, OR 97062

CONSTRUCTION MANAGER:
 WESTOWER
 19500 CIPOLE ROAD
 TUALATIN, OR 97062

STRUCTURAL ENGINEER:
 WESTOWER
 19500 CIPOLE ROAD
 TUALATIN, OR 97062

ELECTRICAL ENGINEER:
 T.B.D.

SURVEYOR:
 J.W. BEAN INC.
 1070 ARCTIC CIRCLE
 JUNEAU, AK 99801
 (907) 789-0590

PROJECT INFORMATION

ALASKA STATE CODE COMPLIANCE:
 IBC-2006, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS.
 NEC-2008, NATIONAL ELECTRICAL CODE

SITE NAME:
 AK3-UAS JUNEAU

SITE ADDRESS:
 12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801

LAND OWNER:
 LAIDLAW TRANSIT, INC
 12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801

JURISDICTION:
 CITY & BOROUGH OF JUNEAU

PARCEL NUMBER:
 4B2801030060

SITE INFORMATION:
 OCCUPANCY GROUP: U
 CONSTRUCTION TYPE: II-B
 WETLAND CLASSIFICATION: TBD
 AVALANCHE ZONE: TBD
 FLOODPLAIN: TBD
 SEISMIC ZONE: TBD

PROJECT DESCRIPTION:
 THIS PROPOSAL IS FOR THE INSTALLATION OF (4) OUTDOOR EQUIPMENT CABINETS AND (1) DIESEL GENERATOR MOUNTED ON AN PROPOSED 8'-0" X 24'-0" STEEL PLATFORM WITHIN A PROPOSED 25'-0" X 35'-0" CHAINLINK FENCED LEASE AREA. ALSO, THE INSTALLATION OF (6) ANTENNAS ON LOW PROFILE PLATFORM AND (2) 4'-0" MICROWAVE ANTENNAS MOUNTED AT THE NEW 150'-0" HIGH MONOPOLE (FAA TOWER LIMITATION).

APPROVALS/ISSUE DATES

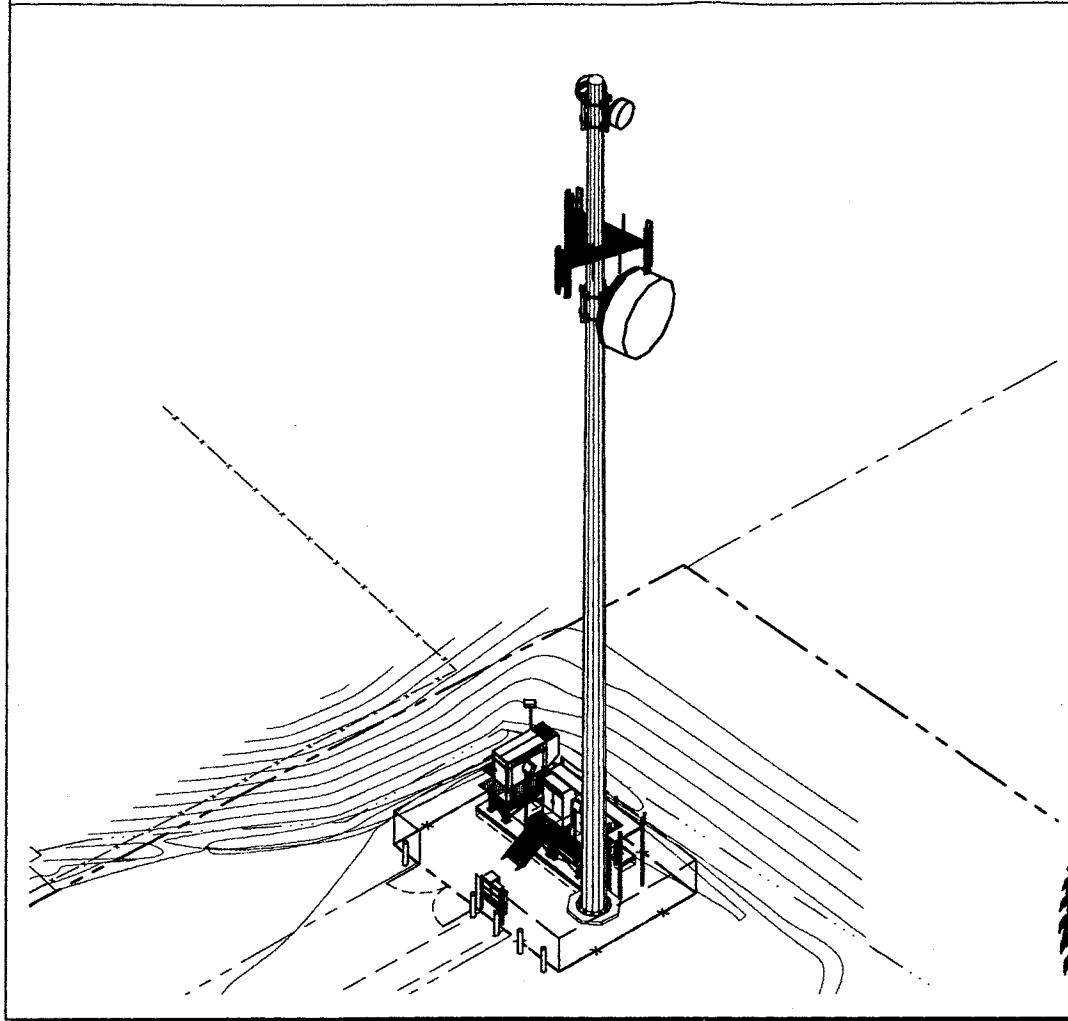
APPROVAL LIST

APPROVAL	DATE	SIGNATURE
PROPERTY OWNER		
SITE ACQUISITION		
ZONING		
PROJECT MANAGER		
RF ENGINEER		
TRANSPORT		
CONST. MANAGER		

VERIZON WIRELESS

CELLULAR DESIGN ENGINEER APPROVAL			
PRINTED NAME	SIGNATURE	TITLE	DATE

SITE PERSPECTIVE



SYMBOLS LIST

- | | | | |
|--|-------------------------------|--|----------------------------------|
| | ELEVATION NUMBER SHEET NUMBER | | ELECTRIC METER |
| | DETAIL NUMBER SHEET NUMBER | | ELECTRICAL WIRING (TURNING UP) |
| | SECTION NUMBER SHEET NUMBER | | ELECTRICAL WIRING (TURNING DOWN) |
| | PROPERTY LINE | | BACKBOARD |
| | ELECTRICAL SERVICE | | RECEPTACLE |
| | TELCO SERVICE | | SPECIAL RECEPTACLE |
| | GROUNDING | | QUADRUPLEX RECEPTACLE |
| | NEW | | MASTER GROUND BAR |
| | EXISTING | | GROUND ATTACHMENT |

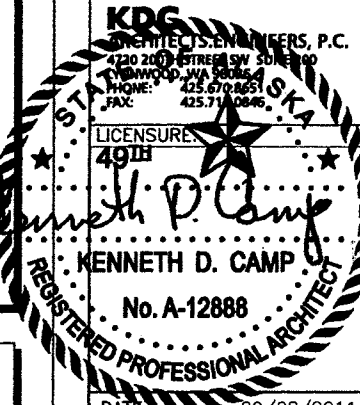
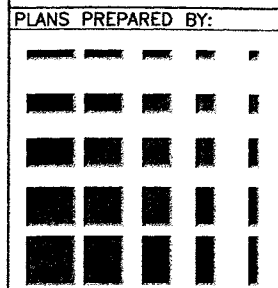
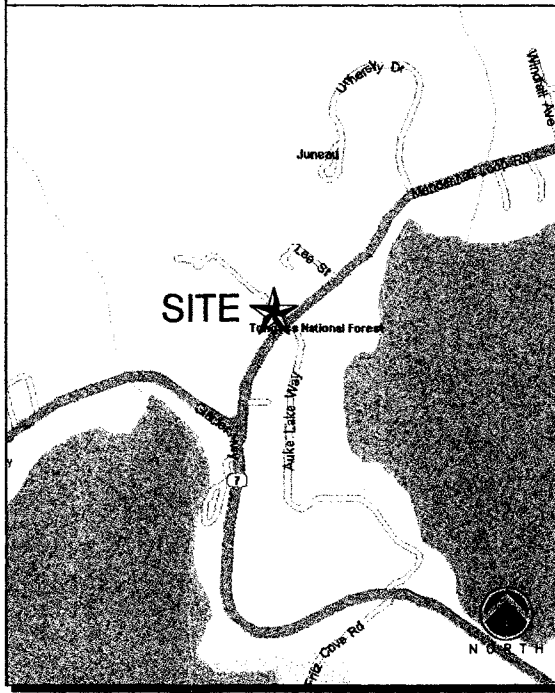
DRIVING DIRECTIONS

FROM TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT:
 DEPART JUNEAU INTERNATIONAL AIRPORT [1873 SHELL SIMMONS DR, JUNEAU AK 99801, UNITED STATES, (907) 789-7821] ON SHELL SIMMONS DR (SOUTH)
 TURN LEFT (NORTH-WEST) ONTO YANDUKIN DR
 BEAR RIGHT (NORTH-WEST) ONTO SHELL SIMMONS DR
 TURN LEFT (WEST) ONTO AK-7 [GLACIER HWY]
 TURN LEFT TO STAY ON AK-7 [GLACIER HWY]
 KEEP STRAIGHT ONTO AK-7
 TURN LEFT (WEST) ONTO AK-7 [GLACIER HWY]
 BEAR RIGHT (NORTH) ONTO MENDENHALL LOOP RD
 TURN LEFT (NORTH-WEST) ONTO LOCAL ROAD(S)
 ARRIVE 12364 MENDENHALL LOOP RD, JUNEAU, AK 99801

CONFIDENTIAL AND PROPRIETARY

Not for disclosure outside VERIZON WIRELESS without permission.

VICINITY MAP



DATE: 09/08/2011

DRAWN BY: BAH

CHECKED BY: RJ

REVISIONS

DATE	DESCRIPTION	BY
07/12/2011	ISSUED FOR 90% 2D REVIEW	JEG
09/08/2011	ISSUED FOR ZONING	BAH

PROJECT:
AK3-UAS JUNEAU
 12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801

T-1

LEGAL DESCRIPTION

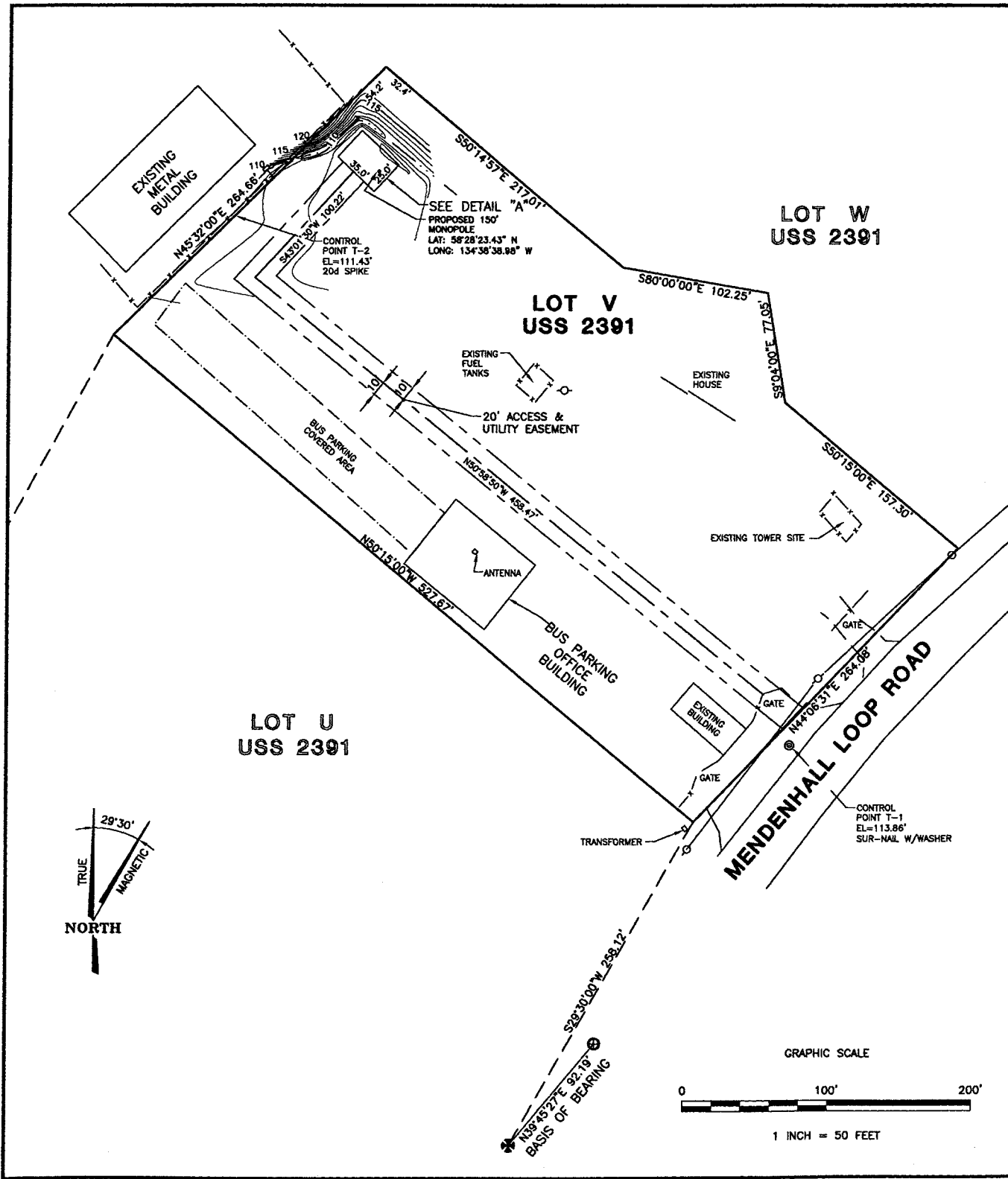
1st AMERICAN TITLE GUARANTEE NO.: 0239-1707047
 8251 GLACIER HIGHWAY LOT V AND A FRACTION OF LOT W, U.S. SURVEY NO. 2391.
 JUNEAU, ALASKA 99801

EASEMENTS

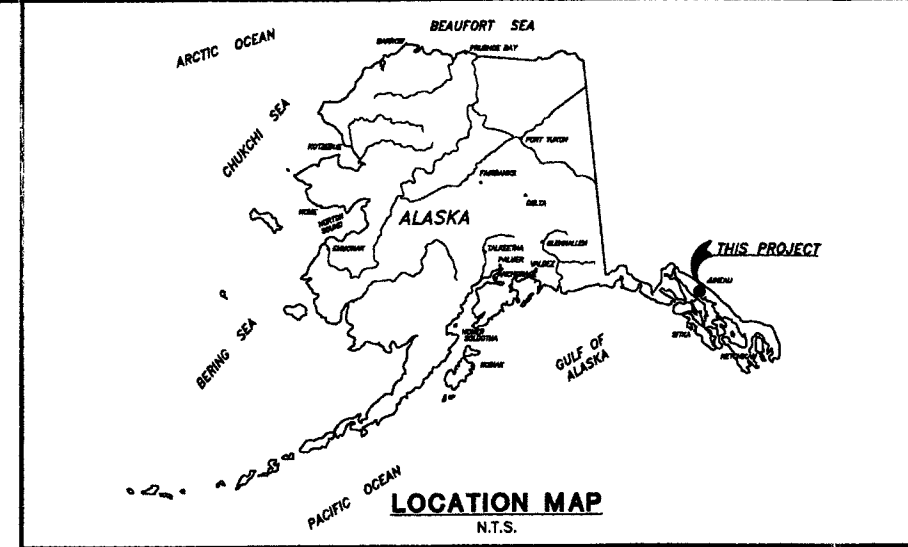
NO EASEMENTS SHOWN ON TITLE REPORT.

NOTES

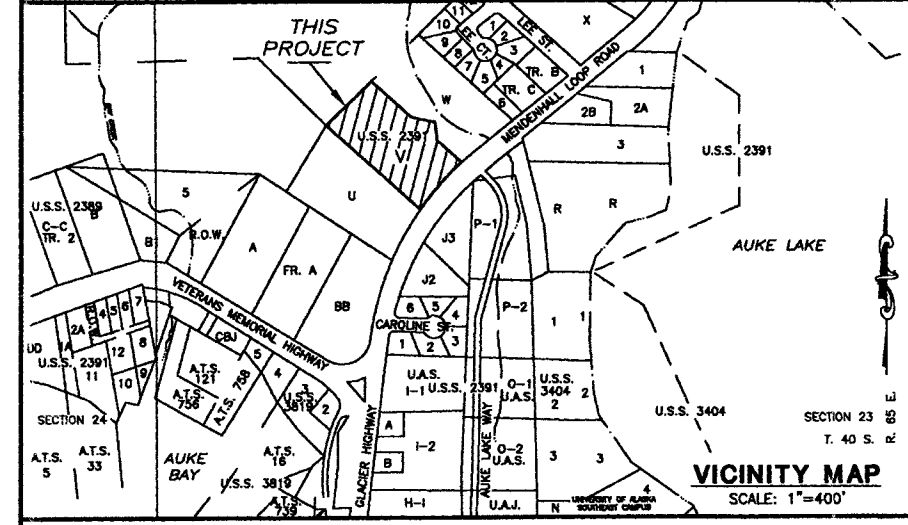
1. SEE ABOVE.
2. FIELD WORK CONDUCTED ON JUNE 6, 2011.
3. BASIS OF BEARING:
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



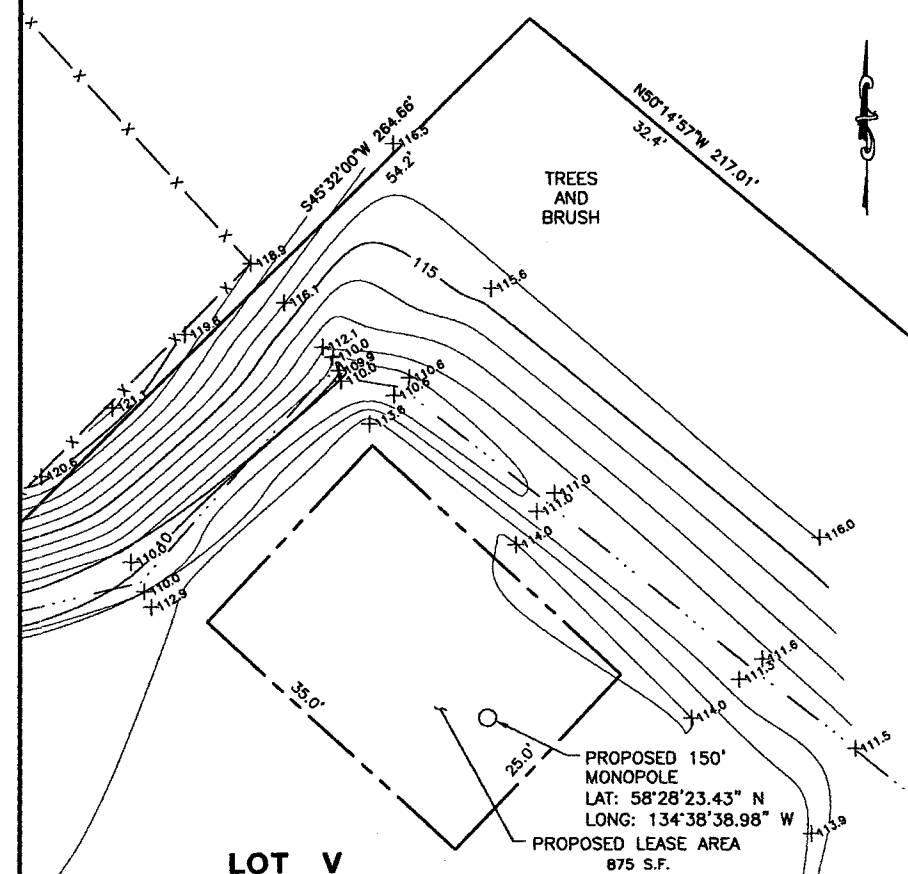
SITE LOCATION



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1"=400'



LOT V
USS 2391

DETAIL A
SCALE: 1"=10'

LEGEND

- SUBJECT BOUNDARY LINE
 - CENTERLINE
 - ADJACENT BOUNDARY LINE
 - - - PROPOSED LEASE LINE
 - - - EASEMENT LINE
 - E — E — E ELECTRIC LINE
 - X — X — X FENCE LINE
 - - - DRAINAGE DITCH
- ⊗ G.L.O. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY 2" BRASS MONUMENT IN CASING, DOT
- POWER POLE

TREE LEGEND

NONE EXISTING

SITE INFORMATION

OWNER:
 LAIDLAW TRANSIT, INC.
 12364 MENDENHALL LOOP ROAD
 JUNEAU, ALASKA 99801
 PARCEL NO. 4B2801030060

OWNER SITE NAME:
 AK3 UAS JUNEAU

VERSION WIRELESS PROJECT #: 2011624310
 TURNKEY COMPANY: WESTOWER

LATITUDE/LONGITUDE POSITION

LATITUDE: 58°28'23.43" N NAD 88
 LONGITUDE: 134°38'38.98" W ELEV.= 113'

SURVEY REFERENCE

U.S. SURVEY NO. 2391, TRIANGLE GROUP OF HOMESITES, JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.
 1-907-586-1999

J.W. BEAN
 PROFESSIONAL SURVEYOR
 1070 ARCTIC CIRCLE
 JUNEAU - ALASKA
 (907) 789-0590
 SURVEYOR - PLANNER

verizon wireless

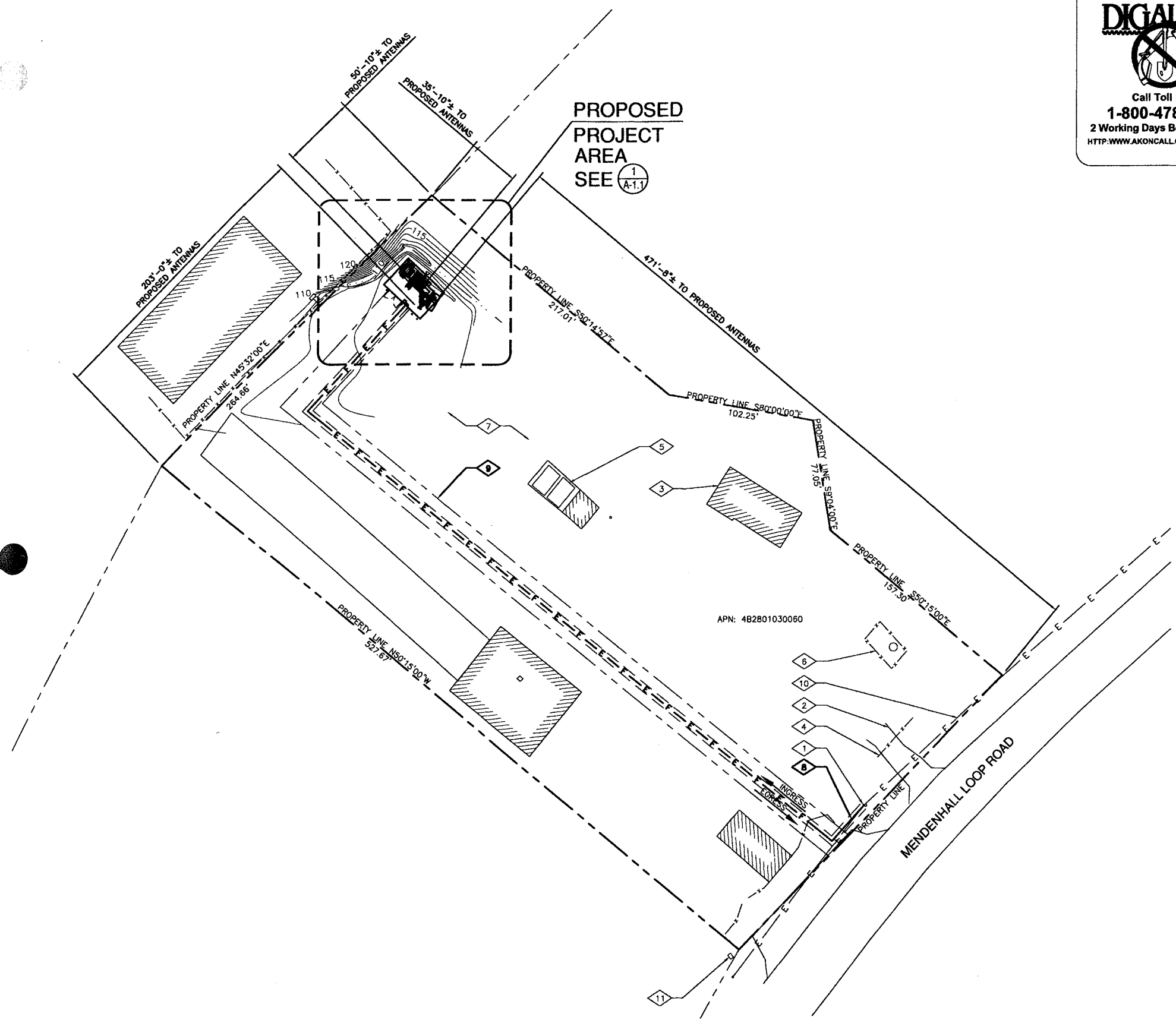
THIS DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM SAID CLIENT.

REVISIONS	
NO.	DATE DESCRIPTION

AK-3 - UAS, JUNEAU
LOT V & FRAC. OF LOT W,
U.S. SURVEY NO. 2391

FLD. CREW:
 FLD. BOOK:
 DRAWN BY: GDM
 JOB # 13116
 DATE: 07/12/2011

PRELIMINARY
SV1



DIGALERT

 Call Toll Free
1-800-478-3121
 2 Working Days Before You Dig
[HTTP://WWW.AKONCALL.COM/TICKET.HTM](http://www.akoncall.com/ticket.htm)

KEYED NOTES	
1	EXISTING UTILITY POLE W/ TRANSFORMER (#XXX) (VERIZON WIRELESS POWER P.O.C.)
2	EXISTING GRAVEL ACCESS ROAD
3	EXISTING ADJACENT BUILDING
4	EXISTING CHAIN LINK FENCE
5	EXISTING FUEL TANK
6	EXISTING FENCED COMPOUND AND MONOPOLE OF OTHERS
7	EXISTING GRAVEL AREA
8	PROPOSED VERIZON WIRELESS U.G. POWER/FIBER ROUTE WITHIN PROPOSED TRENCH (APPROX. 615'-0"±)
9	PROPOSED 20'-0" WIDE ACCESS/UTILITY EASEMENT
10	EXISTING O.H. POWER LINES
11	EXISTING PAD MOUNTED TRANSFORMER

NOTES

DIG NOTE:
 CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. 1-800-478-3121

POWER/FIBER NOTE:
 POWER TO ORIGINATE FROM UTILITY POLE (#12723), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS DISCONNECT/METER, LOCATED THE PROPOSED UTILITY RACK WITHIN THE PROPOSED WOOD FENCED LEASE AREA (APPROX. 615'-0"±)

FIBER TO ORIGINATE FROM UTILITY POLE (#12723), THEN ROUTE U.G. TO THE PROPOSED VERIZON WIRELESS FIBER CABINET, LOCATED THE PROPOSED UTILITY RACK WITHIN THE PROPOSED WOOD FENCED LEASE AREA (APPROX. 615'-0"±)

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT. WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- ANTENNA SUPPORTING POLE IS UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION SUB-CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGERS.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL ENSURE THE GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

1
 A-1
OVERALL SITE PLAN
 SCALE FOR 24x36: 1" = 40'-0" SCALE FOR 11x17: 1" = 80'-0"
 0 20' 40' 60' 80'

 NORTH

PLANS PREPARED FOR:

verizon wireless

PLANS PREPARED BY:

KDG
 ARCHITECTS/ENGINEERS, P.C.
 4120 200TH STREET SW, SUITE 100
 JUNEAU, AK 99801
 PHONE: 425.670.8514
 FAX: 425.771.0866

LICENSURE
 401B

KENNETH D. CAMP
 No. A-12888
 REGISTERED PROFESSIONAL ARCHITECT

DATE: 09/08/2011

DRAWN BY: BAH

CHECKED BY: RJ

REVISIONS		
DATE	DESCRIPTION	BY
07/12 2011	ISSUED FOR 90% ZD REVIEW	JEG
09/08 2011	ISSUED FOR ZONING	BAH

PROJECT:
**AK3-
 UAS JUNEAU**

12364 MENDENHALL LOOP ROAD
 JUNEAU, AK 99801

A-1

**PERCEIVED IMPACT OF INSTALLATION OF
150' TALL COMMUNICATIONS MONOPOLE
AT 12364 MENDENHALL LOOP ROAD
ON NEIGHBORING PROPERTY VALUES
BASED ON INTERVIEWS WITH KNOWLEDGEABLE
MARKET OBSERVERS, JUNEAU, ALASKA**



Proposed 150' tower would be 500' beyond the fence behind the building photo left. Existing 100' tower photo right. 021812_0559

PREPARED FOR: Alissa Haynes, Project Manager
Westtower Communications
1301 Huffman Road, Suite 125
Anchorage, Alaska 99515

PREPARED BY: Charles E. Horan, MAI
HORAN & COMPANY, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99346

EFFECTIVE DATE: February 7, 2012

REPORT DATE: February 29, 2012

OUR FILE: 12-020a

HORAN & COMPANY, LLC

403 Lincoln Street, Suite 210 Sitka, Alaska 99835

Telephone (907) 747-6666 FAX (907) 747-7417

Email commercial@horanappraisals.com

CHARLES E. HORAN, MAI / WILLIAM G. FERGUSON, TIMOTHY W. RILEY, JOSHUA C. HORAN,
JAMES A. CORAK AND JACQUE WALTON

REAL ESTATE APPRAISERS / CONSULTANTS

February 29, 2012

Alissa Haynes, Project Manager
Westower Communications
1301 Huffman Road, Suite 125
Anchorage, Alaska 99515

VIA Email: sitedeployment@gmail.com

Ref: Perceived Impact of Installation of 150' tall Communications Monopole at 12364 Mendenhall Loop Road on Neighboring Property Values Based on Interviews with Knowledgeable Market Observers, Juneau, Alaska; Our File no. 12-020A

Dear Ms. Haynes:

Westower Communications is developing communication facilities at 12364 Mendenhall Loop Road at the rear of the Laidlaw's bus barn facilities, which requires a conditional use permit. One of the requirements of the permit is to determine the impact of wireless telecommunication facilities on surrounding residential values. I have completed a study to identify the valuation issues through discussions with planning staff, local knowledgeable people involved in this issue and local real estate appraisers, brokers and other market participants who would enable us to discern the market perception relative to this issue in the Juneau market.

I have viewed the subject site, interviewed the property owners, site developers and planner, and reviewed the project plans. The pole will be in the excavated corner level with the bus barn yard. It will tower over the one-story buildings and reach heights above the nearby trees and the elevated topography to the northeast. There is an existing 100' tall monopole in the east corner of this property. The proposed pole will tower about up to 50' above this elevation. The topography rises steeply to the east where there is a road, a buffer of trees and a switchback pedestrian walkway up the steep hill. There are high-density residential units beyond that. There are industrial and commercial public facilities to the west and south, which would view this pole at a distance as part of the forested hill landscape.

To limit its contrast against the other trees and the neighboring view shed, it will be painted green or brown. In my opinion, this would be similar to monopoles found in other residential settings in the Mendenhall Valley. As planned, it would not cause a serious view blight and would not provide noise, smell, or any other tactile interference to make it disharmonious with the neighborhood. Based on my interviews with four Realtors, seven appraisers, and my own experience in the market place, it does not appear that there would be any substantial or measurable decrease in value of neighborhood property due to the proposed development.

Alissa Haynes
February 29, 2012
Page 2

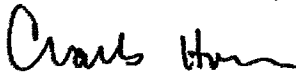
In addition to interviewing knowledgeable market observers, I have collected anecdotal information which substantiates this finding. The only additional research that might be done to further probe the issue would be to identify recent sales in residential areas where there are cell towers and do a one-on-one comparison to see how those sale prices compare to the sale values of other properties with a lesser presence of cell tower influence. In my opinion, it is highly probable that this additional analytical effort would not differ from the conclusions found from interviewing local, knowledgeable market observers.

Your attention is invited to the attached report which describes the subject property, outlines our methodology, discerns the opinions of knowledgeable market observers and identifies areas of other cell towers in residential settings that might have comparisons to the subject. Also, I have outlined what type of locational impacts may result in a substantial decrease in property values. The report contains other background information relative to my conclusions, and summarizes Assumptions and Limiting Conditions, Definitions and Certification of this consultation.

If you have any questions or comments, please do not hesitate to call.

Respectfully Submitted,

HORAN & COMPANY, LLC



Charles E. Horan, MAI

AA41

CEH:jy



-THIS IS NOT A SURVEY-

Property lines are approximate
Image date: June 2006

0 50 100 200 300 400 Feet



FIGURE 1 - SUBJECT PROPOSED POLE LOCATION

Source: City and Borough of Juneau Community Development

Pole location by Horan & Company, LLC



HORAN & COMPANY, LLC

Proposed Project

Westower Communications is negotiating approximately a 25'x 35' lease from the owners of the Laidlaw Bus Company at 12364 Mendenhall Loop Road, Juneau, Alaska described as Lot V of US Survey 2391. The host site is over three acres in size. It has about 264' along the road. There is a 20' wide utility and access easement that services the subject leased site. The site has been cleared and excavated and is mostly level except along the north and eastern edge where the topography rises sharply to the road on the adjacent property. There's a fringe of trees along this area. The lease tract is proposed to be at the rear of the site, over 500' from the main highway. This tall monopole is partially obscured by the topography rising on the adjacent property.

LEGAL DESCRIPTION

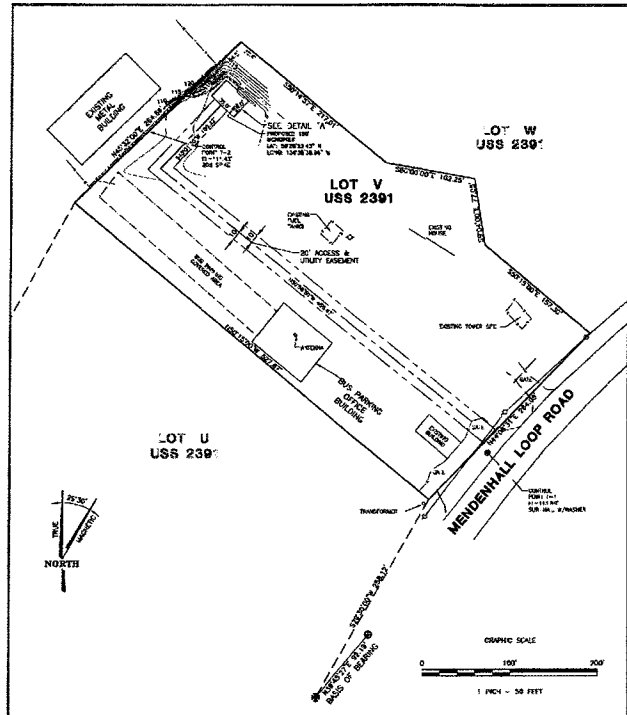
100 ACRES OR MORE
 5341 S. JACOB STREET
 JUNEAU, ALASKA 99801

EASEMENTS

NO EASEMENTS SHOWN ON TITLE RECORD.

NOTES

1. SEE ABOVE.
2. FIELD WORK CONDUCTED ON JAN 4, 2011.
3. BASIS OF RECORD.
4. UNDEVELOPED LOTS SHOWN HEREIN, IF ANY, ARE DELETED FROM SURFACE AVAILANCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



SITE LOCATION

FIGURE 2

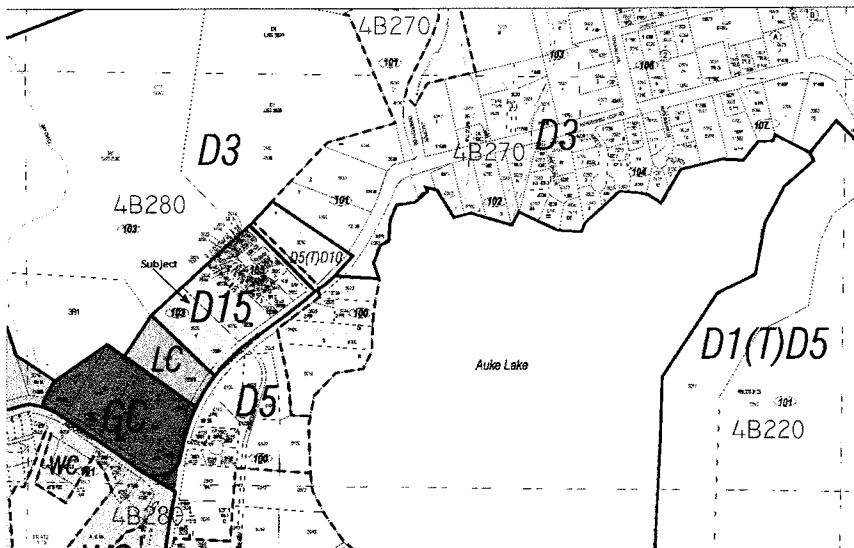


FIGURE 3 - ZONING MAP

The zoning map shows the property is zoned D15 - High Density. It is adjacent to Light Commercial (LC) to the south. East and west of the subject are medium density-zoned properties, which are developed with institutional uses such as the University of Alaska, a grade school and the National Guard Armory.

The project is for a proposed installation of four outdoor equipment cabinets with a diesel generator mounted on a proposed steel platform with a chain-link fence around the leased area. There will be six antenna mounted on low profile platforms and two microwave antennas mounted on the new 150' high monopole.

Views of the highest reach of the tower will be visible from distant neighborhood perspectives. The pole will be below the adjacent topography of apartments. Views of the pole will be from a significant distance. It will not be an unusual neighborhood feature as there are already poles within most of these view sheds.

It is assumed the structure will meet wind and weight bearing specifications as it goes through the local building code process. The antennas will distribute electromagnetic radio waves that contain some level of radiation. These radio frequency levels must be in compliance with FCC emissions. There is a concern on the local level about the health hazards of cell tower emissions. There have been local concerns

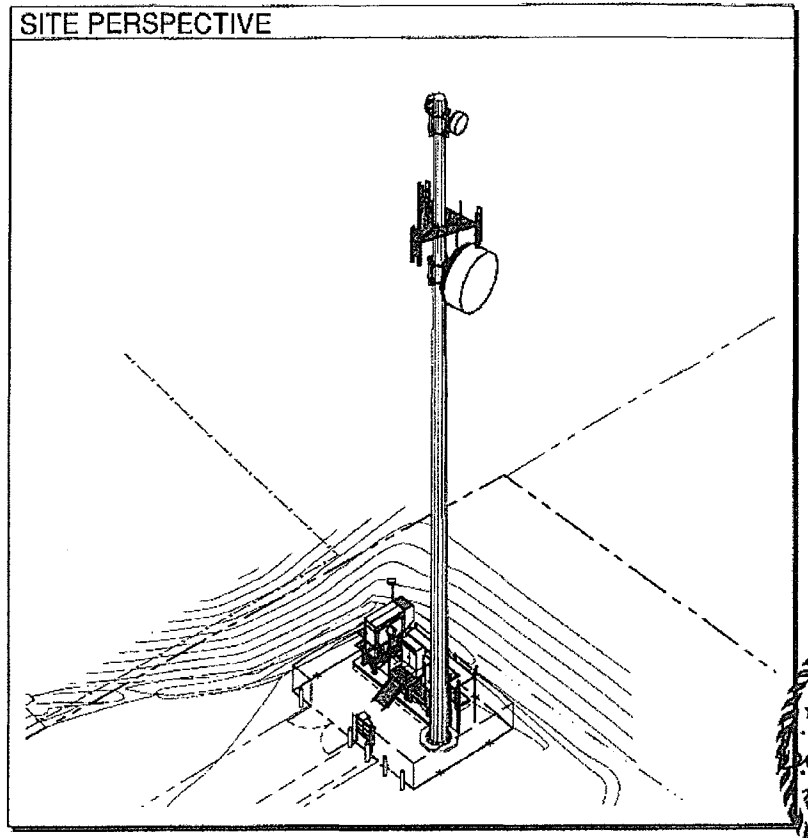


FIGURE 4 - SITE PERSPECTIVE

about these health risks and these risks are also expressed in national and international literature on the issues on cell towers and their possible bio-hazards. There are two sides to this debate. While a sincere concern for health risks have been raised at a number of public meetings for conditional use permits in conjunction with tall cellular phone tower development in Juneau, there is extensive public literature that indicates there is no convincing scientific evidence that weak radio frequency signals from base stations and wireless networks cause adverse health effects¹. New research and information may emerge over time and the arguments for and against the health concerns may change in the future. The only purpose of my study is to determine if there is a current negative market response to the presence of cell towers in the type of setting anticipated at the 12364 Mendenhall Loop Road, as of February 2012.

¹ See American Cancer Society web site under question *Do Cellular Phone Towers Cause Cancer?*
<http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers>

Juneau Real Estate Market

A market is a place where buyers and sellers meet to determine a price. The market in Juneau is relatively well developed with most transactions being handled by Realtors. There is an active Multiple Listing Service (MLS) that gives reasonable exposure for the bulk of the sales. As an indicator of the volume and pricing trends in this market, Figure 5 from the Juneau Economic Development Association shows average selling price of a single-family residence through the first quarter of 2011. The market has remained strong throughout the year.

This trend covers a period when housing prices had run up, which generally follows the national trend, peaking in 2007 and then cooling in the following years based on the national recession and

the uncertainty in the real estate market. The Juneau market, however, has remained strong over the past three years with a persistent employment and population base. Also, the capital creep ended or slowed significantly in 2009 along with the announcement that the Kensington Mine would come online. Indeed, production began in June 2010. Further, the influence of the state government in Juneau remained positive due to the strength of the treasury as a result of persistent high oil prices. In this environment, demand is good, sales brisk and the market would be characterized as in balance.

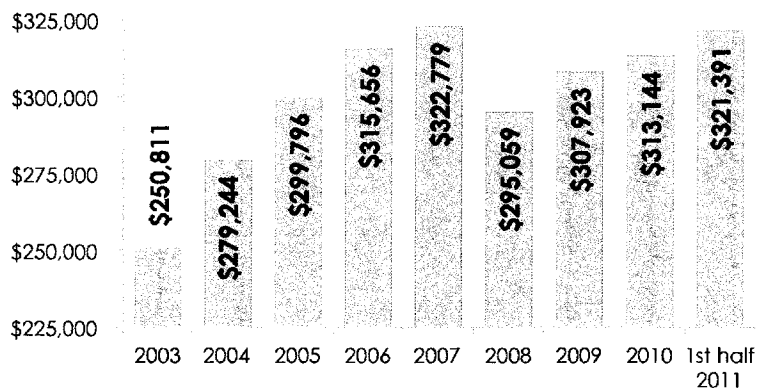
At the same time, the demand for cell phone usage has increased significantly. The increased demand has been filled mostly by AT&T and GCI within the Juneau area. They or their contractors have developed cell towers within the community in an attempt to get as complete coverage as possible. The Mendenhall Valley residential area has seen a development of several towers and some permitting of towers that have not been built. The subject tower is proposed by a contractor for Verizon, which would introduce a new cell carrier in the Juneau market.

Housing

Juneau Housing Sales and Prices

In the first half of 2011, home prices were up, and the average number of days on the market was down. The average price of a single-family residence was \$321,391—a three percent increase over the first half of 2009 and similar to 2007 (peak) prices. During the same period, the price of single-family homes nationally fell by 7 percent. Nationally homes are at their 2003 prices.

Single-Family Home Prices in Juneau, 2003-2011



Source: Juneau and Southeast Economic Indicators 2011, Juneau Economic Development Council

FIGURE 5 - JUNEAU HOUSING STUDY

Value Impact and Harmony of Cell Tower Presence

This study specifically addresses the City and Borough of Juneau Code 49.15.330 (d)(5)(B) f, which require the Planning Director and Commission to answer the question "Will [the proposed development] substantially decrease the value of or be out of harmony with property in the neighborhood area?" The term "substantially decrease the value" would mean there would be a measurable negative influence. In the subject instance, this would come from the visual impact of the tower and the market's perceived health and safety risks that would be substantial enough to be discernable through sales activity reflecting a measurable downward pricing trend discernable in the market. The term "be out of harmony" would be captured in these elements of market diminution due to the negative impact of sight, sound, smell or other perceived health or safety risks that were not present prior to the permitted use.

In the past, the appraiser has studied the Juneau market including specific sales research and interviews with knowledgeable market observers to discern what types of negative uses or situations may result in an impact on property values. Some of these impacts may be substantial or measurable to pricing in the market. Some impacts are more subtle and not considered to have a measurable impact on property values relative to comparable properties in areas without the particular disharmonious use. Some examples of situations that, in the extreme, may impact property values and on the other hand, if more subtle, probably would not impact property values include the following:

- a home in a slide area
- properties next to high voltage power lines, with view obstruction
- properties with significant view obstructions such as power poles, commercial and industrial or degraded uses within the view shed
- properties next to noxious odors or noises such as sewage treatment plants or airport noise
- properties within avalanche areas
- properties that have had oil spills or other bio-hazardous events that have been mitigated -- cleaned up or managed in place.

In order to determine the impact of these types of negative attributes, we have considered a variety of methods including matched-paired sales studies and interviews with local knowledgeable market observers. The in the subject instance matched-paired sales method would include identifying recent sales of properties near cell towers that are similarly situated to the proposed situation. These sales could then be contrasted with other neighborhood sales or sales as similar as can be found in all regards except for the influence of cell towers due to proximity or visual orientation. This would be a time consuming and costly study. Its ultimate reliability would depend upon the availability of observations or sales that would provide the needed contrast. In situations where cell towers are large, of noticeable contrasting colors, and provide extreme nearby view obstructions in a residential settings, it would be an easier hypothesis to test. In the subject's case, where the cell tower would be viewed from a distance and in a mixed setting where there are already similar cell towers in a fractured landscape, it may be difficult to discern the subtle differences and would require a greater amount of market research with a questionable outcome depending on the quality of available data.

As an alternative, there is a more direct way to address the problem. We developed a second method, interviewing knowledgeable market observers.

Ultimately, real estate is local. Prices paid and the factors influencing those prices are based on local preferences and market knowledge. Trends observed in other areas may not be immediately applicable to the local market. Professionals who have observed their local market, especially Realtors and appraisers who are familiar with hundreds or thousands of transactions in the local market, would be the best to first discern what the expected impact of cellular phone towers would be on price or market value. The definition of market value is:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Pages 123

The critical element here is the knowledge of the buyers and sellers. In order to determine the buyer and seller knowledge base, we have interviewed appraisers, Realtors and others who are knowledgeable within the market place, having observed buyer and seller response to prices for various positive and negative aspects of residential real estate transactions in Juneau.

INTERVIEWS WITH MARKET PARTICIPANTS

Juneau Residential Real Estate Appraisers' Feedback

We've interviewed a significant number of brokers and residential real estate appraisers who work within the Juneau market and regularly communicate with buyers and sellers. Seven appraisers with over 100 years of experience and over 10,000 residential appraisals were asked if they had ever used a discount or adjustment for a property's locational influence relative to cell towers in the residential settings similar to the subject. The answer was no. Further inquiry was made as to what types of negative neighborhood influences might require consideration of market adjustments. Examples

included proximity to Lemon Creek Correctional Center, the garbage dump, substation noise, avalanche zone or slide areas, residential views over industrial parks or old mobile home parks. It is important to note that many of these negative influences are relative to comparables taken from other areas and are not necessarily negative for comparables from the similarly situated area.

Juneau Residential Realtors' Feedback

Similar to the question proposed to appraisers, Realtors were interviewed to ascertain if they had detected any influence of cell towers in their experience with buyers and sellers. Four Realtors interviewed represented involvement of approximately 1,400 transactions, with over 30 years experience within the Juneau market. Their responses were generally that there was no significant influence and, oftentimes, if cell towers were disguised, they were overlooked. There was an acknowledgment that if cell towers interfered significantly with the view shed, such as a large, direct, obstruction, which obstructed an otherwise scenic view, it may be an issue. However, there were no specific situations noted in this regard. One realtor commented that if there were a large tower developed immediately adjacent to the property it might have some influence, but it depended on the degree and how well screened the tower would be. In several cases, Realtors commented that they were never discussed or not known to have existed in areas where they were present. In some cases, cell tower installations were confused with electrical installations.

When asked if there were health concerns related to cell towers within the market that impacted value, the answer was no. One comment was that there may have been some health concerns with proximity to electrical substations, and they would expect that concerns of cell towers might be similar, however, there was no known adjustment for price based on these situations.

The Realtors were asked what kind of negative influences in the market they would consider substantial or measurable due to locational elements. Waste water treatment plant, a gas company, down wind from the dump and proximity to the jail and avalanche areas were all mentioned. Properties that had persistent noise or odor, significant view obstruction or known hazards such as avalanche may be considered significant within the market. When queried about less significant negative influences that may not be substantial, the indication was that if the degree of influences were moderate or subtle, they would not be significant market determinants.

Anecdotal Data

The presence of cell towers in many instances are unnoticed. There are comments from Realtors who sold houses adjacent to cell towers that they were not even aware the cell towers were there. One realtor handled two separate transactions within the last few years, literally across the street from the 100' tall cell tower at Valley Boulevard and Mendenhall Loop Road (8503 Valley Boulevard) and indicated the cell tower had no apparent influence on the transaction. A comment was made that the congested intersection and traffic along Mendenhall Loop Road would have more of an impact on price consideration.

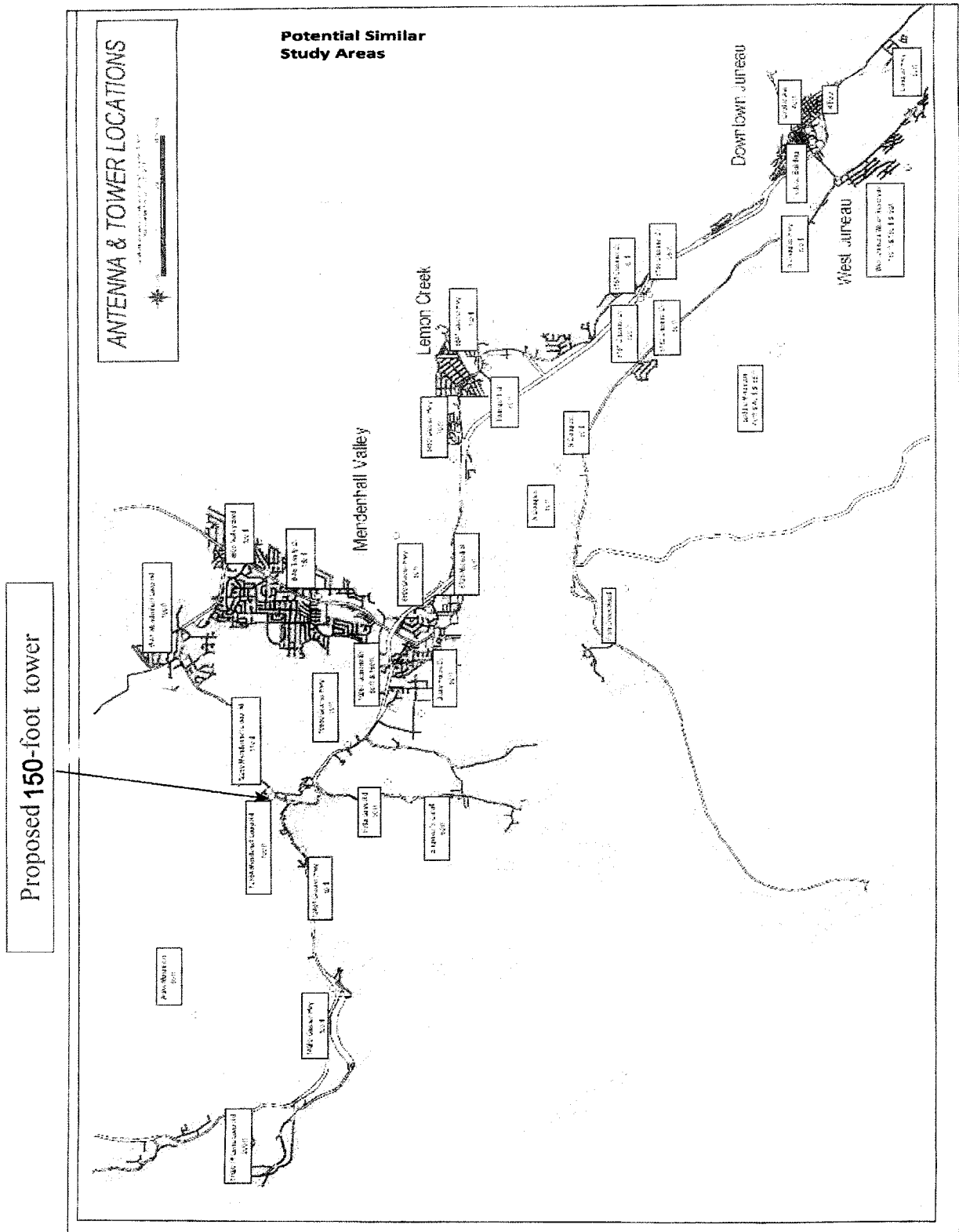


FIGURE 6 - ANTENNA AND TOWER LOCATIONS

A renter at 12280 Mendenhall Loop Road, Darrell West, indicated the nearby cell tower made no negative difference to him or his roommates. In fact they appreciated that they had very good reception for their 3G Android cell phones.

The former City and Borough of Juneau Assessor related an incident where as Assessor he had made a downward adjustment for a cell tower on North Douglas. Within a year of making a substantial downward adjustment, he reported the property sold for \$200,000 over the adjusted value. There seems to be an acknowledgment in the market that a large tower blocking a scenic view could have an influence on value but this would be a rare case.

There was no anecdotal data related to the Mendenhall Valley or similar residential areas that would indicate well-situated, disguised cell towers would have a negative impact on surrounding property values.

Price Comparison

The scope of this study did not include an analysis of pricing of properties directly in the influence of cell towers that would be comparable to the subject situation. The appraiser has reviewed various cell tower locations in the area as indicated on the adjacent map Figure 5. The most competitive towers would be those located at 12260 and 12364 Mendenhall Loop Road, at the Valley Chapel at 9741 Mendenhall Loop Road, 8503 Valley Boulevard, and 8748 Trinity Drive. The adjacent Figure 5 indicates the potential similar study areas that would likely mimic the impact, if any, in the proposed area.

Further study could be done to suggest a radius of influence for these towers and identify sales, which have occurred since their installation. The compared sales analysis would attempt to identify properties similarly situated of similar characteristics in similar market conditions (time) and determine if there were significant price differences between the sales explainable by the influence of the cell tower. It is not certain how many sales and paired similar properties would fulfill this criteria. Based on the research done so far and the interviews with knowledgeable market observers, it does not appear likely that the most competitive similarly situated cell towers would produce a negative influence on market values discernable by this paired sales technique. However, we stand ready to pursue this type of study if so desired.

Conclusion

Based on a review of the competing potential similar study areas-neighborhoods, lack of documented discounts or negative market reactions towards the presence of cell towers in these residential settings based on interviews with local knowledgeable market observers, it is my conclusion there would be no substantial decrease of value due to the presence of the proposed cell tower to the surrounding neighboring properties. It is further my opinion that if a more in-depth study was completed through market price comparisons, it is highly probable it would not change this conclusion.

HORAN & COMPANY, LLC

ADDENDA

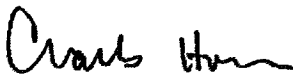
12-020A / 12364 Mendenhall Loop Road

HORAN & COMPANY, LLC

CERTIFICATION OF CONSULTATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report on February 7, 2012.
- No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- As of the date of this report, I, Charles Horan, MAI, have completed the continuing education program of the Appraisal Institute.



Charles E. Horan, MAI, AA41

February 29, 2012

Report Date

HORAN & COMPANY, LLC

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of the highest and best use.
5. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed that no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. The value estimate is made subject to the purpose, date and definition of value.
10. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.

HORAN & COMPANY, LLC

11. Any distribution of the valuation in the report between land, improvements, and personal property applies only under the existing program of utilization. The separate valuations for land, building, and chattel must not be used in conjunction with any other appraisal and is invalid if so used.
12. The signatory of this appraisal report is a member of the Appraisal Institute. The bylaws and regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety to such third parties as selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of signatory of this appraisal report.
13. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

HORAN & COMPANY, LLC

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation
State Certification
Bachelor of Science Degree

MAI, Member Appraisal Institute, No. 6534
State of Alaska General Appraiser Certification, No. AA41
University of San Francisco, B.S., 1973, Major: Business Administration

Employment History

August 2004	Owner, HORAN & COMPANY, LLC
03/87-07/04	Partner, HORAN, CORAK AND COMPANY
1980-02/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976-80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975-76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973-75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations

1998, "Easement Valuation Seminar," Alaska Chapter Appraisal Institute, Anchorage, AK
1998, "Easement Valuation Seminar," Seal Trust, Juneau, Alaska
1997, "Sitka Housing Market," Sitka Chamber of Commerce
1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
1994, developed and taught seminar "Introduction to Real Estate Appraising," University of Alaska/S.E., Sitka Campus
1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
Day 1: Introduction of Appraising, Cost and Market Data Approaches
Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
1983, "The State of Southeast Alaska's Real Estate Market"
1982, "What is an Appraisal?"

Types of Property Appraised

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial and office building absorption studies. Contract review appraiser for private individuals, municipalities and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

HORAN & COMPANY, LLC

Expert Witness Experience and Testimony

2009 Expert at mediation - Talbot's Inc vs State of Alaska, et al. IKE-07-168CI
2008 Albright vs Albright, IKE-07-265CI, settled
2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled
2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled
2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled
2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau
2000 Alaska Pulp Corporation vs National Surety - Deposition
U.S. Senate, Natural Resources Committee
U.S. House of Representatives, Resource Committee
Superior Court, State of Alaska, Trial Court and Bankruptcy Courts
Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska
Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients

Federal Agencies

Bureau of Indian Affairs
Bureau of Land Mngmnt
Coast Guard
Dept. Of Agriculture
Dept. Of Interior
Dept. Of Transportation
Federal Deposit Ins Corp
Federal Highway Admin.
Fish & Wildlife Service
Forest Service
General Service Agency
National Park Service
USDA Rural Develop.
Veterans Administration

Lending Institutions

Alaska Growth Capital
Alaska Pacific Bank
Alaska Ind. Dev. Auth.
ALPS FCU
First Bank
First National Bank AK
Key Bank
Met Life Captial Corp.
National Bank of AK
Rainier National Bank
SeaFirst Bank
True North Credit Union
Wells Fargo
Wells Fargo RETECHS

ANCSA Corporations

Cape Fox, Inc.
Doyon Corporation
Eyak Corporation
Goldbelt
Haida Corporation
Huna Totem
Kake Tribal Corporation
Klawock-Heenya Corp.
Klukwan, Inc.
Kootznoowoo, Inc.
Sealaska Corporation
Shaan Seet, Inc.
Shee Atika Corporation
TDX Corporation
The Tatitlek Corporation
Yak-Tat Kwan

Companies

AK Electric Light & Power
AK Lumber & Pulp Co.
AK Power & Telephone
Allen Marine
Arrowhead Transfer
AT&T Alskom
Coeur Alaska
Delta Western
Gulf Oil of Canada
Hames Corporation
HDR Alaska, Inc.
Holland America
Home Depot
Kennecott Greens Creek
Kennedy & Associates
Madsen Construction, Inc.
Service Transfer
Standard Oil of CA
The Conservation Fund
Union Oil
Ward Cove Paking
White Pass & Yukon RR
Yutana Barge Lines

Municipalities

City & Borough of Haines
City & Borough of Juneau
City & Borough of Sitka
City of Akutan
City of Coffman Cove
City of Craig
City of Hoonah
City of Ketchikan
City of Klawock
City of Pelican
City of Petersburg
City of Thorne Bay
City of Wrangell
Ketchikan Gateway Borg.
Municipality of Skagway

Other Organizations

Baranof Island Housing
Authority (BIHA)
Central Council for Tlingit
& Haida Indian Tribes
of Alaska (CCTHITA)
Diocese of Juneau
Elks Lodge
Hoonah Indian Assoc.
LDS Church
Moose Lodge
SE AK Land Trust (SEAL)
SE AK Reg Health
Consortium (SEARHC)
Sitka Tribe of Alaska
The Nature Conservancy

State of Alaska Agencies

Alaska State Building
Authority (formerly
ASHA)
Attorney General
Dept. of Fish & Game
Dept. of Natural Service,
Div. of Lands
Dept. of Public Safety
Dept. of Transportation &
Public Facilities
(DOT&PF)
Mental Health Land Trust
Superior Court
University of Alaska

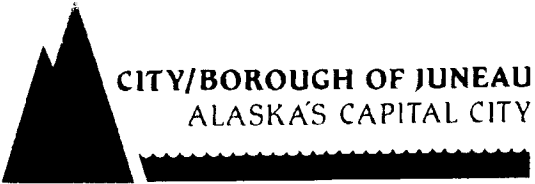
HORAN & COMPANY, LLC

Education

Uniform Standards of Professional Appraisal Practice - 2011 Update, Juneau, AK; June 2011
Current Issues & Regulatory Updates Affecting Appraisers #10066; William King & Associates, Inc., Juneau, AK; June 2011
Loss Prevention Program for Real Estate Appraisers; LIA Administrators & Insurance Services; Juneau, AK; June 2011
Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010
Business Practices and Ethics, Seattle, WA, Apr 2010
Fall Real Estate Conference, Seattle, WA, Dec 2009
7-hour National USPAP Update Course, Seattle, WA, May 2009
Fall Real Estate Conference, Seattle, WA, Nov 2008
Attacking and Defending an Appraisal in Litigation, Kent, WA, Sep 2008
Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008
Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007
Business Practices and Ethics, Seattle, WA, Jun 2007
7-hour National USPAP Update Course, Seattle, WA, Jun 2007
Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007
Basic Appraisal Procedures, Seattle, WA, Feb 2007
USPAP Update Course, Anchorage, AK, Feb 2005
Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005
Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005
Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003
Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002
UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002
USPAP, Part A, Burr Ridge, IL, Jun 2001
Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
Partial Interest Valuation - Divided, Anchorage, AK, May 2001
Easement Valuation, San Diego, CA, Dec 1997
USPAP, Seattle, WA, Apr 1997
The Appraiser as Expert Witness, Anchorage, AK, May 1995

Appraisal Practices for Litigation, Anchorage, AK, May 1995
Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
USPAP, Anchorage, AK, Apr 1991
General State Certification Review Seminar, Anchorage, AK, Apr 1991
State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
Real Estate Appraisal Reform, Gregory Hoefler, MAI, OTS, Juneau, AK, Jul 1990
Standards of Professional Practice, Anchorage, AK, Oct 1987
Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987
Market Analysis, Boulder, CO, Jun 1986
Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985
Litigation Valuation, Chapel Hill, North CA, Aug 1984
Standards of Professional Practices, Bloomington, IN, Jan 1982
Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980
Course 6, Introduction to Real Estate Investment Analysis, Aug 1980
Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976
Course 2A, Case Studies in Real Estate Valuation, Aug 1976
Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974

Rev 06/11



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: December 13, 2006
File No.: USE2006-00055

Alaska Digitel, LLC
Attention: **Dave Baker**
3127 Commercial Drive
Anchorage, AK 99801

Application For: A Conditional Use Permit to install a 100-foot monopole with cellular communications antenna on top for Alaska Digitel.

Legal Description: USS 2391, Lot V & Fraction of Lot W

Parcel Code No.: 4-B28-0-103-006-0

Hearing Date: December 12, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 4, 2006, and approved the conditional use permit to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. A letter of approval from the FAA shall accompany the application for building permit for the monopole.

Attachments: December 4, 2006 memorandum from Andrew Amelung, Community Development to the CBJ Planning Commission regarding USE2006-00055.

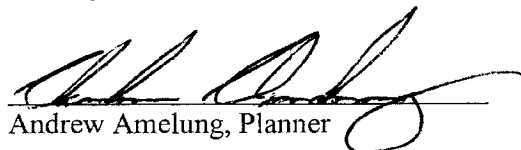
This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

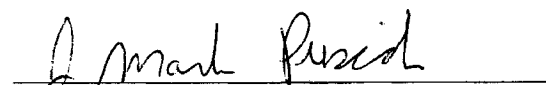
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

Alaska Digitel, LLC
File No.: USE2006-00055
December 13, 2006
Page 2 of 2


Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Andrew Amelung, Planner


J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk


12/14/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

ANTENNA & TOWER LOCATIONS

Locations are approximate and may not include all towers
Map created February 19th, 2009

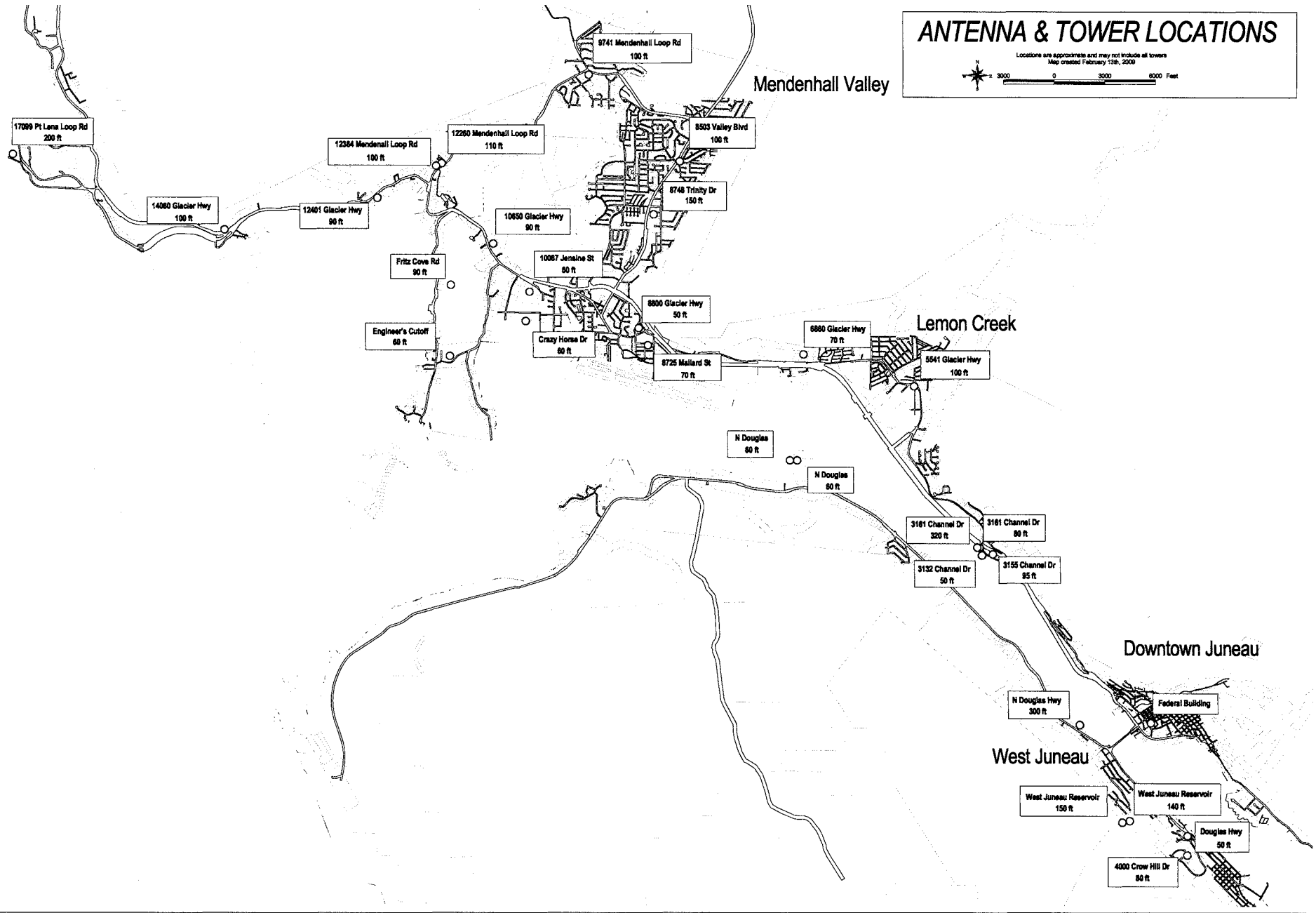
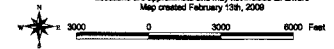
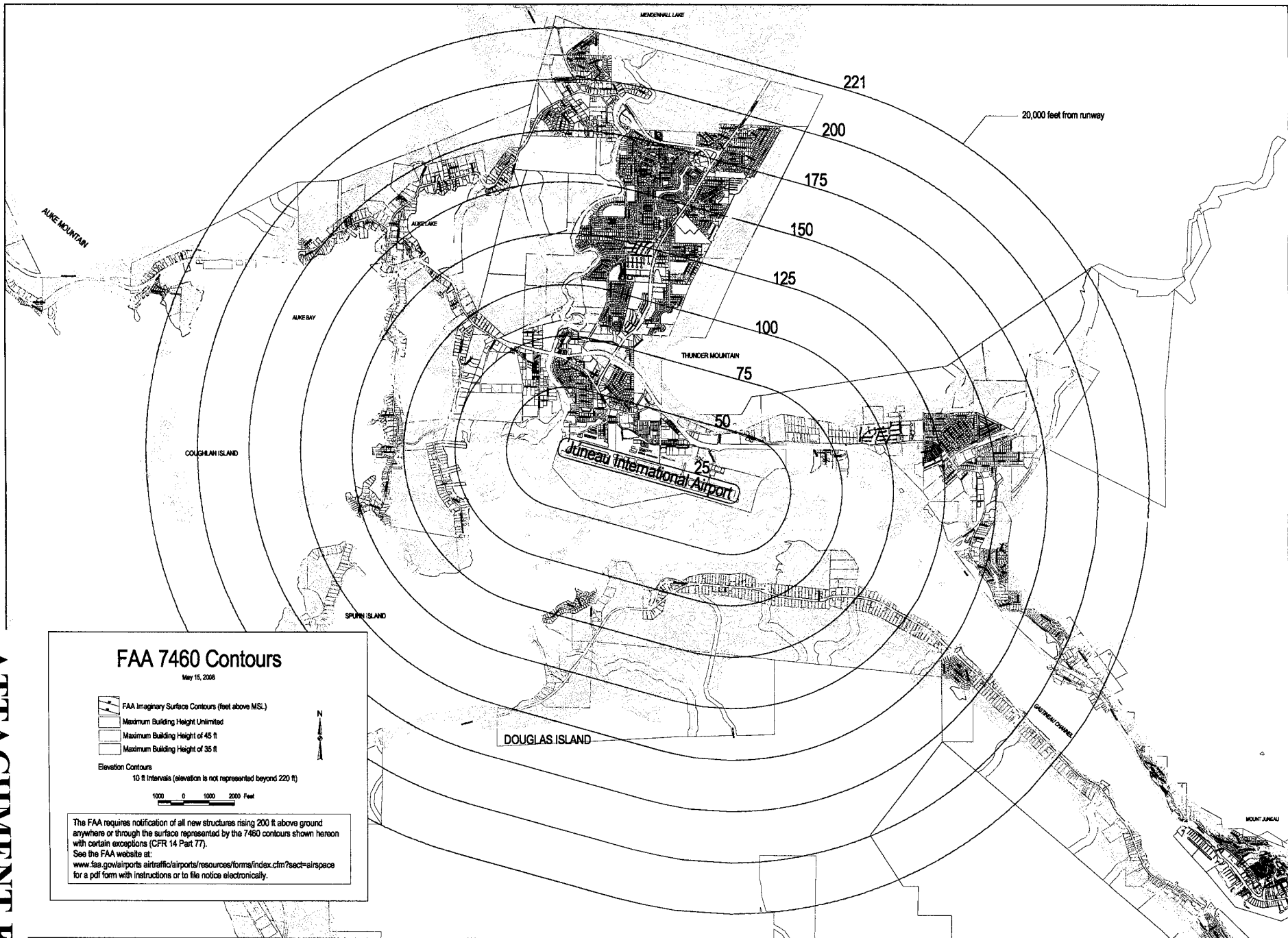


Fig. 1001 - Antenna & Tower Locations



FAA 7460 Contours

May 15, 2008

- FAA Imaginary Surface Contours (feet above MSL)
- Maximum Building Height Unlimited
- Maximum Building Height of 45 ft
- Maximum Building Height of 35 ft

Elevation Contours
10 ft Intervals (elevation is not represented beyond 220 ft)



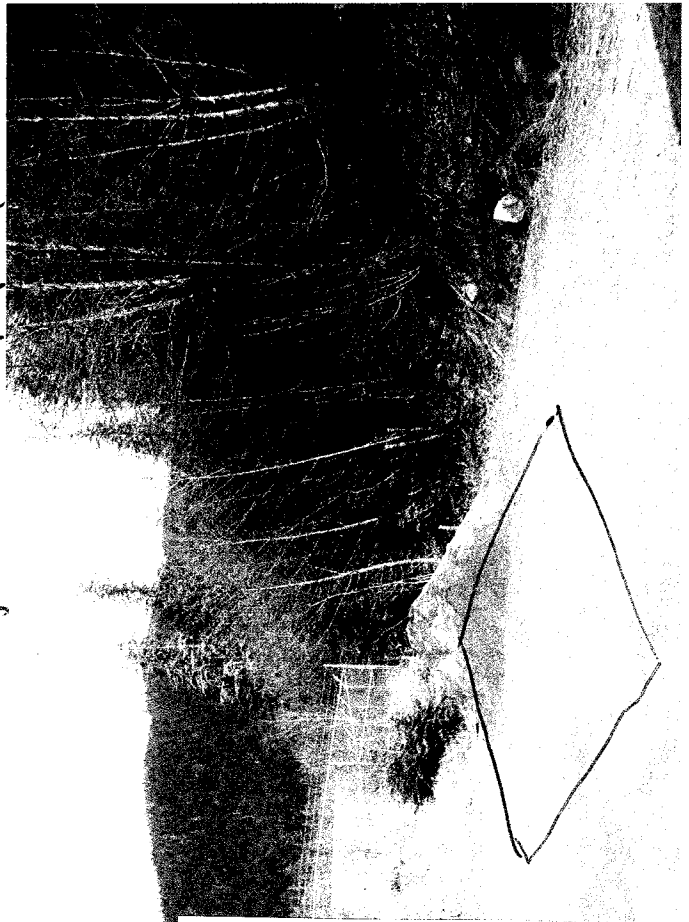
The FAA requires notification of all new structures rising 200 ft above ground anywhere or through the surface represented by the 7460 contours shown hereon with certain exceptions (CFR 14 Part 77).
See the FAA website at:
www.faa.gov/airports/airtraffic/airports/resources/forms/index.cfm?sect=airspace
for a pdf form with instructions or to file notice electronically.



↑ Tree line adjacent to NE property line.



↑ Existing 100' monopole as seen from Squire's Post.



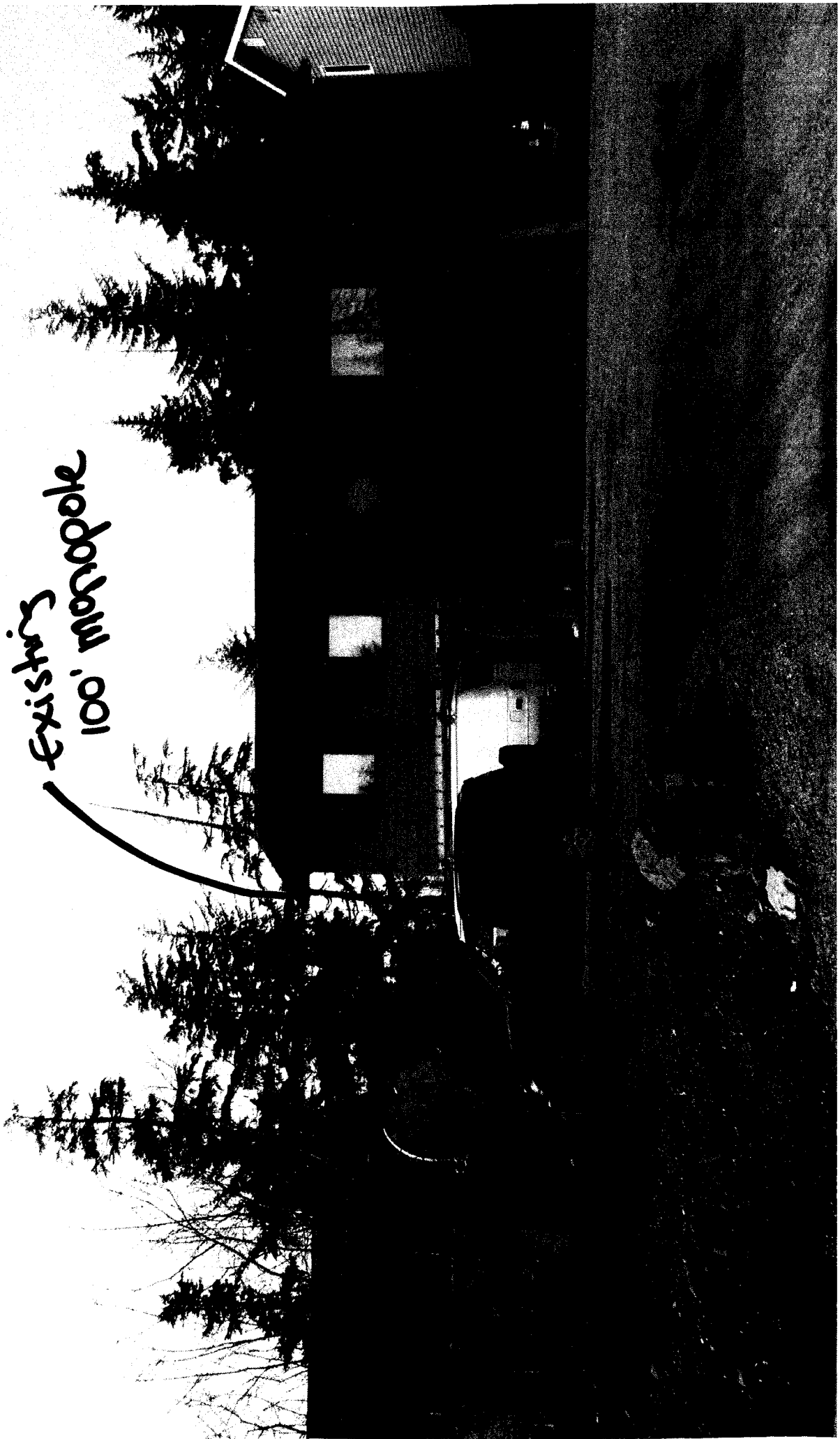
↑ Approx. location of 150' proposed monopole.



Existing 100' monopole.

* Photo taken
from Lee Ct.

existing
100' monopole



Nicole Jones

From: Alissa Haynes [sitedeployment@gmail.com]
Sent: Tuesday, April 17, 2012 7:21 AM
To: Nicole Jones
Cc: Sarah Grant
Subject: RE: Comments received for USE2012 0004

Hi Nicole,

I've requested the specs on the levels within the enclosure. We have an enclosure that will keep the noise levels below 54 DB.

Since we have not yet received any comments, can I ask if this case can be on the consent agenda, with the understanding it could be pulled from consent and moved to regular business if there was the request at the meeting?

Alissa Haynes,
Site Acquisition and Leasing
sitedeployment@gmail.com
907-727-7907 Alaska
435-565-1855 Utah

On Apr 17, 2012 6:54 AM, "Nicole Jones" <Nicole_Jones@ci.juneau.ak.us> wrote:

Good Morning Alissa,

I have not heard from any neighboring property owners (or citizens who have seen the Public Notice sign). I will be sure to forward any comments if/when I receive them. I did have a question; I couldn't find any mention regarding the decibel levels for the generator. I did a search on the internet and found a rating below; could you verify whether or not these numbers are accurate?

Open quietness is 84 db at 7 meters. Enclosed quietness is 76 db at 7 meters.
<http://www.generatorjoe.net/zDDIN-030D102.html>

Thanks!

Nicole Jones, Planner I, CFM

CBJ Community Development Department

155 S. Seward St.

Juneau, AK 99801

Ph: [907.586.0218](tel:907.586.0218)

Fax: [907.586.3365](tel:907.586.3365)

ATTACHMENT G

From: Alissa Haynes [mailto:sitedeployment@gmail.com]
Sent: Monday, April 16, 2012 6:38 PM
To: Nicole Jones
Subject: Re: Comments received for USE2012 0004

Nicole,

Thank you for the update! This is very good news.

On Mon, Apr 16, 2012 at 6:24 PM, Nicole Jones <Nicole_Jones@ci.juneau.ak.us> wrote:

Good Afternoon Alissa,

I have received the following comments from the internal departmental review:

Charlie Ford, Building Codes Official

The Building Department has no issues with this project.

Ed Foster, CBJ Streets Superintendent

Streets and Fleet Maintenance Division has no issues or concerns with this application.

Ron King, Chief Regulatory Surveyor

General Engineering has no concerns with this project.

Dan Jager, Fire Marshall

There does not seem to be any fire dept. issues with this project.

John Sahnaw, CBJ Appraiser

The Assessor's Division does not have any significant concerns regarding this proposal for a second pole on the parcel.

4/17/2012

Please let me know if you have any questions. I will try to have a draft staff report for you to review by the end of the day Wednesday.

Kind Regards,

Nicole Jones, Planner I, CFM

CBJ Community Development Department

155 S. Seward St.

Juneau, AK 99801

Ph: 907.586.0218

Fax: 907.586.3365

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Alissa Haynes,

Site Acquisition & Leasing Specialist

sitedeployment@gmail.com

907-727-7907 Alaska

435-565-1855 Utah

4/17/2012