

EXHIBIT H

SITE SELECTION ANALYSIS



**VERTICAL BRIDGE AND BELL ATLANTIC MOBILE SYSTEMS
LLC
D/B/A
VERIZON WIRELESS**

QUAKER ROAD SITE

**4399 Transit Road
Orchard Park, New York 14127**

**SITE SELECTION ANALYSIS
OCTOBER 17, 2023**

Vertical Bridge
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, New York 14586

SITE SELECTION ANALYSIS

Vertical Bridge proposes to install and operate a new wireless telecommunications facility, including a new tower at 4399 Transit Road in the Town of Aurora, Erie County, New York. The property is currently a 31.77-acre parcel and is currently being operated as Murray Brothers Nurseries and Garden Center. Verizon Wireless will be the tenant on this facility and will operate the associated antennas, ground equipment, and related appurtenances on the tower facility.

1. NEED FOR FACILITY

(a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the **RF SEARCH RING JUSTIFICATION**. As indicated in that report, when a Verizon Wireless Radio Frequency Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a “search area.” A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING** and are attached herein as **Attachment 1**. These are the geographical areas within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). Parameters for the search area are generally along Transit Road (Route 187), south of Milestrip Road to the north and south Quaker Road to the south. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Quaker Road search area has some varying topography and is comprised of open fields a golf course and a handful of residences along Transit and Quaker Roads.

(b) Land Use

The Search Ring is made up of predominately residentially developed and undeveloped parcels.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on an existing wireless telecommunications towers or other tall structures (“collocation”), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest siting priority in a local municipality’s Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to construction of a new tower facility.

(b) New Structure on Municipally owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. In this case, unfortunately repeated attempts to contact the Town of Aurora to gauge their interest in leasing space on the one town owned property in the search area came up empty handed.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new wireless telecommunications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the Search Area large enough to accommodate the facility and which also meet any required area requirements such as setbacks. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no currently available towers or tall structures are available collocation.

Per the town code for the Town of Aurora, § 116-77 (C) - Nonresidential districts. Telecommunications facilities requiring construction of a new tower on nonmunicipal or non-government-owned property in any nonresidential zoning district shall require a special use permit, site plan review and approval by the Town Board and the issuance of a tower permit as set forth in this article. § 116-79 (D-5) – Communications facility permit standards. The Town Board may require that towers and antenna(s) be set back a sufficient distance from adjacent property lines and/or structures to safeguard the general public and/or adjacent property from damage in the event of tower failure or falling debris such as ice, which distance shall take into account the fall-down zone of any tower and/or antenna. In all instances, towers and/or antennas shall be located no closer than 800 feet from any public road or right-of-way and 500 feet from any existing residences. The fall down zone should be equal to the height of the tower and any antenna annexed thereto from any adjacent property line. Notwithstanding the limitations contained herein, the Town Board can set a different fall-down zone upon receipt of information from the applicant or adjoining property owners which demonstrates the safety of the general public or adjacent property is protected.

5. CANDIDATE ANALYSIS

A comprehensive investigation of the Quaker Road Search Area was completed, and several potential candidates were identified. The parcels are identified on **Attachment 2**. A summary of each of the properties located within the Search Area is detailed below.

(A) Donald Smith (Tax Parcel ID# 163.00-1-21.112) – No Number Willardshire Road

This parcel, 9.3622 acres in size, is located on the west side of Willardshire Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

(B) Bobolink Golf Club Inc (Tax Parcel ID# 163.00-1-18) – 4085 Transit Road

This parcel, 70.5834 acres in size, is located on the east side of Transit Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

(C) Frederick Morin (Tax Parcel ID# 162.00-3-36) – No Number Quaker Road

This parcel, 9.1506 acres in size, is located on the north side of Quaker Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

(D) Todd Dehn (Tax Parcel ID# 163.00-1-21.111) – 3409 Transit Road

This parcel, 20.9207 acres in size, is located on the east side of Transit Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

(E) Brian Munro (Tax Parcel ID# 174.00-1-5.2) – No Number Quaker Road

This parcel, 22.3713 acres in size, is located on the south side of Quaker Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

(F) Hawk Hill Farm (Tax Parcel ID# 173.00-1-7.1) – 7895 Quaker Road

This parcel, 10.4566 acres in size, is located on the south side of Quaker Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of the parcel was initially interested in leasing space to Vertical Bridge, but after completing their review of the available candidates the Verizon Wireless RF engineer concluded that this location would not be adequate for the project objectives as this location would have not adequately covered the intended coverage area in the same capacity as the selected location. As such, lease negotiations with the landowner were terminated.

Parcels that were reviewed as potential candidates, but the landowners were either not interested or were non-responsive to our attempts to contact them:

- 1. Erie County Water Authority (Tax Parcel ID# 163.00-1-17) – No Number Transit Road**
Erie County Water Authority rep told us that due to existing congestion at that site, they would not be interested in any additional wireless equipment at this location.
- 2. Connie Sue Miller Irrevocable Trust (Tax Parcel ID# 163.00-1-1) – No Number Transit Rd**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 3. 3770 Transit LLC (Tax Parcel ID# 163.09-2-8) – 3770 Number Transit Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 4. Town of Orchard Park (Tax Parcel ID# 163.09-2-10) – No Number Transit Road**
Attempts were made to contact the town, but no one responded to the certified letter.
- 5. Addison Ventures LP (Tax Parcel ID# 162.00-3-4.211) – No Number Transit Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 6. Corey AJ Estate (Tax Parcel ID# 163.00-1-19) – No Number Transit Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 7. Corey AJ Estate (Tax Parcel ID# 163.00-1-7.2) – No Stoneybrook Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 8. George Kuhl (Tax Parcel ID# 174.00-1-4) – 1531 Quaker Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 9. (Paul Atkinson (Tax Parcel ID# 174.00-1-2) – 1569 Quaker Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 10. Ravenwood Farm LLC (Tax Parcel ID# 163.00-1-23.2) – 1550 Quaker Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.
- 11. Ramon Rivera (Tax Parcel ID# 162.00-3-6.1) – 7980 Quaker Road**
Attempts were made to contact the landowner, but they did not respond to a certified letter.

12. Services to The People (Tax Parcel ID# 162.00-3-5.2) – 4880 Transit Road

Attempts were made to contact the landowner, but they did not respond to a certified letter.

(G) Murray Brothers Nurseries (Tax Parcel ID# 174.00-1-1.1) – 4399 Transit Road

This parcel, 31.7729 acres in size is located on the south side of Quaker Road, just to the east of where Quaker Road intersects with Transit Road. This parcel and proposed tower location is within the search area and has proved to be the best location from a topography and terrain perspective out of the interested and available parcels from an RF perspective. The chosen location on the property also offers some natural screening of the base of the tower facility from view from neighboring parcels to the north, south, east, and west and is a significant distance from the closest neighboring parcel to the east at approximately 200'. And although the tower location does not meet the Town of Aurora zoning setback requirement of 500' from any existing residences, the tower location is very close to meeting the requirement at approximately 425' and approaches the Town of Aurora zoning setback requirement of 800' from any public right-of-way at approximately 595' to Quaker Road to the north. And as further detailed in the RF review and analysis document - "Engineering Necessity Case – Quaker Road" this location adequately solves the issues that the Verizon Wireless network is currently experiencing in the area.

6. CONCLUSION

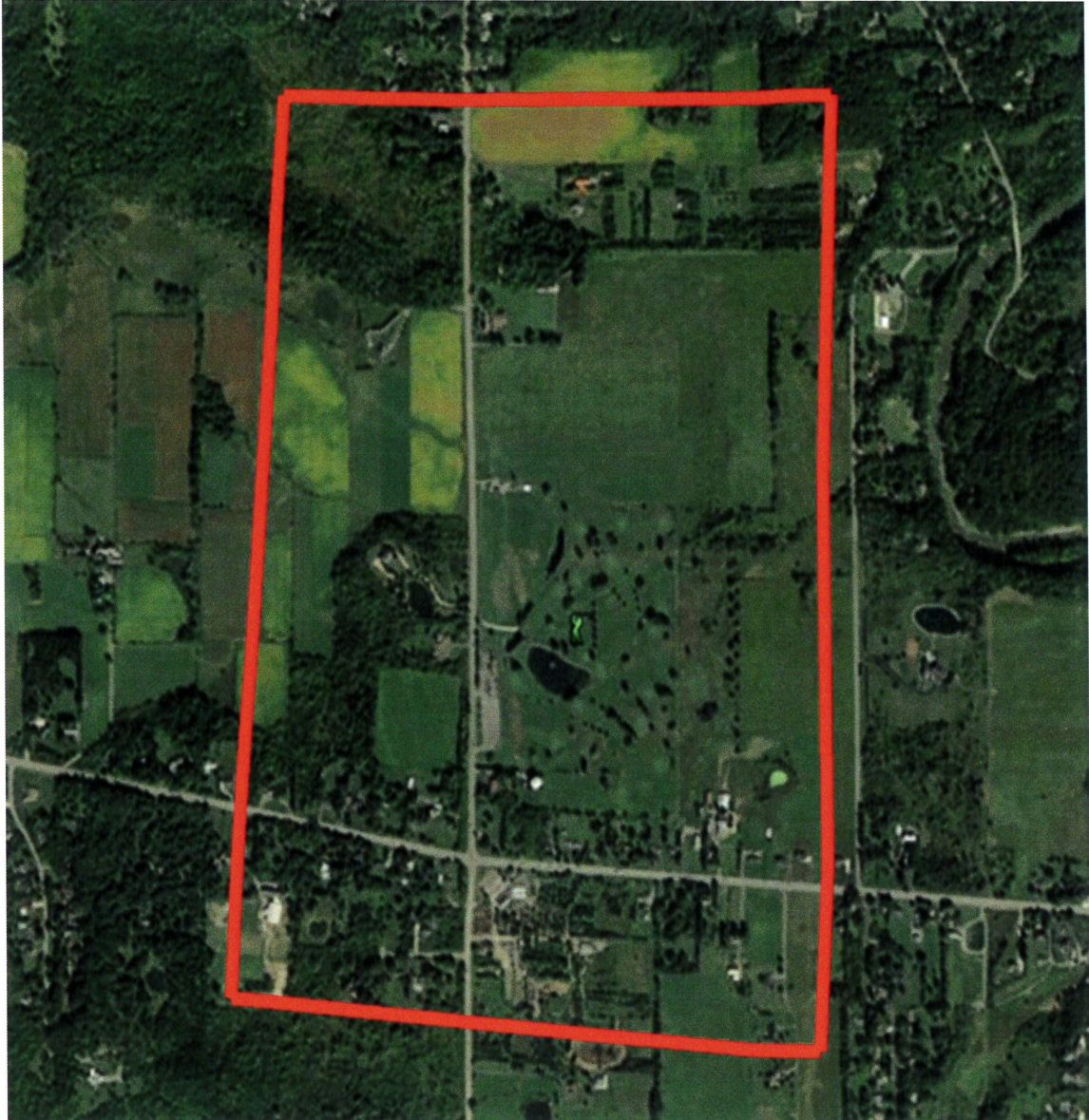
Based on the requirements of the Town of Aurora's zoning code, the existing conditions and land use, and the reasons identified above, as well as the results of RF review and analysis, we believe the Murray Brothers Nurseries and Garden Center parcel is the best location for the proposed facility.

Prepared by:

Brett Morgan

Brett Morgan
Airosmith Development
Consultant to Vertical Bridge and Verizon Wireless

**ATTACHMENT 1
VERIZON WIRELESS
QUAKER ROAD SEARCH RING**



ATTACHMENT 2 VERTICAL BRIDGE AND VERIZON WIRELESS QUAKER ROAD PARCELS IDENTIFIED & INVESTIGATED



