

**COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION**

In the Matter of:

THE APPLICATION OF)	
SKYWAY TOWERS LLC AND)	
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS)	
FOR ISSUANCE OF A CERTIFICATE OF PUBLIC)	CASE NO.: 2020-00139
CONVENIENCE AND NECESSITY TO CONSTRUCT)	
A WIRELESS COMMUNICATIONS FACILITY)	
IN THE COMMONWEALTH OF KENTUCKY)	
IN THE COUNTY OF CARROLL)	

SITE NAME: LOCUST

* * * * *

**APPLICANTS RESPONSE TO PUBLIC COMMENT FROM
TIMOTHY W. DERMON**

Skyway Towers, LLC and Celco Partnership d/b/a Verizon Wireless (“Applicants”), by counsel, make this Response to the comments submitted by Timothy W. Dermon in the within proceeding. Applicant respectfully states, as follows:

1. Timothy W. Dermon has voiced generalized concerns to the Kentucky Public Service Commission regarding the health effects of radio frequency emissions, property values and aesthetics for the facility proposed in the within Application. However, as presented in the subject Application and as discussed herein below, there is no ground for denial of the subject application, and substantial evidence supports approval of the requested Certificate of Public Convenience and Necessity (“CPCN”).

2. In accordance with KRS Chapter 100 and the Telecommunications Act of 1996 (“TCA”), the environmental effects of radio frequency emissions are not at issue in this case and may not be considered by the Public Service Commission in its evaluation of the proposed facility. Radio frequency emissions are the subject of federal regulation, and the TCA expressly prohibits state regulation of wireless communications facilities on the basis of environmental effects or radio frequency emissions. Specifically, the Federal Telecommunications Act of 1996, as codified at 47 U.S.C. Section 332(7)(B)(iv), provides:

“No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communication] Commission’s regulations concerning such emissions.”

3. Applicant is licensed by the Federal Communications Commission (“FCC”) to provide wireless communications services to the area to be served by the proposed wireless communications facility, and a copy of the relevant FCC license granted to AT&T Mobility was filed as part of the subject Application. Accordingly, Applicant is subject to the FCC regulation referenced at 47 U.S.C. Section 332(7)(B)(iv).

4. The U.S. Court of Appeals for the Sixth Circuit has upheld the prohibition of consideration of the environmental effects of radio frequency emissions in Kentucky Public Service Commission proceedings regarding wireless communications facilities. Specifically, in Telespectrum, Inc. v. Public Service Commission, 227 F.3d 414 (6th Circuit 2000), the Court held:

“[C]oncerns of health risks due to the emissions may not constitute substantial evidence in support of denial by statutory rule, as no state or local government or instrumentality thereof may regulate the construction of personal wireless facilities “on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the

Commission's regulations concerning such emissions.' 47 U.S.C. § 332(c)(7)(B)(iv)." *Id.* at 425.

The Sixth Circuit reemphasized the federal statutory prohibition of consideration of radio frequency emissions effects in Robbins v. New Cingular Wireless PSC, LLC, 854 F.3d 315 (6th Cir. 2017):

"Congress passed the TCA to foster industry competition in local markets, encourage the development of telecommunications technology, and provide consumers with affordable access to telecommunications services. *Telecommunications Act of 1996*, Preamble, *Pub. L. No. 104-104*, 110 Stat. 56 (1996). The TCA furthers those goals by preventing local governments from impeding the siting and construction of cell towers that conform to the FCC's RF-emissions standards. See 47 U.S.C. § 332(c)(7)(B)(iv). By delegating the task of setting RF-emissions levels to the FCC, Congress authorized the federal government—and not local governments—to strike the proper balance between protecting the public from RF-emissions exposure and promoting a robust telecommunications infrastructure. See *id.*; *In the Matter of Procedures for Reviewing Requests for Relief from State & Local Regulations Pursuant to Section 332(c)(7)(b)(v) of the Commc'ns Act of 1934 in the Matter of Guidelines for Evaluating the Env'tl. Effects of Radiofrequency Radiation*, 12 F.C.C. Rcd. 13494, 13505 (1997)." *Id.* at 319-320.

Of course, as they are required to do, the U.S. District Courts in Kentucky have followed the Sixth Circuit's lead in application of the TCA. PI Telecom Infrastructure V, LLC v. Georgetown-Scott County Planning Commission, 2017 U.S. Dist. LEXIS 18920 (E.D. Ky. 2017) ("... the TCA provides that local cell tower regulation "shall not prohibit or have the effect of prohibiting the provision of personal wireless services."")

5. The proposed wireless communications facility has been designed and will be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC. Radio frequency emission readings in the accessible areas of this facility will be well

below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The site will carry appropriate radio frequency emission signage to the public entering the site area. This site will transit frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The site will undergo a complete rigorous regulatory process before it comes on-air to provide service and will not present a risk to public health and welfare. See **EXHIBIT A**.

6. In response to Mr. Dermon's generalized concerns regarding property values, Applicant has attached a report from Glen D. Katz, MAI, SRA, AI-GRS, AI-RRS, a property valuation expert, concluding that the proposed tower will not have a negative impact on surrounding property values as **EXHIBIT B**. In this instance, Carroll County has not adopted planning and zoning regulations, nor has it adopted regulations regarding the placement, construction and modification of wireless communications facilities. Any property purchased in Carroll County is acquired with the understanding that the surrounding neighbors are free to develop their property in any manner they desire without regulation from local government or input from area residents. This circumstance is factored into the sales price of all real estate in Carroll County. For this reason, area residents have no reasonable expectation of input into the land use of surrounding properties or the impact a proposed land use will have on their property values.

7. In response to generalized concerns regarding aesthetics, the proposed facility has been designed, configured, and located in such a manner that it will prevent or limit potential adverse effects on surrounding properties. The general area where the proposed facility is to be located is a heavily wooded rural area with ample setbacks from

surrounding land uses. Despite Mr. Dermon's assertion that the tower will be constructed within 500-feet of three occupied residences including his own property, the nearest adjoining residential structure is approximately 920' to the northwest across Fairview Ridge Road/Hwy 1492. Furthermore, the tower will be galvanized steel to minimize its visibility. Tower placement at this location is the most suitable and least intrusive method of resolving the existing coverage and/or capacity gap in this area.

8. Applicant's site identification and selection process aims to identify the least intrusive of all the available and technically feasible parcels in a service need area. Once it is determined which parcels are technically feasible and available for leasing, the site development team visits the parcels and performs a preliminary inspection. The purpose of the preliminary inspection is: (1) to confirm the availability of sufficient land space for the proposed facility; (2) to identify a specific location for the facility on the parcel; (3) to identify any recognized environmental conditions that would disqualify the parcel from consideration; (4) to identify any construction issues that would disqualify the candidate; and, (5) to assess the potential impact of the facility on neighboring properties. In this case, the site acquisition team searched for a large parcel with natural vegetation that would provide ample separation and buffering from adjoining property owners. The proposed site parcel offers substantial setback distance from all property lines and ample buffering between the site parcel and residences. See **EXHIBIT C**.

9. Verizon Wireless radio frequency engineers conducted studies and tests in order to develop a highly efficient network that is designed to handle voice and data traffic in the service area. The engineers determined an optimum area for the placement of the proposed facility in terms of elevation and location to provide the best quality service to

customers in the service area. A radio frequency design search area prepared in reference to these radio frequency studies was considered by the Applicant when searching for sites for its antennas that would provide the coverage deemed necessary by the Applicant. A map of the area in which the tower is proposed to be located which is drawn to scale and clearly depicts the necessary search area within which the site should be located pursuant to radio frequency requirements was submitted with the application. Verizon Wireless is a provider of essential wireless voice and data services to residential and commercial customers. Verizon Wireless delivers these services over a network of sites (i.e., antennas mounted on a support structure, with associated radio transmitting equipment) which are linked to one another and which transmit and receive signals to and from mobile phones and other wireless communication devices. The proposed facility is necessary to achieve coverage and capacity needs that cannot be established in any other manner in the Locust area along Locust Road, Fairview Ridge Road and to the surrounding areas. It will provide needed capacity to offload the surrounding sites which are currently operating at or near maximum capacity in this area limiting the ability of user access to the network. This new tower is required as there is no other means of providing this service in this area. See attached **EXHIBIT A**.

10. The U.S. Court of Appeals for the Sixth Circuit has upheld that lay opinion or generalized concerns are not substantial evidence justifying a rejection of this application. Any decision rendered by state or local authorities must be in writing and supported by substantial evidence in a written record. Federal Courts in the 6th Circuit have defined “substantial evidence” in previous cases. For example, the locality’s own zoning requirements are an example of substantial evidence. Cellco Partnership v. Franklin Co.,

KY, 553 F. Supp. 2d 838, 845-846 (E.D. Ky. 2008). Of course, in this instance Carroll County has not adopted zoning requirements. Courts in the 6th Circuit have found that lay opinion is not substantial evidence. Cellco Partnership at 852 and T-Mobile Central, LLC v. Charter Township of West Bloomfield, 691 F.3d 794, 804 (6th Cir. 2012). They have also found that unsupported opinion is not substantial evidence. Cellco Partnership at 849. Generalized expressions of concerns with “aesthetics” are not substantial evidence. Cellco Partnership at 851. Claims the tower is unsightly are generalized expressions of aesthetical concerns and the same objection could be made by any resident in any area in which a tower is placed. Cellco Partnership at 852. General concerns that the tower is ugly or unwanted near an individual’s residence are not sufficient to meet the 6th Circuit substantial evidence test. T-Mobile Central at 800. Finally, anyone who opposes a tower in their backyard can claim it would be bad for the community, not aesthetically pleasing, or is otherwise objectionable, but such claims would not constitute substantial evidence. T-Mobile Central at 801.

WHEREFORE, there being no ground for denial of the subject application and substantial evidence in support of the requested CPCN, Applicants respectfully request the Kentucky Public Service Commission:

- (a) Accept this Response for filing;
- (b) Issue a Certificate of Public Convenience and Necessity to construct and operate the WCF at the location set forth herein without further delay; and

(c) Grant Applicant any other relief to which it is entitled.

Respectfully submitted,



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CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this 1st day of June 2020, a true and accurate copy of the foregoing was electronically filed with the PSC and sent by U.S. Postal Service first class mail, postage prepaid, to Alexander S. Johnson and Rachel B. Grimes. 1312 W. Prong Locust Rd, Milton, KY 4005 and Timothy W. Dermon, 1048 Fairview Ridge Road, Milton, KY 40045.



David A. Pike
Attorney for Applicant

LIST OF EXHIBITS

- A Radio Frequency Report
- B Real Estate Valuation Report
- C Site Selection Report

EXHIBIT A
RADIO FREQUENCY NEED REPORT



May 22, 2020

RE: Proposed Verizon Wireless Communications Facility
Site Name: LV Locust

To Whom It May Concern:

As a radio frequency engineer for Verizon Wireless, I am providing this letter to state the need for the Verizon Wireless site called Locust and its compliance to RF emission standards as set by FCC. The Locust cell site is necessary to achieve coverage and capacity needs in the Locust area along Locust Rd, Fairview Ridge Rd and to the surrounding residential areas. This site is necessary to provide this coverage and capacity that cannot be established in any other manner. Locust will provide needed capacity to offload the Carrollton and Milton sites. The sites are currently operating at or near maximum capacity in this area of the Verizon Wireless Network, limiting the ability of customer access to the network. This new tower is required as there is no other means of providing this service in this area.

Whenever possible, Verizon Wireless seeks out colocation opportunities. Colocation allows Verizon Wireless to increase capacity, coverage and services in a targeted area in a more timely manner and at less cost than building a new raw land site.

The height for the Locust site was determined through in-depth terrain modeling as well as signal propagation modeling. Due to the rising and falling terrain combine with the dense wooded area, it was determined that a centerline height of 240 feet was necessary to provide adequate coverage in the area. A lower height would greatly reduce coverage and result in the inability of the Locust site to operate properly in the Verizon Network.

The site will provide the quality coverage our customers expect and rely on; Customers will experience access to mobile voice and wireless data services previously unavailable, and support Homeland Security through enhanced 911 services.

This cell site has been designed, and will be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

RF emission readings at this site in the accessible areas would be well below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The site would carry appropriate RF emission signage to the public entering the site area.

This site would transit frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The site would go through the complete rigorous regulatory process before it comes on-air to provide service to our customers.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Snyder". The signature is written in a cursive style with a long horizontal tail extending to the right.

Gordon Snyder
RF Engineer, Verizon Wireless

EXHIBIT B
REAL ESTATE VALUATION REPORT

Real Estate Value Impact Study

For

**Proposed Wireless Communications Facility
Skyway Towers, LLC, and Cellco Partnership, d/b/a Verizon Wireless
Site Name: LV Locust
PSC Case #: 2020-00139
Assessor Parcel Number: 06-03
1002 Fairview Ridge
Milton, Carroll County, Kentucky 40045**

Date of Report

May 22, 2020

Prepared For

**Kentucky Public Service Commission
211 Sower Boulevard
Frankfort, Kentucky 40602**

Prepared By

**Glen D. Katz, MAI, SRA, AI-GRS, AI-RRS
Realty Solutions Co., Inc.
P.O. Box 20983
Louisville, KY 40250**

May 22, 2020

Kent Chandler, Executive Director
Kentucky Public Service Commission
211 Sower Boulevard
Frankfort, Kentucky 40602

Realty Solutions Co., Inc.
Finding Answers to Real Estate Questions

Subject: Real Estate Value Impact Study
Proposed Wireless Communications Facility
Skyway Towers, LLC, and Cellco Partnership, d/b/a Verizon Wireless
Site Name: LV Locust
PSC Case #: 2020-00139
1002 Fairview Ridge
Milton, Carroll County, Kentucky 40045

Kent Chandler:

I have completed an impact study regarding potential influence of wireless communications tower facilities on market value of surrounding properties, specifically addressing the subject project low-density residential and agricultural neighborhood. The study consists of analyzing sale activity and value trends of properties located in proximity to cell towers, as compared to properties which are not in proximity but are otherwise competitive as replacements in the market.

Public utilities provide a platform for economic sustainability, community growth, safety and education. These factors in turn influence value and demand for real estate. Based on the actions of buyers, occupants, and sellers of real estate, it is clear that communications towers are part of this platform. There are no indications for value diminution of low-density residential and agricultural properties located with proximity to the proposed facility, or the neighborhood in general. Consistently, factual market evidence shows this type of facility has not, and does not, negatively impact surrounding property, and supports the positive influences on value and demand for real estate.

The attached report is a summary of the research and analysis performed. Thank you for the opportunity to present this information. Please contact me if you have questions or comments.

Respectfully,



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Summary of Facts and Conclusions

Problem Identification

Proximity impact is a frequent question in real estate. In the course of studying value influence due to proximity of private or public utility facilities to residential, commercial and agricultural properties, I have performed impact analysis on wireless communications tower facilities, high-voltage overhead transmission lines (HVOT), storage towers, oil pipelines, agricultural facilities, and federal interstates. For this report, the analysis consists of analyzing value trends of properties in proximity to public utility tower facilities.

Residential and commercial properties, whether urban, suburban or rural, and agricultural properties, follow similar demand patterns. In a 2012 study article published in *The Appraisal Journal* 80, (no. 1 (Winter 2012): 30-45), James A. Chalmers identifies three general characteristic that drive property sensitivity to price effects:

- use;
- size; and
- uniqueness.

Non-suburban, rural residential and commercial properties are often part of agricultural or recreational environments. Site sizes are larger, or they may be adjacent to large land parcels. They are also unique; because of the low-density development characteristics, there are fewer available, and even fewer available with specific classes of features such as site size, quality, floor plan, or auxiliary buildings. Low density development area properties are similar to urban and suburban properties in terms of use, but are superior in the sensitivity categories of site size and uniqueness/scarcity. In summary, they share the same use characteristics, but are more resilient than other residential and commercial categories.

Carroll County has not adopted planning and zoning for unincorporated areas of the County, and the project neighborhood is not subject to local zoning regulation. This is a frequent occurrence in low-density development and rural areas, and there are risks accepted by property owners because of the lack of control on land uses. Without localized land-use regulations, all legal uses of land are available. Land uses with a high impact on surrounding properties or a community in general, typically are characterized as producing adverse noise, odor, traffic, lighting, view, or neglected construction.

As a result, there is a higher risk expectation by buyers when making purchase decisions, regarding the quality and type of use of neighboring un-zoned properties. These risks are reflected in prices paid and resulting value trends. Regardless of these risks and buyer activity, communities without land-use controls continue to expand and develop need and demand for public utilities. The neighborhoods and communities remain influenced by social, economic, governmental, and environmental forces. There is no difference in regard to the positive impact from public utilities on surrounding values if a neighborhood does not have land-use zoning regulations.

Facility Identification

The facility will be in a low-density residential and agricultural area. The construction improvements will be comprised of a 245' self-support structure with 10' lightning arrestor, totaling a structure height of 255 feet. Base elevation will be 835.5 feet. The construction will be located on a generally 100' x 100' leased site area with a 75' x 80' fenced compound. There will be supporting storage cabinets and gravel ground cover. There will be space for co-location of other wireless service providers in the facility. The facility will be accessed by a gravel covered easement driveway extending from the south side of Fairview Ridge Road/Hwy 1492. These characteristics are some of the most common for wireless communications facilities in similar areas of the United States.

Study Methodology

This impact study consists of studying real estate value trends at existing tower locations. The methodology is comprised of;

- paired sales and sale/resale analyses, focusing on measurement of value change due to market conditions, and;
- direct comparison of properties with, and without, distance or view proximity exposure.

Specifically, the following steps form the analysis:

- Identify existing tower locations with surrounding developed land uses.
- Examine the neighborhood and market area to determine if there are compatible and competing properties with adequate sale activity to provide reliable and valid results.
- Categorize property sales by proximity characteristics for measurement of influence: A distance of 500' to 750' is the threshold of measure for the close-proximity category, depending on the topography and direction of development characteristics. At further distances, the category changes to non-proximity, as tower views become blurred or obscured by trees, roofs, or topography. Other skyline features of power lines, towers, or tanks also absorb tower view.
- Track value change over time for the two proximity categories and compare the results to determine if there is a difference due to tower facility exposure, or;
- Track value change of properties before and after a tower facility is constructed. Then compare results to determine if there is a difference between the two categories attributed to tower facility exposure.

Based on the data and analysis for tower projects like the subject; values and rates of value change for proximity and non-proximity properties are similar. There is no compelling evidence that either the anticipation of, or the existence of, cell tower facilities negatively impacts surrounding property values. This is not unusual or unexpected. The market forces that drive real estate value also create complimentary demand for public utility projects. These market forces are discussed as follows:

- **Social Forces:** Social forces are influenced by; population, education, and lifestyles. There is an exponential increase in digital data, and the public demands satisfying that need as part of the core supply of public services. In particular, cellular service has become a predominant function in businesses, schools, and social services. Regarding households,

over 50% are served solely by cellar phone service. Regarding emergency services, over 70% of emergency calls are made through cellular phones. As a result, anything less than consistent in-building service is detrimental to value or demand for real estate.

- **Economic Forces:** Economic forces are influenced by; employment, wages, business, schools, and regional community development. Communications facilities are required for education and efficient and competitive diversification of work forces. Cellular service has a direct connection to economic development. Cellular signal capacity creates a significant number of positive externalities for its users and their communities.
- **Governmental Forces:** Government responds to community needs for, laws and policies, public services, zoning, and building codes. Many jurisdictions have comprehensive plans requiring government agencies to expand public utilities and services. The regulations enabling public utilities are a direct reaction to public needs, particularly for education, economic purposes, and health and safety services. Another major impact of governmental influence in expansion of public services is developing wider choices of service providers and related fee competition in the private sector. This helps erase the digital divide problem, which is the economic gap between those who have adequate access to services and those who do not. This gap is influenced by income, location, and level of education among other factors, and can affect further development in areas where the divide exists.

As indicated, the subject neighborhood does not have land-use zoning regulations. Buyers have absorbed the risk associated with lack of zoning when making purchase decisions regarding the quality and type of use of neighboring un-zoned properties, and related influences on value. Regardless of these risks and buyer activity, communities without land-use controls continue to expand and develop need for public utilities.

- **Environmental Forces:** Environmental forces are the final determining factor. They deal with climate, topography/soil, natural barriers, transportation systems and linkages, and the nature and desirability of the neighborhood surrounding a property. These forces shape population location, growth, and where supporting infrastructure will be most effective and valuable as a resource.

Market Concepts for Property Ownership

Frequently, concepts regarding property rights, property insurability, and property mortgage are topics for questions and discussion from property owners regarding value influences. In summary, the following information is provided for insight.

Property Rights: In regard to property rights, owners near cell tower facilities retain all rights normally associated with ownership. There are no additional easements, encroachments, or use restrictions on surrounding properties.

Insurability: In regard to insurability, there are no risk changes to physical property, ownership, or insurance availability or cost. Interviews with property owners, insurance professionals, mortgage lenders, and title companies, confirms there are no conflicts on availability or premiums for physical property or title insurance on properties located near cell towers.

Mortgage Terms: The following national programs influencing mortgages have been researched to determine status of cell towers in relation to mortgage financing. In regard to lending, there is no influence on mortgage availability or terms.

FHA: Federal Housing Administration (FHA) through the Dept. of Housing and Urban Development (HUD), provides mortgage insurance on loans made by FHA-approved lenders throughout the U.S. It is the largest insurer of mortgages in the world. FHA has minimum loan program property standards contained in HUD Handbook 4000.1. In particular, there is a section on 'Externalities' and requirements for property compliance. Externalities are identified by HUD as off-site conditions that have an adverse influence on a property, such as heavy traffic, special airport hazards, proximity to high pressure gas lines, overhead electric power transmission lines and local distribution lines, smoke, fumes, and other offensive or noxious odors, and stationary storage tanks.

Cell towers are not identified or mentioned as a specific hazard for surrounding properties by FHA/HUD. Cell towers are not a criterion for hazard analysis in obtaining FHA/HUD funding insurance for mortgage lenders.

VA: Veterans Administration (VA) helps Servicemembers, Veterans, and eligible surviving spouses become homeowners. VA provides home loan guaranty benefits and other housing-related programs to help buy, build, repair, retain, or adapt homes for occupancy. VA Home Loans are provided by private lenders, such as banks and mortgage companies. VA guarantees a portion of the loan and lowers risk as a result, enabling the lender to provide the borrower with more favorable terms.

VA guidelines (Chapters 10 and 12) identifies HUD Handbook 4000.1 as the resource for minimum property requirements. An addition, in reiterating hazard issues in the VA guidelines, cell towers are not identified or mentioned as a specific hazard for surrounding properties. Cell towers are not a criterion for hazard analysis for obtaining VA loans.

USDA: United States Department of Agriculture (USDA), through its Rural Development program (RD), assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas. The program provides loan guarantees to approved lenders in order to reduce the risk of extending 100% loans to eligible rural homebuyers. USDA publishes Handbook 3550 (HB 3550) containing minimum property requirements for USDA loan programs. Cell Towers are not included for consideration. Cell towers are not a criterion in hazard analysis for obtaining loans under USDA/RHS programs.

FNMA: Federal National Mortgage Association (FNMA), aka Fannie Mae, is a government-sponsored enterprise (GSE). Fannie Mae purchases and guarantees mortgages made to borrowers via the secondary mortgage market, creating liquidity for Banks and Credit Unions. The mortgages it purchases and guarantees must meet strict criteria. Its "Selling Guide" publication is a primary information guide for secondary mortgage market lending. The Selling Guide does not include cell towers for any specific analysis in the publication. Cell towers are not, and historically have not been, a hazard criterion in analysis for obtaining mortgage loans that will be purchased by Fannie Mae.

FHLMC: The Federal Home Loan Mortgage Corporation, (FHLMC), aka Freddie Mac, is a government-sponsored enterprise (GSE). Freddie Mac purchases and guarantees mortgages made to borrowers via the secondary mortgage market, creating liquidity for Banks and Credit Unions. The mortgages it purchases and guarantees must meet strict criteria. Its "Seller/Service Guide" publication is a primary information guide for secondary mortgage market lending. The Seller/Service Guide does not include cell towers for any specific analysis in the publication. Cell towers are not, and historically have not been, a hazard criterion in analysis for obtaining mortgage loans that will be purchased by Freddie Mac.

Study Analysis Conclusions

As illustrated by study results, both in this report and in published studies nationally, the forces of value are consistent. Public utilities and related services are essential to meeting current and future requirements for standards of living. Public utilities and services, by nature, expand to meet demands of expanding population and community growth. The benefits of communication facilities for economic and community development are clear. Without adequate services, there will be a tendency for decreasing demand and property values in a neighborhood. Where services already exist, coverage and data capacity may need to be adjusted due to population changes. As a result of meeting population needs, telecommunications facilities have become a common part of the landscape in the same way that power, telephone, and other utilities have. Like all utilities, there is requirement for telecommunications facilities in strategic locations in any community.

Property owners near tower facilities, highly visible utility structures, associated easements, etc., are not penalized on value. There are no changes to ownership rights. Insurability is not affected. Mortgage terms to buyers and owners are not influenced. Consistently, communications tower structures, like overhead electric distribution lines, signage, and buried utility easements, are beneficial. Due to expanding utilities and increased services, residential, commercial and agricultural neighborhoods and properties experience positive influences. Because of the deployment of cellular facilities over the past several decades, owners and buyers of real estate expect excellent cell phone reception, and that connectivity requires adequate infrastructure. Cell towers satisfy demand and are visibly absorbed by the landscape of a neighborhood and lifestyles of the population. Cell towers are much like other modern infrastructure. Although cell towers may be noticed initially, they quickly fade into the background and have no negative effect on value – just as telephone poles, utility lines, streetlights, and the other visible infrastructure components of modern life do not negatively affect real estate values.

Therefore, based on the actions of market participants buying, occupying, investing, and selling real estate properties, it is clear the proposed tower facility will not adversely impact the demand for, or value of, properties in the immediate or general area. Consistently, market evidence shows this type of tower facility has not, and does not, negatively impact surrounding property, and supports the positive influences on value and demand for real estate due to expansion of public utilities, which includes wireless telecommunications tower infrastructure.

Report Development – Scope of Work

Extent to which the property is identified

- The subject property is identified by a site and neighborhood analysis using aerial maps and government census data. Construction plans, aerial maps, and government census data is reviewed. Neighborhood and market characteristics are observed to understand the four forces that affect value:
 - social forces;
 - economic forces;
 - governmental forces, and;
 - environmental forces

Extent to which the property is inspected

- Review of maps and aerial photography of the surrounding neighborhood to recognize land uses and development patterns.
- Review of the tower facility development plans

Type and extent of the data researched

- Existing tower facilities, wireless communications, high-tension electrical transmission, or water tower storage tanks, are identified for analysis based on residential and commercial exposures.

Type and extent of analyses applied

Data extraction is available through several econometric methods. Sales of residential properties are tracked to establish rates of change in value due to market conditions, and to determine potential influence from proximity to tower facilities. Comparison is made between value trends of properties in proximity, and without proximity to tower facilities. Three methods of data extraction are discussed:

- First is analysis of “before and after” sale data. This method tracks value trends before and after installation of a tower facility. Property sale data before a facility is installed is compared to sale data occurring after a facility is installed. This method will have limitations when a facility installation occurred in the distant past. Older sales occurring before the installation frequently experience significant changes before they resell in a current market: physical changes such as renovation, updating, addition, and/or economic changes (i.e.; 2007-2009 recession, changes in highest and best use, etc.) In these cases, value change over a long time period is attributed to multiple sources, and allocating value change solely to tower influence would be misleading.
- Next is “unit-value” comparison of properties that are functionally identical in all aspects except proximity. The unit value will typically be price per-square-foot of gross living area (sale price / above-grade living area). The information will reveal any differences between the two proximity categories. While providing excellent evidence, this method has limitations due to the number of property differences and related difficulty in matching properties that are adequately similar with the exception of proximity.

- One of the most common analysis methods is “market conditions” value trend analysis. This compares value trends of properties located with proximity to existing tower facilities, to value trends of properties located without proximity. Rates of value change due to market conditions are compared between the two property types to extract any differences due to proximity to a tower facility. This is most meaningful with sale data from the post-recession period beginning in 2011, to the current market.

In all cases, the methodologies allow controlling the physical and locational attributes of the two sets of properties. In this way, price and value effects or differences due to other characteristics of the properties are held constant, and the effect, if any, due to proximity is isolated. For this study, because of the data currently available, the “before and after” and “market conditions” methods are utilized.

Purpose of Report

The purpose of this report is to develop an opinion of potential market value impact on surrounding properties from proximity to the identified wireless communications tower facility.

Intended User of the Report

This report is intended solely for use by Applicant, and the identified governmental review panel for the project, Kentucky Public Service Commission.

Intended Use of the Report

The intended use of the reported opinions and conclusions is to assist Applicant, and the governmental review panel, Kentucky Public Service Commission, in making permitting decisions regarding the subject property. This report is not intended for any other use. The undersigned, Glen D. Katz, recognizes this report will be submitted as part of the public record.

Definition of Value

The research analysis is based on ‘*market value*’ of real estate. The Appraisal Institute’s *The Dictionary of Real Estate Appraisal, 6th Edition*, includes the following entry for “market value”, which contains the most widely accepted components of market value.

- *The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all terms requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither party is under undue duress.*

Case Study Introduction

The following case studies are developed through researching market activity of residential properties in neighborhoods adjacent to tower facilities. After identification of a tower facility, whether wireless communications, high-tension electrical, or water storage tower, sale activity of homes are analyzed. Methods of data extraction are discussed as follows.

Market Conditions Value Trend Analysis

For projects that have been in place for a long period, market conditions analysis is very applicable. The steps of analysis consist of:

- Research properties with tower proximity that have sold repeatedly in the identified period.
- Determine the periodic rate of market value change, appreciation or depreciation, for properties in the proximity category.
- Research properties in the same neighborhood, without tower proximity, with repeat or back-to-back sales.
- Determine the periodic rate of market value change, appreciation or depreciation for properties in the non-proximity category.
- Compare value change trends between the two groups of properties to extract any value change differences related to proximity influence.

Before and After Method

For projects recently constructed, the before and after method steps of analysis consist of:

- Research residential properties with tower proximity that sold prior to the tower installation, and then sold again after the tower installation.
- Determine the periodic rate of market value change, appreciation or depreciation, for properties in the proximity category.
- Research properties in the same neighborhood without tower proximity that sold prior to the tower installation, and then sold again after the tower installation.
- Determine the periodic rate of market value change, appreciation or depreciation, for properties in the non-proximity category.
- Compare value change trends between the two groups of properties to extract any value change differences related to proximity influence.

Methodology Summary

The time range for sale data is from 2011 to the current market. This minimizes potential influence from the 2007-2009 recession. In order to track rates of value change during the period, repeat or back-to-back sales of individual residential properties inside and outside a proximity distance range of 500' to 750' from a facility are researched.

In order to focus on the influence market conditions and proximity on appreciation or depreciation, emphasis is placed on properties with stable physical characteristics, and without unusual sale conditions or buyer/seller motivation influences. Specifically, sales involving properties with the following characteristics are discounted from analysis:

- Properties with substantial physical changes that influence value between the initial and subsequent transfers, such as renovation, construction addition, or incursion of deferred maintenance or neglect resulting in unusual physical deterioration and market response.
- Properties with distress socioeconomic characteristics, such as foreclosure, short-sales, auctions, and sales of bank-owned homes.
- Properties with unusual buyer or seller motivations, such as family transactions, estate liquidation, or investor activity in a predominantly owner-occupied market.
- Properties close to interstates and limited access roads are avoided to ensure home sales were not affected by highway access or traffic noise variables.
- In the study, sale price is adjusted by netting out seller-paid concessions if they occur.

If the above types of transfer activity are prevalent in a neighborhood, the facility and neighborhood is removed from consideration. The focus is to measure market activity that is not influenced by unusual property-specific or market-specific characteristics.

The following case studies illustrate analysis for two categories of tower facilities; wireless communications tower facilities and high-tension electrical transmission lines. Two of the case studies compare rates of value change between proximity and non-proximity properties at existing facilities, and one case study additionally compares values of proximity and non-proximity properties before and after installation of a tower facility.

Case Studies

Case Study 1 – This study involves a high-tension overhead electric power line corridor with lattice construction towers. The corridor traverses a residential single-family and condominium neighborhood. The tower structures and overhead electric lines in this location are located in easements amidst residential subdivision development, crossing a public street in a long diagonal direction, and continuing through residential subdivision development.

The project was installed pre-1993. The value evidence represents sales and resales of properties within 500' proximity to the facility, and outside 500' proximity to the facility. Rates of value change for each of the categories measured, and the results of the two categories of proximity are compared to analyze any potential impact.

Case Study 2 – This study involves a wireless communications facility adjacent to a residential single-family and condominium neighborhood. The tower structure is 219' height, self-support construction.

Installation of the project occurred in 2002. The value evidence represents sales and resales of properties within 500' proximity to the facility, and outside 500' proximity to the facility. Rates of value change of each of the categories are measured, and the two categories are compared to analyze any potential impact.

Case Study 3 – This study involves a wireless communications facility adjacent to a residential single-family detached neighborhood. The structure is 140' height, monopole construction.

Installation of the project occurred in 2016. The value evidence represents sales and resales of properties within 750' proximity to the facility, and outside 750' proximity to the facility. Rates of value change in each of the categories are measured, and the two categories are compared to analyze any potential impact.

For Case Study 3, it is important to note there are repeat sales of individual properties in each category, before and after installation, that illustrate consistent values and rates of value change.

Case Study 1 – Group 1 (Proximity Sales)

- Facility: High tension overhead electric power lines and lattice construction towers, residential single-family detached and condominium subdivision location
- Address: Gutenberg Road, Louisville, Jefferson County, Kentucky
- FCC Identification: N/A
- Year of installation: Pre-1993
- Information source: Maps and individual research
- Neighborhood location: Jeffersontown
- Property Group Identification: Within 500’ proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2013 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is 0.84% to 9.10%. The average rate of annual appreciation is 4.07%, and the median or middle point of the range is 4.28%.

Address		Sale Date	Sale Price	% Change	Months	% Change /Month	% Change /Year
4701 Silverado	PI	10/26/2018	\$273,000	3.41%	23	0.15%	1.79%
		11/30/2016	\$264,000				
4704 Silverado	PI	9/1/2016	\$270,000	14.89%	41	0.36%	4.31%
		3/21/2013	\$235,000				
4709 Stony Brook	Dr	5/31/2019	\$195,000	4.84%	24	0.20%	2.44%
		6/8/2017	\$186,000				
4723 Ferrer	Way	6/15/2018	\$185,000	32.14%	42	0.76%	9.10%
		12/5/2014	\$140,000				
4916 Bova	Way	4/29/2019	\$193,000	24.52%	59	0.42%	4.98%
		5/30/2014	\$155,000				
8804 Loch Lea	Ln	12/2/2016	\$149,900	12.71%	36	0.35%	4.24%
		12/6/2013	\$133,000				
9319 Villa Fair	Ct	5/18/2018	\$174,000	16.00%	40	0.40%	4.82%
		1/22/2015	\$150,000				
10509 Vintage Creek	Dr	9/11/2015	\$255,000	1.19%	17	0.07%	0.84%
		4/15/2014	\$252,000				
Average						0.34%	4.07%
Median						0.36%	4.28%

Case Study 1 – Group 2 (Non-Proximity Sales)

- Facility: High tension overhead electric power lines and lattice construction towers, residential single-family detached and condominium subdivision location
- Address: Gutenberg Road, Louisville, Jefferson County, Kentucky
- FCC Identification: N/A
- Year of installation: Pre-1993
- Information source: Maps and research
- Neighborhood location: Jeffersontown
- Property Group Identification: Outside 500' proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2015 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is 1.12% to 6.59%. The average rate of annual appreciation is 4.00%, and the median or middle point of the appreciation range is 3.64%.

Address		Sold Date	Sale Price	% Change	Months	% Change /Month	% Change /Year
4310 Lochridge	Pkwy	1/14/2016	\$195,000	0.52%	6	0.09%	1.12%
4310 Lochridge	Pkwy	7/30/2015	\$194,000				
4510 Jolynn	Dr	6/24/2019	\$225,400	12.70%	31	0.42%	4.98%
4510 Jolynn	Dr	12/6/2016	\$200,000				
5003 Fairwood	Ln	3/28/2019	\$175,000	21.53%	39	0.55%	6.57%
5003 Fairwood	Ln	12/18/2015	\$144,000				
5008 Bowcester	Dr	3/4/2019	\$176,000	21.38%	39	0.55%	6.59%
5008 Bowcester	Dr	12/7/2015	\$145,000				
5105 Cynthia	Dr	1/4/2019	\$163,500	7.57%	34	0.22%	2.69%
5105 Cynthia	Dr	3/15/2016	\$152,000				
8711 Michael Edward	Dr	11/13/2018	\$175,000	12.54%	44	0.28%	3.39%
8711 Michael Edward	Dr	3/4/2015	\$155,500				
8902 Loch Lea	Ln	8/7/2019	\$182,000	10.98%	52	0.21%	2.54%
8902 Loch Lea	Ln	4/16/2015	\$164,000				
9105 Talitha	Dr	2/22/2019	\$187,000	5.95%	27	0.22%	2.61%
9105 Talitha	Dr	11/14/2016	\$176,500				
9115 Marse Henry	Dr	5/15/2017	\$188,000	13.25%	24	0.55%	6.54%
9115 Marse Henry	Dr	5/7/2015	\$166,000				
9402 Talitha	Dr	9/27/2019	\$200,000	11.11%	34	0.32%	3.90%
9402 Talitha	Dr	11/21/2016	\$180,000				
10202 Saint Rene	Rd	5/9/2018	\$222,513	11.31%	32	0.35%	4.21%
10202 Saint Rene	Rd	9/1/2015	\$199,900				
10609 Wildflower Woods	Ct	9/4/2019	\$248,000	12.73%	54	0.24%	2.84%
10609 Wildflower Woods	Ct	3/13/2015	\$220,000				
Average						0.33%	4.00%
Median						0.30%	3.64%

Case Study 1 Reconciliation

The sale evidence represents sales and resales of residential properties in a neighborhood containing a high-tension overhead electric power lines with lattice construction towers. The tower facility existed prior to construction of homes in the neighborhood. There is volume sale evidence for analysis between 2013 and the current market. The proximity sales show a slightly higher average rate of appreciation, and a slightly higher median rate. The difference is negligible.

Additionally, the average sale price per square foot of gross living area and total living area for each proximity category is illustrated in the following table.

Category	In Proximity	Outside Proximity
Price Per Square Foot Gross Living Area	\$124	\$121
Price Per Sq. Foot Total Finished Area	\$103	\$95

The difference between all indications is negligible and not statistically significant. Comparing proximity sales to non-proximity sales in the neighborhood, both categories show a consistent trend of value change, and price based on dwelling size per square foot. In summary, there is no negative value impact from the tower facility.

Case Study 2 – Group 1 (Proximity Sales)

- Facility: Wireless Communications Facility, self-support construction, 219' height, residential single-family detached and condominium subdivision location
- Address: 8400 Bardstown Road, Louisville, Jefferson County, Kentucky
- FCC Registration: 1232839
- Year of installation: 03/7/2002
- Information source: FCC recordings, maps and individual research
- Neighborhood location: Fern Creek
- Property Group Identification: Inside 500' proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2014 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is 0.64% to 3.29%. The average annual appreciation is 2.25%, and the median or middle point of the range is 2.67%.

Address	Sold Date	Sale Price	% Change	Months	% Change /Month	% Change /Year
8503 Missionary Ct	9/27/2018	\$302,000	12.48%	50	0.25%	3.02%
	8/12/2014	\$268,500				
8505 Missionary Ct	8/25/2017	\$239,000	6.22%	28	0.22%	2.67%
	4/28/2015	\$225,000				
8931 Gentlewind Way	5/15/2018	\$280,000	1.82%	34	0.05%	0.64%
	7/13/2015	\$275,000				
8937 Gentlewind Way	3/15/2019	\$282,000	5.22%	38	0.14%	1.64%
	1/8/2016	\$268,000				
10619 Glenmary Springs Dr	11/14/2016	\$244,900	6.50%	24	0.27%	3.29%
	11/24/2014	\$229,950				
Average					0.19%	2.25%
Median					0.22%	2.67%

Case Study 2 – Group 2 (Non-Proximity Sales)

- Facility: Wireless Communications Facility, self-support construction, 219' height, residential single-family detached and condominium subdivision location
- Address: 8400 Bardstown Road, Louisville, Jefferson County, Kentucky
- FCC Registration: 1232839
- Year of installation: 03/7/2002
- Information source: FCC recordings, maps and individual research
- Neighborhood location: Fern Creek
- Property Group Identification: Outside 500' proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2014 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is -0.25% to 3.60%. The average annual appreciation is 2.26%, and the median or middle point of the range is 2.22%.

Address	Sold Date	Sale Price	% Change	Months	% Change /Month	% Change /Year
8607 Sanctuary Ln	3/30/2016	\$245,000	6.06%	20	0.30%	3.60%
	7/25/2014	\$231,000				
8622 Sanctuary Ln	12/21/2017	\$265,000	2.91%	29	0.10%	1.19%
	7/13/2015	\$257,500				
8627 Sanctuary Ln	10/31/2018	\$279,300	-0.57%	27	-0.02%	-0.25%
	8/5/2016	\$280,900				
8728 Broadwood Ct	6/11/2019	\$204,000	22.89%	40	0.57%	6.90%
	2/16/2016	\$166,000				
8737 Broadwood Ct	4/29/2019	\$188,900	16.25%	59	0.28%	3.31%
	6/6/2014	\$162,500				
8819 Gentlewind Way	5/18/2018	\$255,000	4.94%	36	0.14%	1.65%
	5/22/2015	\$243,000				
8903 Gentlewind Way	9/30/2016	\$307,500	6.03%	26	0.23%	2.78%
	8/1/2014	\$290,000				
10105 Cedar Garden Dr	11/1/2019	\$299,900	4.81%	17	0.28%	3.38%
	5/30/2018	\$286,130				
10500 Parkhurst Ct	8/27/2018	\$220,000	0.23%	13	0.02%	0.20%
	7/14/2017	\$219,500				
10502 Gentlewind Ct	2/29/2016	\$270,000	0.93%	24	0.04%	0.46%
	2/19/2014	\$267,500				
10504 Providence Dr	10/19/2017	\$254,000	2.13%	40	0.05%	0.65%
	7/3/2014	\$248,700				
10614 Providence Dr	9/20/2019	\$290,000	18.37%	67	0.27%	3.28%
	2/18/2014	\$245,000				
Average					0.19%	2.26%
Median					0.18%	2.22%

Case Study 2 Reconciliation

The evidence represents sales and resales of residential properties in a neighborhood containing a wireless communications tower facility. The tower existed prior to construction of homes in the project. There is volume sale evidence for analysis between 2014 and the current market. The rates of value change between the two categories are consistent. The non-proximity sales show a slightly higher average rate of appreciation, and the proximity sales show a slightly higher median rate.

Additionally, the average sale price per square foot of gross living area and total living area for each proximity category is illustrated in the following table.

Category	In Proximity	Outside Proximity
Price Per Square Foot Gross Living Area	\$111	\$116
Price Per Sq. Foot Total Finished Area	\$99	\$108

The difference between all indications is negligible and not statistically significant. Comparing proximity sales to non-proximity sales in the neighborhood, both categories show a consistent trend of value change, and price based on dwelling size per square foot. In summary, there is no negative value impact from the tower facility.

Case Study 3 – Group 1 (Proximity Sales)

- Facility: Wireless Communications Facility, monopole construction, 140’ height, residential single-family detached location
- Address: 7200 Woodhaven Road, Louisville, Jefferson County, Kentucky
- FCC Registration: 1298049
- Year/Date of installation: 05/13/2016
- Information source: FCC recordings, maps and individual research
- Neighborhood location: Woodhaven
- Property Group Identification: Inside 750’ proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2011 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is 2.79% to 9.47%. The average appreciation is 5.73%, and the median or middle point of the range is 5.58%. Note that sales of 5900 Woodhaven Ridge Court, 5921 Woodhaven Ridge Court, and 6005 Hurstview Road occur before and after the facility installation. The rates of value change are consistent.

Street #	Street	St	Sale Date	Adj Sale Price	Percent Change	Months	% Annual Change
5900	Woodhaven Ridge	Ct	8/22/2011	\$180,000			
5900	Woodhaven Ridge	Ct	10/19/2017	\$211,000	17.22%	74	2.79%
5914	Woodhaven Ridge	Ct	12/14/2012	\$155,000			
5914	Woodhaven Ridge	Ct	8/1/2014	\$172,675	11.40%	20	7.00%
5921	Woodhaven Ridge	Ct	12/20/2011	\$125,000			
5921	Woodhaven Ridge	Ct	1/24/2013	\$138,000	10.40%	13	9.47%
5921	Woodhaven Ridge	Ct	10/22/2014	\$148,000	7.25%	21	4.16%
5921	Woodhaven Ridge	Ct	7/25/2018	\$187,400	26.62%	45	7.08%
6005	Hurstview	Rd	7/30/2013	\$124,900			
6005	Hurstview	Rd	4/20/2018	\$148,000	18.49%	57	3.91%
						Annual Average	5.73%
						Annual Median	5.58%

Case Study 3 – Group 2 (Non-Proximity Sales)

- Facility: Wireless Communications Facility, monopole construction, 140’ height, residential single-family detached and condominium subdivision location
- Address: 7200 Woodhaven Road, Louisville, Jefferson County, Kentucky
- FCC Registration: 1298049
- Year/Date of installation: 05/13/2016
- Information source: FCC recordings, maps and individual research
- Neighborhood location: Woodhaven
- Property Group Identification: Outside 750’ proximity to facility installation
- Reconciliation: The data represents sale activity between 01/01/2011 and the current market. Each property transferred two or more times in the period. The price difference between transfers of each property is value change due to market conditions. The range of annual value change is 2.31% to 7.99%. The average appreciation is 4.97%, and the median or middle point of the range is 5.21%. Note that sales of 7118 Ridge Creek Road, 7102 Ridge Creek Road, and 7403 Covey Place occurred before and after the tower facility installation. The rates of value change are consistent.

Street #	Street	St	Sale Date	Adj Sale Price	Percent Change	Months	% Annual Change
5904	Bluffington	Ct	7/28/2011	\$124,000			
5904	Bluffington	Ct	11/21/2012	\$130,685	5.39%	16	4.08%
7102	Ridge Creek	Rd	10/3/2011	\$135,500			
7102	Ridge Creek	Rd	5/6/2016	\$149,900	10.63%	55	2.31%
7118	Ridge Creek	Rd	3/28/2011	\$119,000			
7118	Ridge Creek	Rd	3/25/2016	\$150,000	26.05%	60	5.21%
7215	Chestnut Tree	Ln	6/10/2011	\$131,000			
7215	Chestnut Tree	Ln	11/1/2013	\$140,000	6.87%	29	2.87%
7403	Covey	Pl	2/26/2014	\$135,500			
7403	Covey	Pl	10/31/2016	\$156,000	15.13%	32	5.65%
7404	Covey	Pl	2/8/2013	\$109,000			
7404	Covey	Pl	12/30/2015	\$130,000	19.27%	35	6.67%
7405	Stone Bluff	Ct	3/28/2017	\$190,000			
7405	Stone Bluff	Ct	8/27/2018	\$211,500	11.32%	17	7.99%
						Annual Average	4.97%
						Annual Median	5.21%

Case Study 3 Reconciliation

The evidence represents sales and resales of residential properties in a neighborhood containing a wireless communications tower facility. Tower installation occurred after homes were constructed in the neighborhood. There is volume sale evidence for analysis between 2011 and the current market. The non-proximity sales show a slightly higher median rate of appreciation, and the proximity sales show a slightly higher average rate. As noted, properties with sales both before and after the installation date illustrate consistent values trends.

(continued next page)

Additionally, the average sale price per square foot of gross living area and total living area for each proximity category is illustrated in the following table.

Category	In Proximity	Outside Proximity
Price Per Square Foot Gross Living Area	\$116	\$115
Price Per Sq. Foot Total Finished Area	\$93	\$88

The difference between all indications is negligible and not statistically significant. Comparing proximity sales to non-proximity sales in the neighborhood, both categories show a consistent trend of value change, and price based on dwelling size per square foot. In summary, there is no negative value impact from the tower facility.

Study Analysis Conclusions

As illustrated by study results, both in this report and in published studies nationally, the forces of value are consistent. Public utilities and related services are essential to meeting current and future requirements for standards of living. Public utilities and related services, by nature, expand to meet demands of expanding population and community growth. The benefits of modern communication facilities for economic and community development are clear. Without adequate services, there will be a tendency for decreasing demand and property values in a neighborhood. Where services already exist, coverage and data capacity may need to be adjusted due to population changes. As a result of meeting population needs, telecommunications facilities have become a common part of the landscape in the same way that power, telephone, and other utilities have. Like all utilities, there is requirement for telecommunications facilities in strategic locations in any community.

Property owners near tower facilities, other highly visible utility structures, associated easements, etc., are not penalized on value. There are no changes to ownership rights. Insurability is not affected. Mortgage terms to buyers and owners are not influenced. Consistently, communications tower structures, like overhead electric distribution lines, signage, and buried utility easements, are beneficial. Due to expanding utilities and increased services, residential, commercial and agricultural neighborhoods and properties experience positive influences. Because of the deployment of cellular facilities over the past several decades, owners and buyers of real estate expect excellent cell phone reception, and that connectivity requires adequate infrastructure. Cell towers satisfy demand and are visibly absorbed by the landscape of a neighborhood and lifestyles of the population. Cell towers are much like other modern infrastructure. Although cell towers may be noticed initially, they quickly fade into the background and have no negative effect on value – just as telephone poles, utility lines, streetlights, and the other visible infrastructure components of modern life do not negatively affect real estate values.

Therefore, based on the actions of market participants buying, occupying, investing, and selling real estate properties, it is clear the proposed tower facility will not adversely impact the demand for, or value of, properties in the immediate or general area. Consistently, market evidence shows this type of tower facility has not, and does not, negatively impact surrounding property, and supports the positive influences on value and demand for real estate due to expansion of public utilities, which includes wireless telecommunications tower infrastructure.

Disclosure Certification

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the project 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 project 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 opinion that favors the cause of the client, the magnitude of the opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
- No one provided significant analysis assistance to the undersigned.



Glen D. Katz, MAI, SRA, AI-GRS, AI-RRS

Professional Qualifications

GLEN D. KATZ, MAI, SRA, AI-GRS, AI-RRS

Professional Experience

Glen Katz has been involved in the appraisal of real estate for over 25 years. Beginning in both the commercial and residential fields, he has transitioned to roles as consultant, reviewer, subject matter expert witness, and appraisal practice instructor. As owner of Realty Solutions Co. Inc., relationships have been developed with user-clients, peer appraisers, and appraisal firms. Resulting projects have been performed individually and as coordinating peer groups.

In appraisal practice, Mr. Katz has achieved the Appraisal Institute MAI (general) designation, and SRA (residential) designation. In specialized appraisal practice, Mr. Katz has achieved the Appraisal Institute appraisal review designations of AI-GRS (general) and AI-RRS (residential), as well as completing the following Appraisal Institute Professional Development Programs:

- Litigation
- Valuation of the Components of a Business Enterprise
- Valuation of Conservation Easements
- Valuation of Sustainable Buildings: Residential
- Valuation of Sustainable Buildings: Commercial

As a reviewer of appraisals, Mr. Katz serves clients in both the litigation and lending fields. Appraisal review reports are commonly performed under Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Appraisal Standards for Federal Land Acquisitions (Yellowbook), and local jurisdictional guidelines.

As a subject matter expert witness, Mr. Katz has participated in cases regarding land and building damage, proximity influence, insurance claims, property tax assessment, construction defects, divorce settlements, boundary disputes, zoning noncompliance, bankruptcy, and alleged fraud.

As an appraisal practice instructor, Katz is qualified to teach a variety of Appraisal Institute residential, commercial, and specialized practice classes and seminars.

Areas of expertise include:

- Commercial, industrial, complex residential, agricultural, special purpose properties
- Appraisal review, commercial and residential
- Proximity impact
- Eminent domain
- Expert witness/litigation support
- Property damages
- Insurance claims and cost analysis
- Tax Appeal
- Estate valuation
- Green/high performance residential and commercial construction (sustainable/energy efficient)

Significant Achievements

- Condemnation and Right of Way value analysis for Keystone and Keystone XL pipeline segments in South Dakota, both East River and West River areas. The project included a market study on pipeline-eased properties, sale book, and appraisals.
- Representing Walgreen Co., performed county level tax appeals, appraised and testified as expert witness before the Kentucky Board of Tax Appeals regarding methodology in developing a value opinion for "Absolute NNN" properties for ad valorem tax purposes.
- Development panel member for the Appraiser Supervisor and Associate Training program curriculum for the Kentucky Real Estate Appraisers Board, Commonwealth of Kentucky.

Education

- Bachelor of Science in Business Administration, Marketing, University of Louisville
- Study focusing on real estate economics, Eastern Kentucky University
- Ongoing real estate economics education since 1993 has been obtained through the Appraisal Institute, and other professional groups serving specific real estate related fields.

Professional Qualifications and Memberships

- Certified General Real Property Appraiser, Kentucky License #1533
- Certified General Real Estate Appraiser, Tennessee License #5312
- MAI designated Member, Appraisal Institute
 - * (The MAI membership designation is held by professionals who can provide a wide range of services relating to all types of real property, such as value opinions, evaluations, review, consulting and advice regarding investment decisions, among others. Property types may include commercial, industrial, agricultural, residential, vacant land and others.)
- SRA designated Member, Appraisal Institute
 - * (The SRA membership designation is held by professionals who can provide a wide range of services relating to residential properties, including opinions of value, evaluations, review, consulting and advice regarding investment decisions, among others)
- AI-GRS designated Member, Appraisal Institute
 - * (The AI-GRS membership designation is held by professionals who can provide reviews of appraisals of a wide range of property types, including commercial, industrial, agricultural, residential, vacant land and others. They assist clients in satisfying issues related to due diligence and risk management)
- AI-RRS designated Member, Appraisal Institute
 - * (The AI-RRS membership designation is held by professionals who have the tools to provide reviews and address the related issues unique to residential real property appraisals. They assist clients in satisfying issues related to due diligence and risk management)
- Professional Development Programs – Appraisal Institute
 - Litigation
 - Valuation of the Components of a Business Enterprise
 - Valuation of Conservation Easements
 - Valuation of Sustainable Buildings: Commercial
 - Valuation of Sustainable Buildings: Residential

Appraisal Institute Service

- 2018 to present – National Education Committee Liaison, Region V, Appraisal Institute
- 2008 to 2017, 2020 – Education Committee Chair, Bluegrass Chapter, Appraisal Institute
- 2018 – President, Bluegrass Chapter, Appraisal Institute
- 2014 to 2017 – Vice President, Bluegrass Chapter, Appraisal Institute
- 2012 and 2013 – Second Vice President, Bluegrass Chapter, Appraisal Institute
- 2016 and 2017 – Government Relations Committee, Bluegrass Chapter, Appraisal Institute
- 2016 and 2017 – Regional Representative, Bluegrass Chapter, Appraisal Institute
- 2015 to 2018 – Region V Regional Nominating Committee, Appraisal Institute
- 2013, 2014 and 2016 – Leadership Development & Advisory Council, Appraisal Institute
- 2009 to 2012, 2014 – Alternate Regional Representative, Bluegrass Chapter, Appraisal Institute
- 2007 – Membership Development/Retention Committee, Bluegrass Chapter, Appraisal Institute
- Candidate Advisor - MAI, SRA, AI-GRS, and AI-RRS, Appraisal Institute

ADVANCED STUDY CURRICULUM

PROVIDER/TITLE
APPRAISAL INSTITUTE PROFESSIONAL DEVELOPMENT PROGRAMS VALUATION OF SUSTAINABLE BUILDINGS - COMMERCIAL - REGISTRY VALUATION OF SUSTAINABLE BUILDINGS - RESIDENTIAL - REGISTRY VALUATION OF THE COMPONENTS OF A BUSINESS ENTERPRISE - REGISTRY LITIGATION PROFESSIONAL DEVELOPMENT PROGRAM - REGISTRY VALUATION OF CONSERVATION EASEMENTS - REGISTRY GENERAL DEMONSTRATION REPORT - CAPSTONE PROGRAM INSTRUCTOR QUALIFYING CONFERENCE LEADERSHIP DEVELOPMENT AND ADVISORY COUNCIL - WASHINGTON D.C.
APPRAISAL INSTITUTE, COURSES APPRAISAL OF MANUFACTURED HOMES FEATURING NEXT-GENERATION MANUFACTURED HOMES APPLICATION & INTERPRETATION OF SIMPLE LINEAR REGRESSION PRACTICAL APPLICATIONS IN APPRAISING GREEN COMMERCIAL PROPERTIES UNIFORM APPRAISAL STANDARDS FOR FEDERAL LAND ACQUISITIONS RESIDENTIAL & COMMERCIAL VALUATION OF SOLAR CASE STUDIES IN APPRAISING GREEN RESIDENTIAL BUILDINGS REVIEW THEORY - GENERAL REVIEW THEORY - RESIDENTIAL QUANTITATIVE ANALYSIS FUNDAMENTALS OF SEPARATING REAL PROPERTY, PERSONAL PROPERTY, & INTANGIBLE BUSINESS ASSETS THE APPRAISER AS AN EXPERT WITNESS - PREPARATION AND TESTIMONY LITIGATION APPRAISING: SPECIALIZED TOPICS AND APPLICATIONS, COURSE 705GRE CONDEMNATION APPRAISING: PRINCIPLES & APPLICATIONS ADVANCED SALES COMPARISON & COST APPROACHES VALUATION OF CONSERVATION EASEMENTS CERTIFICATE PROGRAM ADVANCED RESIDENTIAL REPORT WRITING, PART II ADVANCED RESIDENTIAL APPLICATIONS & CASE STUDIES, PART I
APPRAISAL INSTITUTE, SEMINARS HOT TOPICS AND MYTHS IN APPRAISER LIABILITY DRONE TECHNOLOGY & ITS IMPACT ON THE APPRAISAL INDUSTRY RESIDENTIAL APPLICATIONS USING TECHNOLOGY TO MEASURE & SUPPORT APPRAISAL ASSIGNMENT RESULTS RESIDENTIAL APPLICATIONS 2. USING MICROSOFT EXCEL TO ANALYZE & SUPPORT APPRAISAL ASSIGNMENT RESULTS INCOME APPROACH FOR RESIDENTIAL APPRAISERS MARKETABILITY STUDIES: ADVANCED CONSIDERATIONS AND APPLICATIONS ADVANCED SPREADSHEET MODELING FOR VALUATION APPLICATIONS APPRAISING DISTRESSED COMMERCIAL REAL ESTATE: HERE WE GO AGAIN EVALUATING RESIDENTIAL CONSTRUCTION REO APPRAISAL: APPRAISAL OF RESIDENTIAL PROPERTY FORECLOSURE REGRESSION ANALYSIS IN APPRAISAL PRACTICE: CONCEPTS AND APPLICATIONS SELF STORAGE ECONOMICS AND APPRAISAL SUBDIVISION VALUATION: A COMPREHENSIVE GUIDE APPRAISING CONVENIENCE STORES EVALUATING COMMERCIAL CONSTRUCTION APPRAISAL CONSULTING: A SOLUTIONS APPROACH FOR PROFESSIONALS APPRAISING THE TOUGH ONES ATTACKING & DEFENDING AN APPRAISAL IN LITIGATION APPRAISAL OF NONCONFORMING USES DYNAMICS OF OFFICE BUILDING VALUATION ENVIRONMENTAL RISK AND THE APPRAISAL PROCESS APPRAISAL OF SPECIAL-PURPOSE PROPERTIES

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PROVIDER/TITLE
INTERNATIONAL RIGHT OF WAY ASSOCIATION
COURSE 105 - THE UNIFORM ACT - EXECUTIVE SUMMARY
MARSHALL & SWIFT
COMMERCIAL COST APPROACH CERTIFICATION PROGRAM
AMERICAN BANKERS ASSOCIATION
FEDERAL APPRAISAL POLICIES' HOTLINES, COMPLAINT FORMS AND REVISED POLICY STATEMENTS
CCIM INSTITUTE
COURSE CI-101, FINANCIAL ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE
COURSE CI-103, USER DECISION ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE
COURSE CI-104, INVESTMENT ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE
COURSE 411, GAP ANALYSIS AND REAL ESTATE MARKET DYNAMICS
COURSE 412, ECONOMICS OF COMMERCIAL LEASES, AND 1031 EXCHANGES
HUD/FHA
HUD/FHA APPRAISER TEST AND CERTIFICATION
THE MODEL ENERGY CODE (MEC), U.S. DEPARTMENT OF ENERGY
APPRAISING FHA PROPERTIES
HOME BUILDERS ASSOCIATION OF LOUISVILLE
SITE PLANNING
BASICS OF BUILDING, BLUEPRINT READING, BUILDING CODES, SITING
SHIELBY COUNTY INDUSTRIAL FOUNDATION
ENVIRONMENTAL ISSUES SEMINAR
CLE INTERNATIONAL
EMINENT DOMAIN, THE LAW OF CONDEMNATION AND LAND USE
EASTERN KENTUCKY UNIVERSITY
REAL ESTATE FINANCE, RST 330
ADVANCED APPRAISAL APPLICATION / INCOME PROPERTY VALUATION, RST 410
APPRAISAL OF RESIDENTIAL PROPERTY, RST 330
UNIVERSITY OF LOUISVILLE
BACHELOR OF SCIENCE IN BUSINESS ADMINISTRATION - MARKETING

EXHIBIT C
SITE SELECTION REPORT

craig | and | associates

7603 Blue Wing Drive
Louisville, Kentucky 40258

May 22, 2020

Kent Chandler, Executive Director
Kentucky Public Service Commission
211 Sower Blvd
P.O. Box 615
Frankfort, KY 40602-00384

RE: PSC Case No.: 2020-00139
Site Selection Report
Applicant: Cellco Partnership d/b/a Verizon Wireless and Skyway Towers, LLC
Site Location: 1002 Fairview Ridge, Milton, KY 40045
Site Name: LV Locust

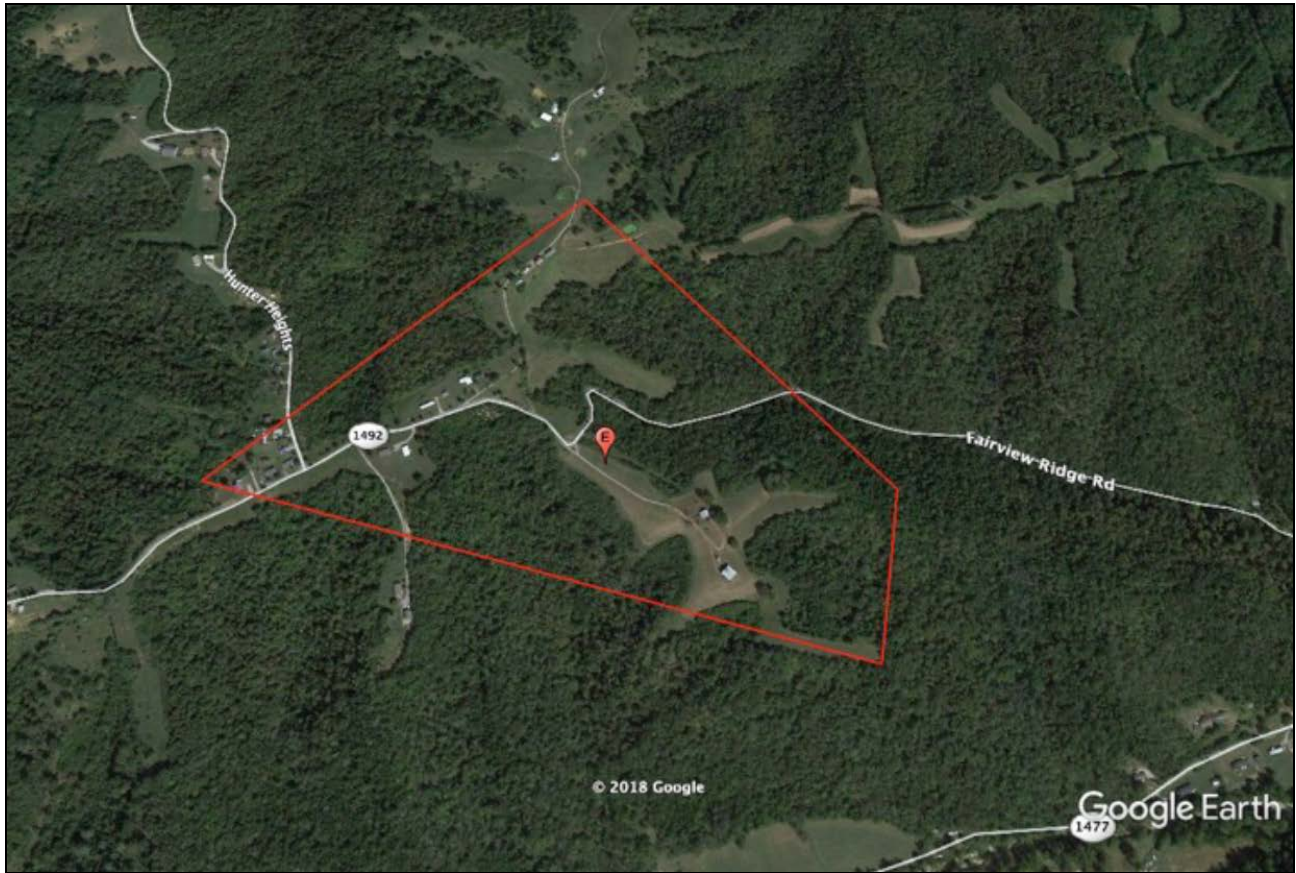
Dear Commissioners:

This report is provided to explain the site development process used by the Applicants to identify the site selected for the new wireless communications facility proposed in the accompanying Uniform Application.

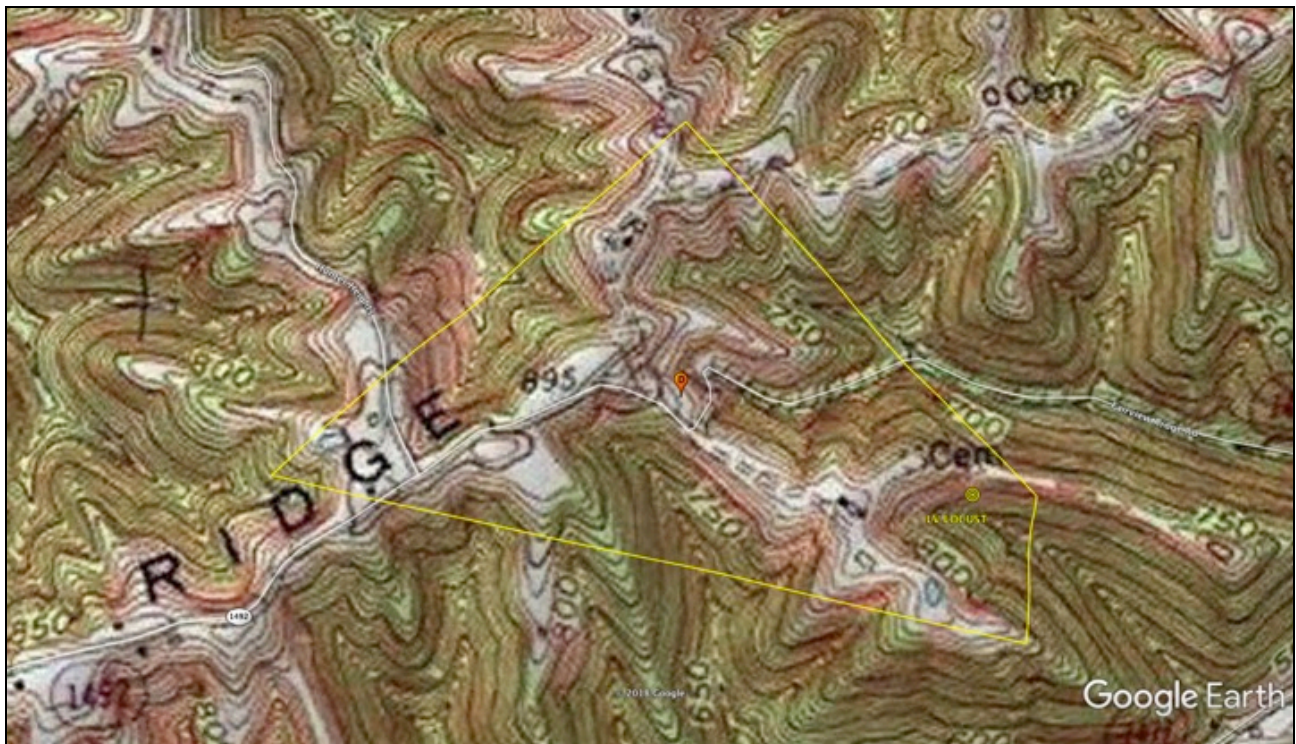
Verizon Wireless and Skyway Towers Site Development Process

Step 1: Problem Identification. Verizon Wireless radio frequency engineers first identified a growing coverage and/or capacity gap in unincorporated Carroll County, northwest of the city of Carrollton. The coverage objective for LV Locust is to provide VoLTE coverage in the area of Locust, Kentucky.

Step 2: Search Area. To help guide the site development team's task of identifying a suitable location for a new wireless communications facility site, Verizon Wireless' radio frequency engineers identified the geographic area where the antenna site must be located in order to close the gap and issued a map (called a search area) that identified the general area in which a new site must be located. In this instance, the search area is centered along Fairview Ridge Road/Hwy 1492 approximately 1-mile east of the county line. The search area features heavily wooded areas with steeply sloping terrain. A map of the search area is shown below.



A map showing the terrain of the search area is below:

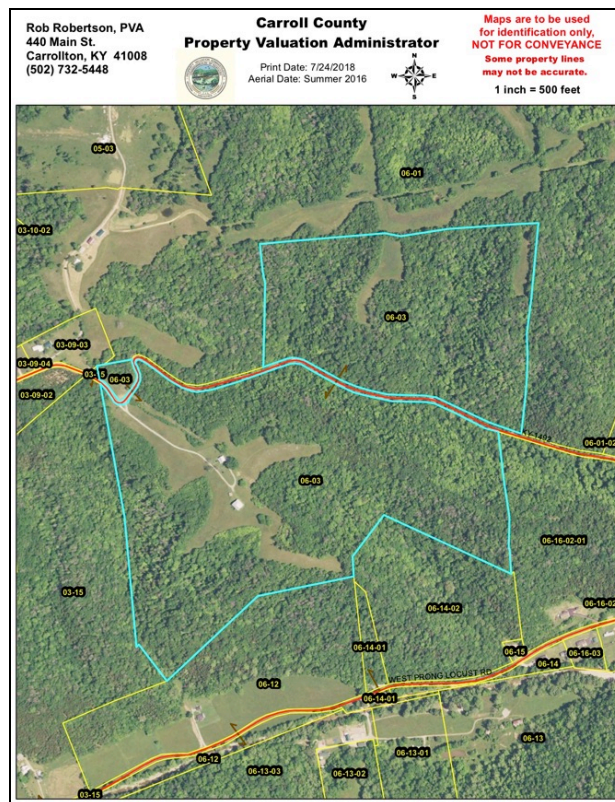


Step 3: Co-location Review. The site development team first reviewed the area within the search area for a suitable tall structure for co-location. In this case, there were no existing suitable structures within 2.5-miles of search area target coordinates.

Step 4: Review of the Area’s Zoning Classification. Once the site development team determined that there are no available existing tall structures which are technically feasible and suitable for co-location, the team next reviewed local zoning requirements to identify parcels located within the search area that might be suitable from a land use perspective to host an antenna site. In this case, unincorporated Carroll County has not adopted land use regulations.

Step 5: Preliminary Inspection and Assessment of Suitable Parcels. Once it was determined which parcels were technically feasible and available for leasing, the site development team visits the parcels and performs a preliminary inspection. The purpose of the preliminary inspection is: (1) to confirm the availability of sufficient land space for the proposed facility; (2) to identify a specific location for the facility on the parcel; (3) to identify any recognized environmental conditions that would disqualify the parcel from consideration; (4) to identify any construction issues that would disqualify the candidate; and, (5) to assess the potential impact of the facility on neighboring properties. In this case, they looked for a large parcel with natural vegetation that would provide ample separation and buffering from adjoining property owners.

A parcel map of the area is shown below:



The following parcels were reviewed and removed from consideration for the reasons described below:

Parcels within search area that are unsuitable for tower placement:

Alexander Johnson and Rachel Grimes own the property south of Fairview Ridge Road in the central portion of the search area. This entire parcel is heavily wooded and steeply sloping and is therefore not suitable for tower placement due to construction difficulties and environmental concerns.

Parcels within search area that were removed from consideration based on communications with landowner:

Mr. Robert Parker owns 558-acres in the western portion of the designated search area, but the property is unavailable.

Mr. Timothy Dermon owns the 241-acres north of Fairview Ridge Road in the central portion of the search area. According to the records of the Carroll County Property Valuation Administrator, Mr. Dermon currently resides in Jiangsu, China. The site acquisition team was unable to establish contact with the landowner and therefore the property was removed from consideration.

Step 6: Candidate Evaluation and Selection. After the preliminary site assessments were performed, the site development team ranked the candidates based on compliance with zoning regulations, the availability of ground space, topography, applicable environmental conditions, construction feasibility and the potential impact of the facility on neighboring properties. Available properties were submitted to Verizon Wireless radio frequency engineers for evaluation. Considering the coverage objectives, parcel size, constructability and overall site design, Verizon Wireless radio frequency engineers chose the 135-acre farm owned by RWF Legacy Ranch, Inc. (parcel #06-03) just south of Fairview Ridge Road/Hwy 1492. As show on the map below, the nearest residential structure, which is not owned by RWF Legacy Ranch, Inc. is approximately 920' to the northwest across Fairview Ridge Road/Hwy 1492.



As shown in the aerial photo below, the proposed site is located in a heavily wooded rural area with ample setbacks from surrounding land uses.



Photographs of the tower location are shown below:



Step 7: Leasing and Due Diligence. Once a suitable candidate was selected, lease negotiations were commenced and site due diligence steps were performed, as described below.

Leasehold Due Diligence:

- A Title Report was obtained and reviewed to ensure that there are no limitations on the landowner's capacity to lease and to address any title issues.
- A site survey was obtained to identify the location of parcel features, boundaries, easements and other encumbrances revealed by the title search.
- Review of environmental conditions.

Engineering Due Diligence:

- Utility access identified.
- Grounding plan designed.
- Geotechnical soil analysis performed to determine foundation requirements.
- Foundations designed to meet the Kentucky Building Code lateral and subjacent support requirements.
- Site plan developed.

Federal Regulatory Due Diligence

- Federal Aviation Administration ("FAA")
- Federal Communication Commission ("FCC")

Step 8: Application. Once a lease is obtained and all site due diligence is completed, Skyway Towers and Verizon Wireless prepared and filed an application to construct, maintain and operate a communications facility.

Conclusion

Applicant's site identification and selection process aims to identify the least intrusive of all the available and technically feasible parcels in a service need area. In this case, the proposed site parcel offers substantial setback distance from all property lines and ample buffering between the site parcel and residences. The nearest adjoining residential structure is approximately 920' from the tower site. Tower placement at this location is the most suitable method of resolving the existing coverage and/or capacity gap in this area.

Sincerely,



Debbie Rhodes
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Louisville, Kentucky 40258
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502-292-8117 cell
Debbie.rhodes@caawireless.com