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on Behalf of



ALTERNATIVE SITE ANALYSIS

DEVELOPMENT APPLICATION FOR AT&T SITE "Boronda Road"

AT&T SITE NUMBER: CCL07195

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

NICHOLAS TAGAS; 916-990-1446; Nick.Tagas@51wireless.net

PROPERTY OWNER:

Maria M. Campos

APN: 261-081-022-000 & 261-061-028-000

330 Boronda Road, Salinas, CA 93907

- 1. PROJECT'S BACKGROUND AND OBJECTIVES**
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Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 261-081-022-000 & 261-016-028-000 in the unincorporated city of Salinas, CA located in Monterey County in order to provide wireless LTE services in the coverage area to service a significant gap in coverage and capacity for AT&T's customers in this area of Monterey County, CA.

The specific coverage objective in this geographic area is to provide coverage to commercial establishments and surrounding residential neighborhoods while establishing Band 14 FirstNet services for Monterey County's' and city of Salinas' first responders.

This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Monterey County and the unincorporated city of Salinas, CA. Additionally, this tower will provide valuable FirstNet services which include but are not limited to: a designated spectrum (Band 14) which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive and most technically viable site location that will fill this significant gap in coverage and bring vital FirstNet services to this part of Salinas and Monterey County, CA. Six (6) other candidates/locations were investigated before selecting the Campos property as AT&T's primary candidate. All six (6) alternative sites are further discussed in the Alternative Site Analysis this report.

Search Ring's Description and Objectives:



The specific coverage objective in this geographic area is to provide coverage to commercial establishments and surrounding residential neighborhoods while establishing Band 14 FirstNet services for Monterey County's and city of Salinas' first responders.

AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 30' x 30' (900 square foot) enclosed compound [lease area]. The compound will include an 85' faux Monopine tower, one Walk-Up-Cabinet (WUC), and one 30KW standby Diesel Generator with a 150-gallon belly tank all mounted to a 6'-0" x 4'-0" concrete pad (7'-3" tall). This facility will be located at 330 Boronda Road, Salinas CA, within Monterey County's jurisdiction on a 0.54-acre MDR/4-A-UR zoned property.

AT&T's objectives are to provide coverage to commercial establishments and surrounding residential neighborhoods and to provide FirstNet services to the city's and county's first responders. After running a coverage simulation at the site location, AT&T is anticipating a drastic improvement to their network and for their customers.

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with the pastor of the church and presented the office assistant of the church with AT&T's bon fide offer letter and the church declined that offer. As such, AT&T was forced to find a non-collocatable property as its next best option.



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1. Singh property

17562 Calle Del Adobe, Salinas, CA 93907

APN: 261-131-030-000

Latitude/Longitude: 36°41'51.87"N, - 121°40'20.22"W (NAD83)

Proposal – Raw Land Build for New Tower



Considerations:

Mr. Singh was not interested in leasing space to AT&T after receiving his letter of interest from AT&T and told us over a phone conversation that he thanked AT&T for their offer but was not interested in leasing ground space to AT&T. As such, this candidate was disqualified from AT&T's search.

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2. Washington Mutual Mortgage

1070 Fontes Lane, Salinas, CA 93907

APN: 261-071-026-000

Latitude/Longitude: 36°41'46.63"N, 121°40'18.74"W

Proposal – Raw Land Build for New Tower



Considerations:

This property appears to be a foreclosed property owned by a bank; at the time the title company had not yet updated the proper owning authority from Washington Mutual to Chase Bank. Regardless, AT&T sent bona fide certified letters of interest to the bank to lease space from them to install a new cell tower. The bank never responded to any of AT&T's letters of interest. As such, AT&T disqualified this candidate from their search.

3. Brillante Property:

1091 Fontes Lane, Salinas, CA 93907

APN: 261-073-012-000

Latitude/Longitude: 36°41'43.08"N, - 121°40'26.06"W (NAD83)

Proposal – Raw Land Build for New Tower



Considerations:

The property owner never responded to any of AT&T's letters of interest sent to them via certified USPS mail. Letters were sent to the owner on record to both their mailing address and their physical address. None of AT&T's letters were answered by the landlord. As such, AT&T disqualified this candidate from their search.

4. Salinas Transfer Station

Salinas, CA – Monterey County

APN: 261-051-007-000

Latitude/Longitude: 36°41'38.18"N, - 121°40'22.50"W (NAD83)

Proposal – Raw Land Build for New Tower



Considerations:

After receiving AT&T's bona fide letter of interest, the transfer stations corporate office reached out to AT&T and informed them via phone call that they were not interested in leasing space to AT&T for a new cell tower. As such, AT&T disqualified them from their search due to lack of interest on the part of the landowner.