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Real Estate Appraisal Services

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Robert W. Burgdorf, Esq.
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RE: PROPOSED CELL TOWER
433 COOPER ROAD
TOWN OF IRONDEQUOIT

Dear Mr. Burgdorf:

At your request, I have prepared a report analyzing the market reactions of buyers and sellers in the marketplace regarding properties located in close proximity to communication towers. I am professionally designated and state certified real estate appraiser, and my field of expertise relates to property valuation. I have specific experience with zoning matters regarding the placement of communication towers at several sites around the county. A question that typically arises is whether construction of a tower will have a detrimental effect on the surrounding property values.

Transmission towers are either monopoles or open lattice towers. The monopole simply consists of a steel pole anchored in a concrete base that is sufficient if the height of the tower does not greatly exceed 150 feet. Open lattice towers may be free-standing or guy wire supported. The guy wire supported towers may exceed 400 feet in height and are supported by steel guy wires.

The subject property consists of a 3.45-acre site located at the southwest corner of Cooper Road and Winona Boulevard. The land is currently improved with a 16,000 square foot fire station that was constructed in 1991 after demolition of the former building. Additional improvements consist of an existing fire department communications tower that is 82 feet in height.

The first step involves making an inspection of the subject neighborhood. A neighborhood is defined as "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."¹, and a market area is defined as "The area associated with a subject property that contains its direct competition."²

¹ *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, Chicago, IL, 2010

² *Ibid*

The northern and western boundaries of the subject neighborhood follow St. Paul Boulevard to its intersection with Cooper Road. The southern boundary is more or less undefined, extending several blocks south of Winona Boulevard. Likewise, the east boundary of the neighborhood is also somewhat undefined as it extends easterly toward List Avenue.

Within the immediate neighborhood are some pre-existing commercial uses including Ted's Cooper Road Barber Shop at 451 Cooper Road at the northwest corner of Winona Boulevard, the Genrich Garden Center at 375 Cooper Road, and a gas station/repair garage at 3392 St. Paul Boulevard. The St. Paul Fire District is located at 433 Cooper Road at the southwest corner of Winona Boulevard.


The neighborhood contains a wide mix of housing stock including homes constructed between the early 1930s through the late 1940s. The most recent residential development in the neighborhood is the Oldenburg Farms subdivision located off Placid Place. Generally, property values in the neighborhood range from homes selling under \$90,000 to homes that may sell in excess of \$160,000. The upper end of the value range would be represented by homes along Brentfield Circle with sales in excess of \$200,000.

As part of my analysis, I have examined sales located within close proximity to existing communication towers in several locations within the greater Rochester area. The appraiser has examined four sites in which the sale prices of homes located within view of cell towers have been compared with sales of properties in the same neighborhoods without a view of the cell tower. A wide cross section of sales has been analyzed. Within any particular subdivision, the obtrusiveness of the cell tower can vary from one property to another. With some sales, the cell tower may be within full view of the front while other properties may have a view only from the rear or side. Each of the sites will be described and a schedule indicating the sales and a sales location map will be included.

An analysis of numerous sales within the four sites does not support any credible evidence that there is any appreciable diminution in value resulting from the location of the cell tower. A wide cross section of sales was examined as part of this analysis.

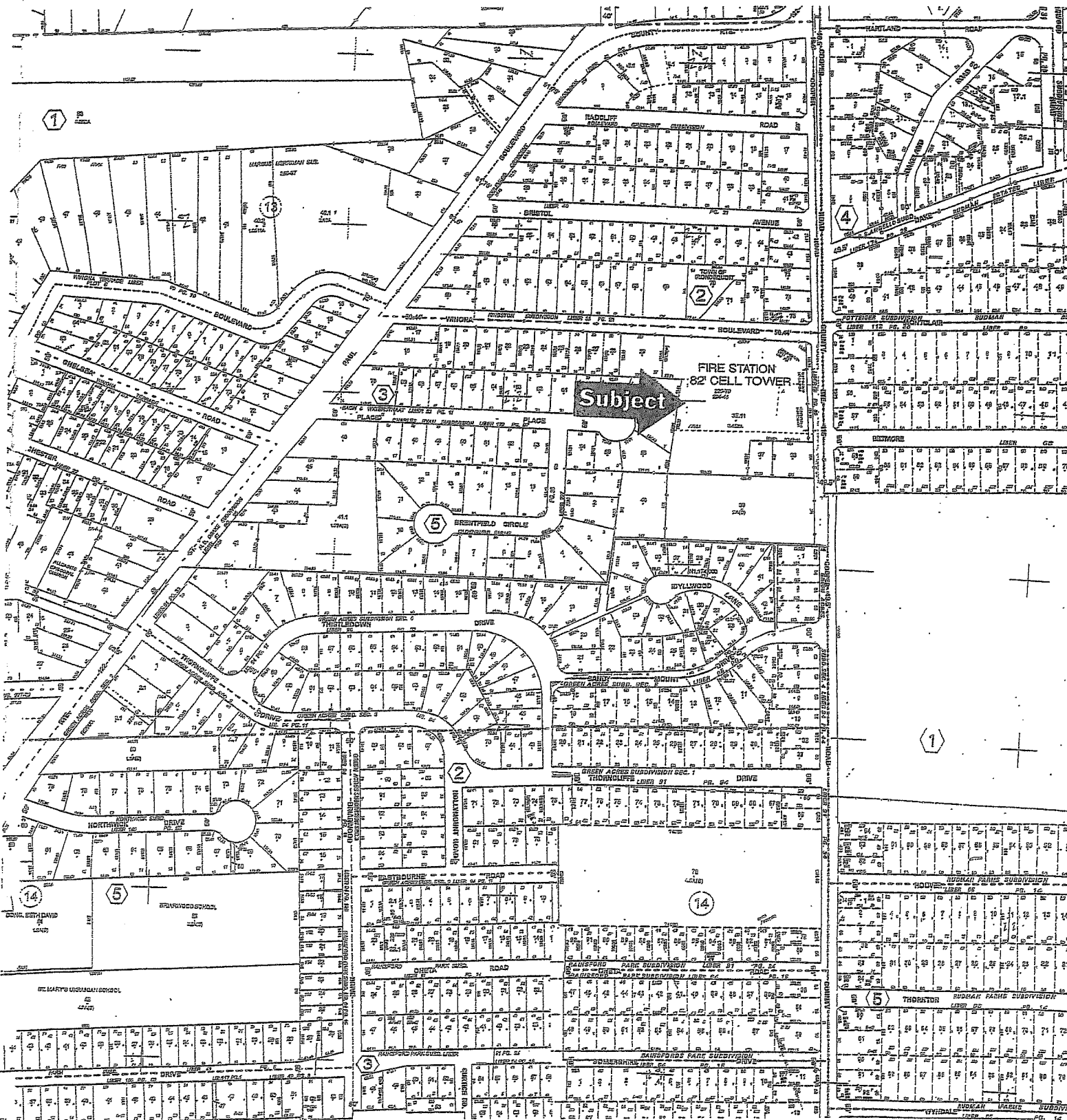
Very truly yours,

POGEL, SCHUBMEHL & FERRARA, LLC


Robert G. Pogel, SRPA

RGP/clm

NEIGHBORHOOD MAP



Subject

FIRE STATION
82 CELL TOWER

BREITFIELD STROLL
SUNNYSIDE DRIVE

BRYLWOOD

GREEN ACRES SUBDIVISION SEC. 1
THORNTON DRIVE

GREEN ACRES SUBDIVISION SEC. 1
THORNTON DRIVE

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THORNTON DRIVE

GREEN ACRES SUBDIVISION SEC. 1
THORNTON DRIVE

Site No. 1
Irondequoit Town Hall/Oakcrest Village Subdivision

The first site involves a neighborhood near a guyed cell tower located on the Irondequoit Town Hall property adjacent to the Department of Public Works garage at 25 Kings Highway. The cell tower has a height of 115 feet and was built in 1996. Properties located within the Oakcrest Village Subdivision along Eastgate Drive and Westgate Drive are within view of the cell tower. Sales 1 through 9 inclusive on that schedule involved homes that have a view of the cell tower. Sales 10 through 16 inclusive are located a short distance west but within the same subdivision. Those sales do not have a view of the cell tower.

A review of the sales does not appear to indicate any significant difference in the overall sale price per square foot of gross building area. The average sale price of the five Colonial-style dwellings and one Cape Cod-style dwelling is \$84.32 per square foot involving sales within view of the cell tower, and \$81.03 per square foot for six sales that do not have a view of the tower. The slightly higher difference in the average sale price per square foot regarding those homes within close proximity is most likely attributed to the fact that the lots are slightly larger along Eastgate and Westgate, even though they do have a view of the cell tower. Thus, the analysis does not indicate any appreciable difference in property values between the sales regardless of proximity to the cell tower.

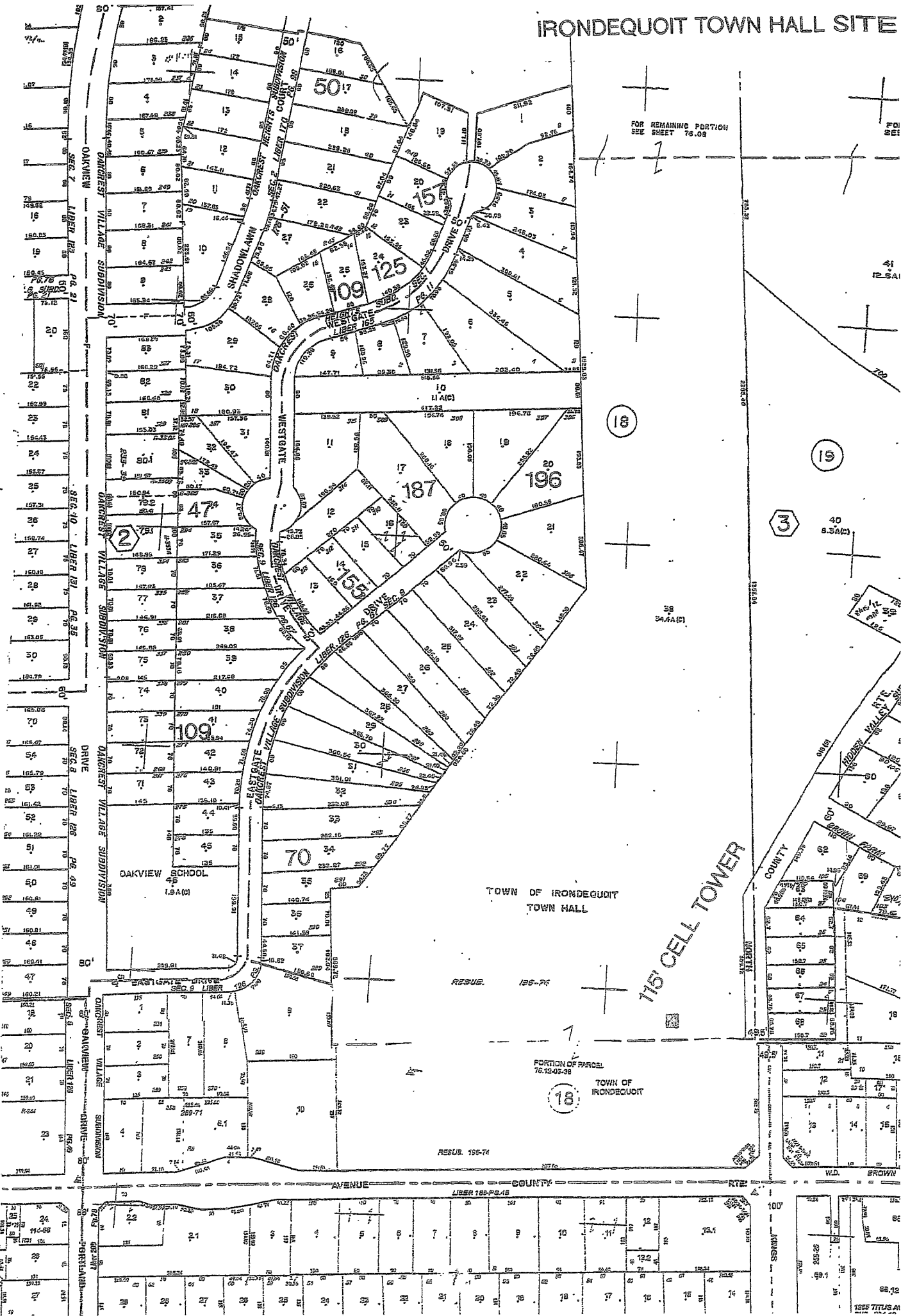
Site No. 1
Irondequoit Town Hall

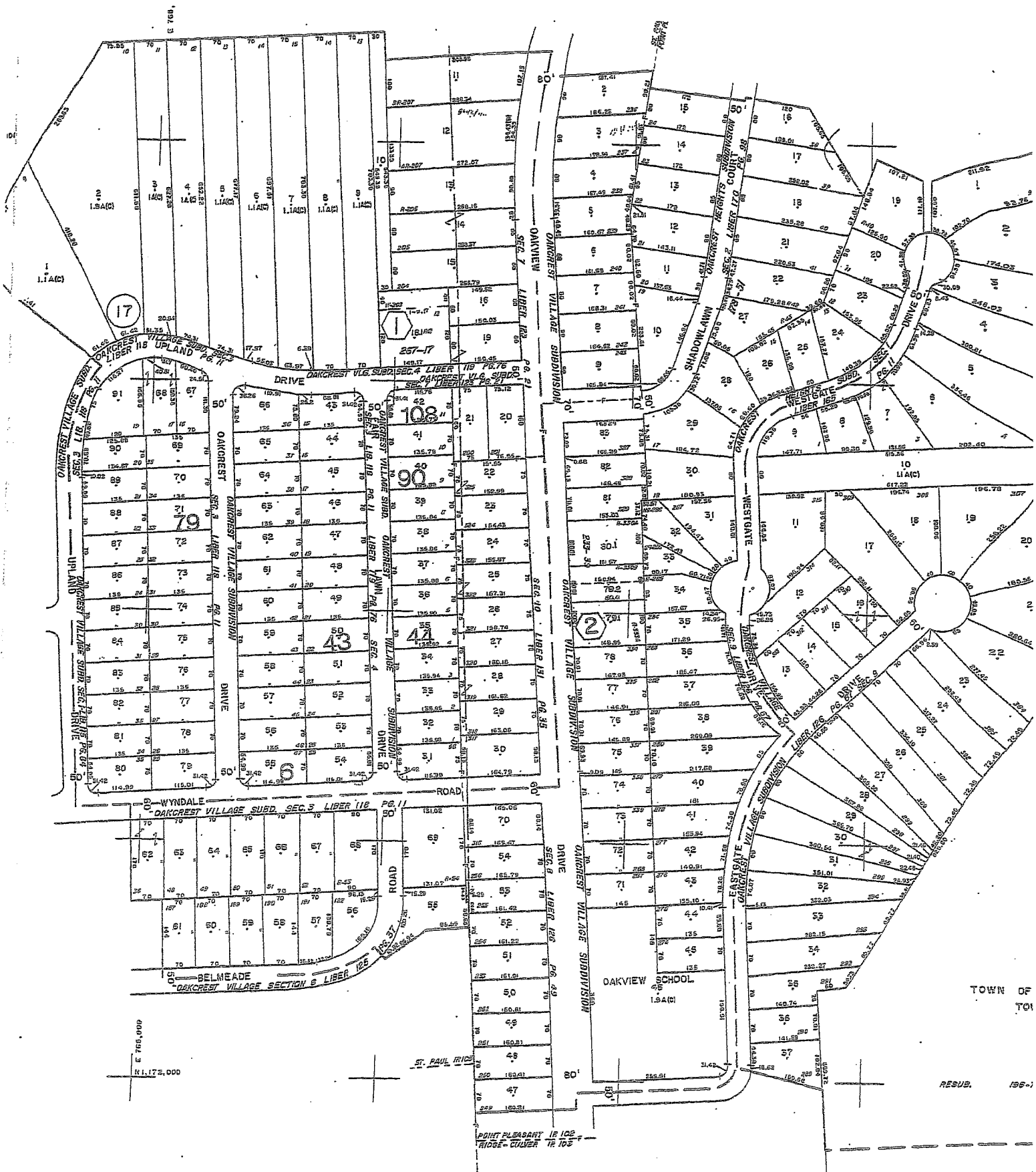
Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
1	70 Eastgate	6/08	\$141,000	1,437	\$ 98.12	Yes	Blt 1955 Colonial, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP
2	109 Eastgate	5/08	\$147,900	1,634	\$ 90.51	Yes	Blt 1955 Colonial, 7 rms, 3 BR, 1.5 BA, 2 car garage, patio, FP
3	155 Eastgate	7/07	\$138,000	1,700	\$ 81.18	Yes	Blt 1956 Colonial, 7 rms, 3 BR, 1.5 BA, 1 car garage, deck
4	187 Eastgate	10/10	\$137,500	1,948	\$ 70.58	Yes	Blt 1948 Cape, 8 rms, 4 BR, 2 BA, 2 car garage, FP
5	196 Eastgate	3/09	\$159,500	1,850	\$ 86.21	Yes	Blt 1986 Colonial, 8 rms, 4 BR, 1.5 BA, 2 car garage, new kitchen, FP
6	47 Westgate	9/07	\$225,000	2,836	\$ 79.33	Yes	Blt 1985 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, pool, FP
7	109 Westgate	11/07	\$140,000	1,400	\$100.00	Yes	Blt 1964 Ranch, 7 rms, 3 BR, 1.5 BA, 2 car garage, deck, finished walk-out basement
8	125 Westgate	3/10	\$136,000	1,364	\$ 99.70	Yes	Blt 1968 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, porch, finished basement
9	157 Westgate	6/09	\$124,900	1,169	\$106.84	Yes	Blt 1968 Ranch, 5 rms, 2 BR, 1.5 BA, 2 car garage, FP
10	50 Shadowlawn	12/07	\$158,000	2,158	\$ 73.22	No	Blt 1968 Colonial, 7 rms, 4 BR, 2.5 BA, FP, deck
11	108 Fairlawn	9/07	\$120,000	1,463	\$ 82.02	No	Blt 1954 Ranch, 6 rms, 3 BR, 1.5 BA, 1 car garage, FP
12	44 Fairlawn	7/07	\$127,000	1,500	\$ 84.67	No	Blt 1953 Colonial, 6 rms, 3 BR, 1.5 BA, 1.5 car garage, enclosed porch
13	90 Fairlawn	12/08	\$141,250	1,962	\$ 71.99	No	Blt 1954, Colonial, 8 rms, 4 BR, 2.5 BA, 1.5 car garage, FP

Site No. 1
Irondequoit Town Hall

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Comments
14	43 Fairlawn	10/09	\$137,000	1,555	\$88.10	No Blt 1955 Colonial, 7 rms, 3 BR, 1.5 BA, 1 car garage, enclosed porch, FP
15	6 Oakcrest	5/10	\$125,000	1,562	\$ 80.03	No Blt 1954 Colonial, 7 rms, 3 BR, 1.5 BA, 2 car garage
16	79 Oakcrest	3/10	\$149,900	1,700	\$ 88.17	No Blt 1953 Colonial, 8 rms, 3 BR, 1.5 BA, 2 car garage

IRONDEQUOIT TOWN HALL SITE





RESUB. 196-

Irondequoit Town Hall
1280 Titus Avenue (115' Cell Tower)



View from 40 Eastgate

Site No. 2
1766 Latta Road, Town of Greece
North Greece Fire District

The second site that has been analyzed is within a subdivision located adjacent to property owned by the Greece Fire District at 1766 Latta Road built in 1998. The Latta Road site is improved with a fire station as well as a 130-foot monopole cell tower. In addition, the Greece Police Department occupies a site at 400 Island Cottage Road which is approximately 1,000 feet northwest of the northwest corner of the subdivision. The parcel includes a cell tower occupied by Crown Atlantic, built in 2000.

Within the adjoining subdivision, the appraiser has included a schedule indicating 25 sales that have transpired. The highest priced sales within the subdivision include sales along Shorecliff Drive within close proximity to the fire station. The view of the cell tower on the fire district parcel and the tower on the police department parcel varies depending on the location of the various sale properties. The majority of the properties within the subdivision have some view of the cell tower.

Sales identified as numbers 17, 18, 19, 22, 23 and 24 involve properties located along Summit Hill and Lyncourt Park without a view of the cell towers. The average sale price of the six sales computes to \$76.68 per square foot. Other sales, identified as Sales 2, 3, 4, 5, 6, 13, 15, 16, 20, and 25, involve properties that have a limited view of one of the cell towers. The average sale price of the eight sales is \$76.63. Sales identified as 1, 7, 8, 12, 14 and 21 all involve properties with a view of the cell towers. The average sale price of these seven properties computes to \$76.95 per square foot. The remaining sales along Shorecliff Drive, identified as Sales 9, 10 and 11 were all built at a later date within full view of the cell towers. These sale prices have not been tracked due to the age of the dwellings.

After analyzing numerous sales within generally close proximity to the two cell towers, the analysis does not indicate any appreciable difference in property values.

Site No. 2
1766 Latta Road, Town of Greece
North Greece Fire District

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
1	40 Arcadia	6/07	\$128,000	2,027	\$63.14	Yes	Blt 1965 Split, 8 rms, 4 BR, 2.5 BA, 1.5 car garage
2	153 Arcadia	4/07	\$130,000	1,670	\$77.84	Ltd	Blt 1965 Split, 6 rms, 3 BR, 1.5 BA, 1.5 car garage
3	160 Arcadia	5/07	\$118,900	1,880	\$62.77	Ltd	Blt 1967 Colonial, 7 rms, 4 BR, 1.5 BA, 1.5 car garage
4	163 Arcadia	11/08	Foreclosure \$123,000	2,010	\$61.19	Ltd	Blt 1965 Split, 7 rms, 3 BR, 2.5 BA, 1.5 car garage, gas FP
5	180 Arcadia	4/08	\$127,500	1,900	\$67.11	Ltd	Blt 1965 Colonial, 7 rms, 3 BR, 1.5 BA, 1.5 car garage, FP
6	195 Arcadia	5/07	\$142,000	1,576	\$90.10	Ltd	Blt 1966 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, shed
7	275 Arcadia	3/10	\$109,000	1,064	\$102.44	Yes	Blt 1966 Ranch, 5 rms, 3 BR, 1.5 BA, 2 car garage, FP
8	722 Shorecliff	5/08	\$170,000	2,094	\$81.18	Yes	Blt 1968 Colonial, 9 rms, 5 BR, 2.5 BA, 2 car garg, IG pool, shed
9	692 Shorecliff	10/09	\$157,900	1,800	\$87.72	Yes	Blt 1991 Colonial, 7 rms, 5 BR, 2.5 BA, 2 car garage, deck
10	682 Shorecliff	6/10	\$165,500	1,928	\$85.84	Yes	Blt 1995 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garg, gas FP, deck
11	672 Shorecliff	4/09	\$138,000	1,600	\$86.25	Yes	Blt 1996 Colonial, 6 rms, 3 BR, 2.5 BA, 2 car garage, gas FP
12	578 Shorecliff	3/08	\$137,000	1,689	\$81.11	Yes	Blt 1965 Split, 8 rms, 4 BR, 1.5 BA, 2 car garage, FP, IG pool
13	575 Shorecliff	10/09	\$125,000	1,420	\$88.03	Ltd	Blt 1973 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP
14	492 Shorecliff	3/10	\$127,000	1,856	\$68.43	Yes	Blt 1964 Colonial, 8 rms, 4 BR, 1.5 BA, 2 car garage, FP, patio
15	455 Shorecliff	8/07	\$119,000	1,504	\$79.12	Ltd	Blt 1966 Split, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP

Site No. 2

1766 Latta Road, Town of Greece
North Greece Fire District

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
16	460 Shorecliff	10/08	\$121,000	1,640	\$73.78	Ltd	Blt 1965 Split, 8 rms, 3 BR, 1.5 BA, 2 car garage, patio, IG pool
17	90 Lyncourt Pk	6/07	\$130,000	2,052	\$63.35	No	Blt 1964 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, FP
18	93 Lyncourt Pk	10/09	\$115,500	1,627	\$70.98	No	Blt 1966 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, patio
19	121 Lyncourt Pk	8/10	\$102,450	1,138	\$90.03	No	Blt 1966 Ranch, 5 rms, 3 BR, 1 BA, 2 car garage
20	164 Lyncourt Pk	6/07	\$138,200	1,900	\$72.74	Ltd	Blt 1965 Split, 8 rms, 4 BR, 1.5 BA, 2 car garage, patio
21	180 Lyncourt Pk	3/07	\$112,600	1,722	\$65.39	Yes	Blt 1967 Split, 8 rms, 3 BR, 1.5 BA, 1 car garage, deck
22	92 Summit Hill	8/08	\$122,500	1,080	\$113.43	No	Blt 1962 Ranch, 7 rms, 3 BR, 2 BA, 1.5 car garage, deck, finished basement
23	202 Summit Hill	4/10	\$113,000	1,847	\$61.18	No	Blt 1963 R/R, 8 rms, 3 BR, 1.5 BA, 1.5 car garage, finished basement, patio
24	209 Summit Hill	2/10	\$123,900	2,028	\$61.09	No	1962 Split, 8 rms, 4 BR, 1.5 BA, 1.5 car garage, gas FP, patio
25	291 Summit Hill	11/08	\$115,000	1,224	\$93.95	Ltd	1965 Ranch, 6 rms, 3 BR, 1.5 BA, 1.5 car garage, patio

1766 Latta Road (130' Cell Tower)
400 Island Cottage Road



View from 782 Shorecliff Drive



View from 671 Shorecliff Drive

1766 Latta Road (130' Cell Tower)
400 Island Cottage Road



View from 578 Shorecliff Drive
Greece Police Department
400 Island Cottage Road