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T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

Connecticut Market

August 9, 2017

Honorable Robert Stein, Chairman,  
and members of the Council  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Re: T-MOBILE Northeast LLC notice of intent to install a temporary cellular telephone facility located at 150 Yale Ave. and 165 Central Ave., New Haven, Connecticut

Dear Chairman Stein and Members of the Council:

TRM is pleased to submit this Notice of Exempt Modification on behalf of T-MOBILE Northeast LLC

T-MOBILE Northeast LLC hereby notifies the Connecticut Siting Council of its intent for the temporary use of telecommunications equipment by placing a Cell On Light Truck (COLT) on the grounds of the Yale Bowl located at 150 Yale Ave. and 165 Central Ave., New Haven, Connecticut. Please accept this Notice to the Connecticut Siting Council, Pursuant to RSCA Section 16-50j-73, of construction that constitutes an exempt modification under RSCA Section 16-50j-72 (d). In compliance with RSCA Section 16-50j-73, copies of this Notice of Exempt Modification are being sent to the Mayor of New Haven and Yale University, which owns the Yale Bowl.

The proposed temporary cell site meets the criteria set forth in RSCA 16-50j-72(d) for temporary cellular service for events of statewide significance. The site is necessary to provide additional system capacity to accommodate the increased communication needs during the Yale/Harvard football game.

The Yale/Harvard football game is November 18, 2017 but T-Mobile will need to do testing beforehand to make sure the site is up and running before the game.

**Proposed Temporary Facility**

The temporary site will be located at 150 Yale Ave. and 165 Central Ave. in New Haven, Connecticut on the property known as the Yale Bowl owned by Yale University. (See attached location map) Coordinates for the location are N 41.314216, W72.961929. A 15 kw diesel generator will be used for power and the proposed temporary cell site will not increase the noise level by six decibels or more.

Equipment installation will start on November 8, 2017 and the site will be on-air until November 19, 2017. The COLT will be removed on November 19, 2017, the morning after the game.

T-Mobile’s temporary cell site will consist of a “Cell On Light Truck” (“COLT”) (See attached photo) which needs a 30’ x 25’ footprint, contains three indoor RBS6201’s and PBC6200 with battery backup, a backup generator, dual masts and can support 5 sector multibeam antennas.

**Power Density Calculations**

T-Mobile’s temporary cell site will not result in a total radio frequency electromagnetic radiation power density, measured at ground level at the COLT location, at or above State or Federal standards. The following table shows the power density at the site from the proposed temporary cellular transmissions from the COLT:

<u>T-Mobile Sector</u>	<u>Power Density Value (%)</u>
Sector A:	20.14 %
Sector B:	20.14 %
Sector C:	20.14 %
Sector D:	20.14 %
Sector E:	20.14 %
Sector F:	20.14 %
Sector G:	20.14 %

T-Mobile Per Sector Maximum: 20.14 %

Site Total: 20.14 %

Site Compliance Status: COMPLIANT

See attached full report

**Conclusion**

For the reasons above, we respectfully request the Council acknowledge T-Mobile's Notice of Exempt Modification for the temporary cell site to be operated during the Yale/Harvard football game pursuant to RCSA Section 16-50j-72(d).

Please call me with any questions concerning this Notice at 203-417-4446. Thank you.

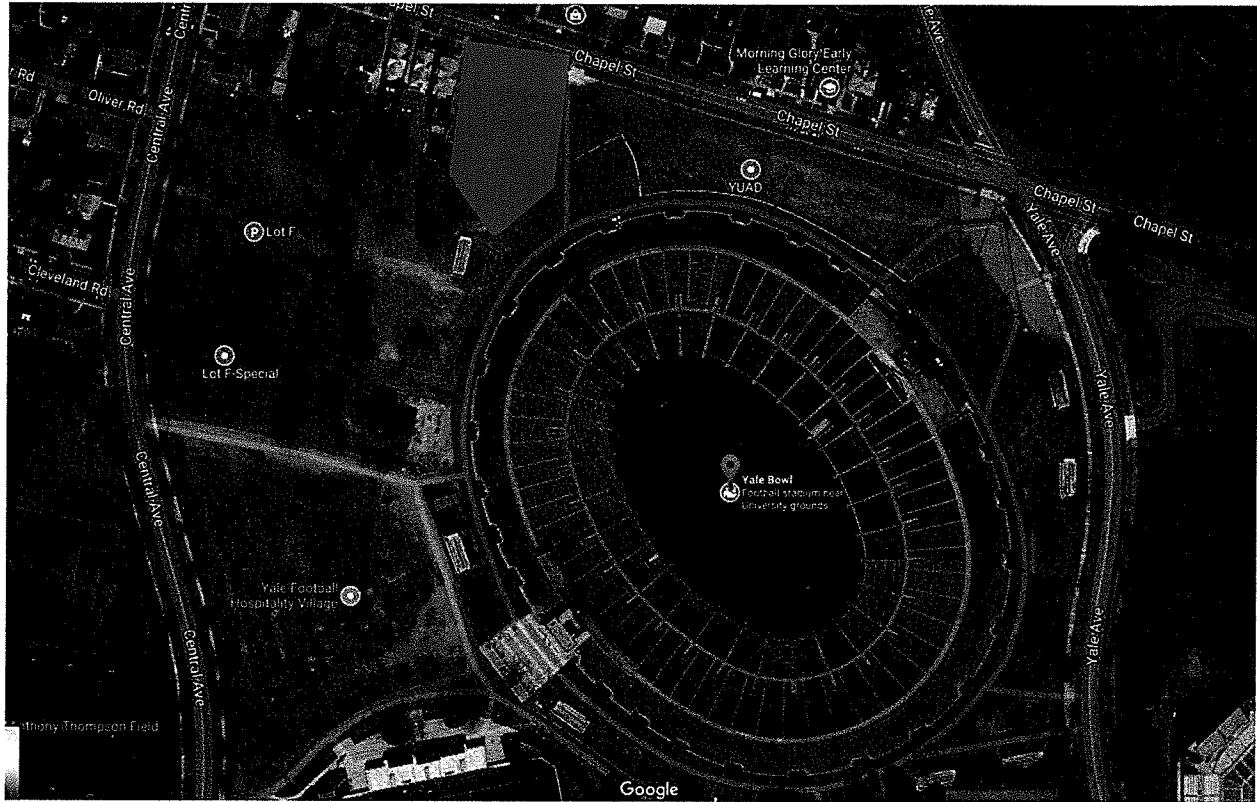
Respectfully,

A handwritten signature in black ink, appearing to read 'T. White', with a long horizontal flourish extending to the right.

Thomas White  
Agent of T-Mobile

Cc: New Haven Mayor Toni Harp  
Yale University

## COLT Location



COLT





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## RADIO FREQUENCY EMISSIONS ANALYSIS REPORT EVALUATION OF HUMAN EXPOSURE POTENTIAL TO NON-IONIZING EMISSIONS

T-Mobile Existing Facility

Site ID: CTCLT01A

Yale Bowl  
150 Yale Avenue & 165 Central Avenue  
New Haven, CT 06515

**July 29, 2017**

**EBI Project Number: 6217003310**

Site Compliance Summary	
Compliance Status:	<b>COMPLIANT</b>
Site total MPE% of FCC general population allowable limit:	<b>20.14 %</b>

July 29, 2017

T-Mobile USA  
Attn: Jason Overbey, RF Manager  
35 Griffin Road South  
Bloomfield, CT 06002

## Emissions Analysis for Site: **CTCLT01A – Yale Bowl**

EBI Consulting was directed to analyze the proposed T-Mobile facility located at **150 Yale Avenue & 165 Central Avenue, New Haven, CT**, for the purpose of determining whether the emissions from the Proposed T-Mobile Antenna Installation located on this property are within specified federal limits.

All information used in this report was analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The number of  $\mu\text{W}/\text{cm}^2$  calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Population exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The general population exposure limit for the 1900 MHz (PCS) and 2100 MHz (AWS) bands is  $1000 \mu\text{W}/\text{cm}^2$ . Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.



Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

Additional details can be found in FCC OET 65.

## CALCULATIONS

Calculations were done for the proposed T-Mobile Wireless antenna facility located at **150 Yale Avenue & 165 Central Avenue, New Haven, CT**, using the equipment information listed below. All calculations were performed per the specifications under FCC OET 65. Since T-Mobile is proposing highly focused directional panel antennas, which project most of the emitted energy out toward the horizon, all calculations were performed assuming a lobe representing the maximum gain of the antenna per the antenna manufactures supplied specifications, minus 10 dB, was focused at the base of the tower. For this report the sample point is the top of a 6-foot person standing at the base of the tower.

For all calculations, all equipment was calculated using the following assumptions per sector:

- 1) 2 UMTS channels (PCS Band - 1900 MHz) were considered for each sector of the proposed installation. These Channels have a transmit power of 30 Watts per Channel.
- 2) 2 LTE channels (PCS Band - 1900 MHz) were considered for each sector of the proposed installation. These Channels have a transmit power of 60 Watts per Channel.
- 3) 2 LTE channels (AWS Band – 2100 MHz) were considered for each sector of the proposed installation. These Channels have a transmit power of 60 Watts per Channel
- 4) Since all radios are ground mounted there are additional cabling losses accounted for. For each ground mounted RF path the following losses were calculated. 1.94 dB of additional cable loss for all ground mounted 1900 MHz and 2100 MHz channels was factored into the calculations used for this analysis. This is based on manufacturers Specifications for 60 feet of 1/2" coax cable on each path.
- 5) All radios are running through hybrid combiners to allow for multiple radios to transmit from each antenna port. These hybrid combiners have a minimum of 3 dB of additional loss for each RF path. This additional loss value was factored into the calculations.





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- 6) Per FCC OET Bulletin No. 65 - Edition 97-01 recommendations to achieve the maximum anticipated value at each sample point, all power levels emitting from the proposed antenna installation are increased by a factor of 2.56 to account for possible in-phase reflections from the surrounding environment. This is rarely the case, and if so, is never continuous.
- 7) For the following calculations the sample point was the top of a 6-foot person standing at the base of the tower. The maximum gain of the antenna per the antenna manufactures supplied specifications minus 10 dB was used in this direction. This value is a very conservative estimate as gain reductions for these particular antennas are typically much higher in this direction.
- 8) The antennas used in this modeling are the **Commscope 5NPX1006F (Multi-beam antenna)** for 1900 MHz (PCS) and 2100 MHz (AWS) channels. This is based on feedback from the carrier with regards to anticipated antenna selection. The **Commscope 5NPX1006F** has a maximum gain of **22.3 dBd** at its main lobe at 1900 MHz and 2100 MHz. The maximum gain of the antenna per the antenna manufactures supplied specifications, minus 10 dB, was used for all calculations. This value is a very conservative estimate as gain reductions for these particular antennas are typically much higher in this direction.
- 9) This facility will be configured to operate on 7 sectors. The first 5 sectors will be broadcast from one **Commscope 5NPX1006F (Multi-beam antenna)** antenna with a physical pointing direction of 230 degrees from true north. These 5 sectors will have azimuths of 210, 220, 230, 240 and 250 degrees from true north. The next 2 sectors will be broadcast from one **Commscope 5NPX1006F (Multi-beam antenna)** antenna with a physical pointing direction of 160 degrees from true north. These 2 sectors will have azimuths of 150 and 170 degrees from true north
- 10) The antenna mounting height centerline of the proposed antennas is **60 feet** above ground level (AGL).
- 11) Emissions values for additional carriers were taken from the Connecticut Siting Council active database. There are no additional carriers proposed on this facility.
- 12) All calculations were done with respect to uncontrolled / general population threshold limits.



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## T-Mobile Site Inventory and Power Data

Sectors:	A, B, C, D, E	Sectors:	F, G
Antenna #:	1	Antenna #:	2
Make / Model:	Commscope 5NPX1006F	Make / Model:	Commscope 5NPX1006F
Gain:	22.3 dBd	Gain:	22.3 dBd
Height (AGL):	60	Height (AGL):	60
Physical Pointing Direction:	230 degrees	Physical Pointing Direction:	170 degrees
Broadcast Azimuths:	210, 220, 230, 240, 250	Broadcast Azimuths:	150, 170
Frequency Bands	1900 MHz (PCS) / 2100 MHz (AWS)	Frequency Bands	1900 MHz (PCS) / 2100 MHz (AWS)
Per Sector Channel Count:	6	Per Sector Channel Count:	6
Per Sector Total TX Power(W):	300	Per Sector Total TX Power(W):	300
Per Sector ERP (W):	16,335.08	Per Sector ERP (W):	16,335.08
Antenna 1 Per Sector MPE%	20.14	Antenna 2 Per Sector MPE%	20.14

Site Composite MPE%	
Carrier	MPE%
T-Mobile (Per Sector Max)	20.14 %
<b>Site Total MPE %:</b>	<b>20.14 %</b>

T-Mobile Sector A Total:	20.14 %
T-Mobile Sector B Total:	20.14 %
T-Mobile Sector C Total:	20.14 %
<b>Site Total:</b> 20.14 %	

T-Mobile_Max Values per sector	# Channels	Watts ERP (Per Channel)	Height (feet)	Total Power Density ( $\mu\text{W}/\text{cm}^2$ )	Frequency (MHz)	Allowable MPE ( $\mu\text{W}/\text{cm}^2$ )	Calculated % MPE
T-Mobile AWS - 2100 MHz LTE	2	3,267.02	60	80.56	AWS - 2100 MHz	1000	8.06%
T-Mobile PCS - 1900 MHz LTE	2	3,267.02	60	80.56	PCS - 1900 MHz	1000	8.06%
T-Mobile PCS - 1900 MHz UMTS	2	1,633.51	60	40.28	PCS - 1900 MHz	1000	4.03%
						<b>Total:</b>	<b>20.14%</b>



## Summary

All calculations performed for this analysis yielded results that were **within** the allowable limits for general population exposure to RF Emissions.

The anticipated maximum composite contributions from the T-Mobile facility as well as the site composite emissions value with regards to compliance with FCC's allowable limits for general population exposure to RF Emissions are shown here:

T-Mobile Sector	Power Density Value (%)
Sector A:	20.14 %
Sector B:	20.14 %
Sector C:	20.14 %
Sector D:	20.14 %
Sector E:	20.14 %
Sector F:	20.14 %
Sector G:	20.14 %
T-Mobile Per Sector Maximum:	20.14 %
Site Total:	20.14 %
Site Compliance Status:	<b>COMPLIANT</b>

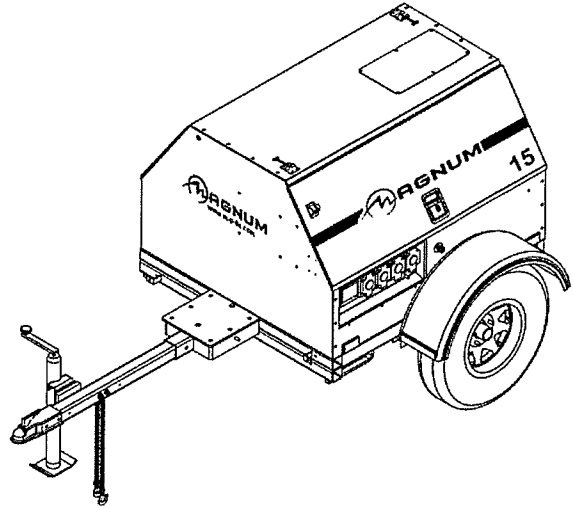
The anticipated composite MPE value for this site assuming all carriers present is **20.14%** of the allowable FCC established general population limit sampled at the ground level. This is based upon values listed in the Connecticut Siting Council database for existing carrier emissions.

FCC guidelines state that if a site is found to be out of compliance (over allowable thresholds), that carriers over a 5% contribution to the composite value will require measures to bring the site into compliance. For this facility, the composite values calculated were well within the allowable 100% threshold standard per the federal government.

## Magnum Mobile Lite Generator – MLG15 Specifications

### ENGINE

- Mitsubishi® S4L2-Y461ML - naturally aspirated, diesel engine
  - Prime - 22.3 hp @ 1800 rpm
  - 4 cylinder
  - 1.8 L displacement
  - Interim Tier IV approved
- Polyethylene fuel tank
  - 56 gal. capacity
  - 43 hr. run time – full load
  - 3 ½" fill port
- Fuel consumption at prime:
  - 100% - 1.30 gph (4.92 Lph)
  - 75% - 0.98 gph (3.71 Lph)
  - 50% - 0.65 gph (2.46 Lph)
- Cooling system capable of operating at 120°F ambient
- Rubber vibration dampers isolate engine/generator from frame
- Full flow oil filter, spin-on type
- Fuel filter with replaceable element
- Dry type cartridge air filter
- 60 Hz engine/generator



### ENGINE CONTROLS

- Engraved aluminum punched and anodized control panel
- Four position keyed switch – glow plugs (preheat, off, run, start)
- Hour meter
- Automatic low oil/high temperature shutdown system

### GENERATOR

- Marathon Electric®
  - Brushless
  - 4 pole
  - Class H insulation
- Single phase output
  - Prime - 13 kW / 13 kVA (54A @ 240V)
  - Standby - 14 kW / 14 kVA (58A @ 240V)
- Voltage regulation +/- 1% with Marathon SE350 Voltage Regulator

## ELECTRICAL SYSTEM AND CONTROLS

- 70A start limit breaker (assures no load condition exists before starting)
- Convenience receptacles with individual breakers
  - (2) 120V 20 Amp GFCI duplex outlets (Nema 5-20R type)
  - (2) 240V 30 Amp twistlock outlets (Nema L6-30R type)
  - (2) 240V 50 Amp twistlock outlets (Non-Nema 6369)
- 440 CCA wet cell battery

## ENCLOSURE

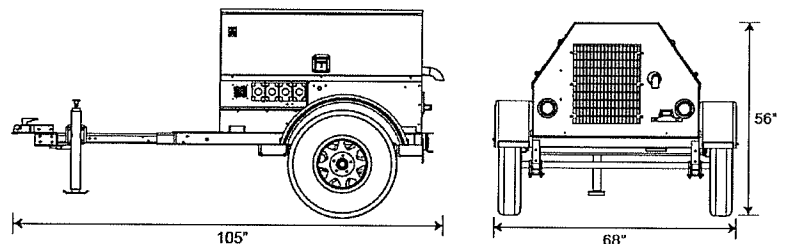
- Steel, 14-gauge, sound attenuated enclosure
  - UV & fade resistant, high temperature cured, white polyester powder paint
  - Insulated and baffled
  - 70 dB(A) at 23 feet – prime power
- Fully lockable enclosure
- Stainless steel hinges, door latches and exterior hardware
- Emergency stop switch located on front panel
- License plate holder with light
- Multi-lingual operating/safety decals
- Document holder with operating/parts manuals including AC/DC wiring diagrams

## TRAILER

- DOT approved tail, side, brake, and directional lights
  - Recessed rear lights
- Transportation tie downs
- Safety chains with spring loaded safety hooks
- Single wall polyethylene fenders
- 2" ball hitch
- 2200 lb. leaf spring axle
- 2000 lb. tongue jack with footplate
- ST205/75R15 tubeless tires – 6 ply
- 48" track width

## WEIGHTS & DIMENSIONS

- Dry weight: 1425 lbs (646 kg)
- Operating weight: 1823 lbs (827 kg)
- 105 x 68 x 56 in  
(2.67 x 1.73 x 1.42 m)



## WARRANTY

- Engine and generator covered under OEM warranty – consult factory for details

## CERTIFICATIONS

- CSA certified



## MLG15 Options

### ENGINE OPTIONS

- ◆ Heated fuel filter
- ◆ Lower radiator hose – engine heater
- ◆ Oil drain valve kit

### ELECTRICAL CONTROLS OPTIONS

- ◆ 720 CCA gel cell battery
- ◆ 720 CCA wet cell battery
- ◆ 685 CCA gel cell battery
- ◆ Battery disconnect
- ◆ Battery charger – 2A trickle

### VOLTAGE OUTPUT OPTIONS

- ◆ Alternative receptacle panel – consult factory for configurations

### COOLANT OPTIONS

- ◆ 60/40 Coolant – cold weather applications

### ENCLOSURE OPTIONS

- ◆ Interior cabinet light
- ◆ Level indicator
- ◆ Tamper pack
- ◆ Liquid containment / Quiet pack
- ◆ Lift structure

### FUEL TANK OPTIONS

- ◆ 56 gal. fuel tank
- ◆ Tethered fuel tank cap

### TRAILER OPTIONS

- ◆ 6 pin or 7 spade electrical connectors
- ◆ Outrigger package
- ◆ Tube and sleeve jack
- ◆ Spare tire/wheel kit

### HITCH OPTIONS

- ◆ 2.5” lunette ring
- ◆ 3” lunette ring
- ◆ 3” HD lunette ring
- ◆ 2 5/16” ball
- ◆ Combination hitch – 2.5” lunette ring / 2” ball





T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

Connecticut Market

July 24, 2017

Yale University  
81 Central Ave  
New Haven, CT 06515

**Re:** STANDARD AGREEMENT by and between Yale University ("Landlord") and T-Mobile Northeast LLC as successor-in interest to Omnipoint Communications, Inc. ("Tenant").

**Site :** Yale Bowl

**Site Address:** ~~81-Central-Ave-New-Haven, CT ("Property")~~

Mr. Mockus,

T-Mobile would like the right to place a temporary "Cell On Light Truck" ("COLT") at 81 Central Ave New Haven, CT from 11/8/17 to 11/19/17. The COLT will be removed by 11/19/17.

Please signify your approval by signing and dating one (1) original of this Consent Letter in the space provided below. Kindly return the Consent Letter via fax to the attention of Thomas White at 774-215-5423 or scan and email the Consent Letter to [twhite@trmcom.com](mailto:twhite@trmcom.com).

Should you have any questions, please contact Thomas White at 203-417-4446. Thank you in advance for your cooperation in this matter.

Very truly yours,

Thomas White  
Agent for T-Mobile

**Acknowledged, Accepted and Agreed:**

By: Edward Mockus

Date: 8-10-2017

**150 YALE AV**

**Location** 150 YALE AV

**Mblu** 377/ 1079/ 00120/ /

**Acct#**

**Owner** YALE UNIVERSITY

**Assessment** \$61,491,080

**Appraisal** \$87,844,400

**PID** 23838

**Building Count** 2

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$85,708,100	\$2,136,300	\$87,844,400
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$59,995,670	\$1,495,410	\$61,491,080

**Owner of Record**

**Owner** YALE UNIVERSITY **Sale Price** \$0  
**Co-Owner** **Certificate**  
**Address** YALE U CONTROLLER FRA **Book & Page**  
 PO BOX 208372 **Sale Date**  
 NEW HAVEN, CT 06520-8372

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
YALE UNIVERSITY	\$0			

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1913  
**Living Area:** 302,262  
**Replacement Cost:** \$136,704,035  
**Building Percent Good:** 60  
**Replacement Cost Less Depreciation:** \$82,022,400

**Building Photo**

Building Attributes	
Field	Description
STYLE	Stadium
MODEL	Ind/Lg Com

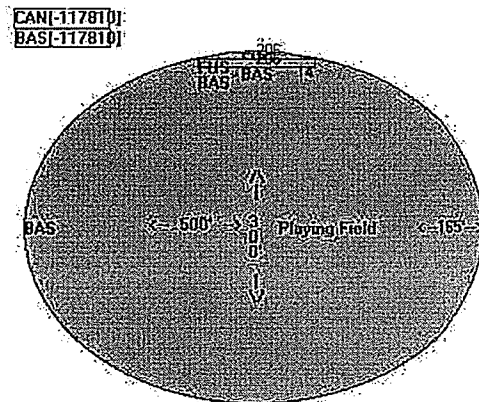


Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Reinforc Concr
Exterior Wall 2	Drivit
Roof Structure	Reinforc Concr
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Dirt/None
Interior Floor 2	Concr-Finished
Heating Fuel	None
Heating Type	None
AC Type	None
Bldg Use	STADIUMS
Total Rooms	
Total Bedrms	00
Total Baths	0
NBHD Code	
1st Floor Use:	3650
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	LIGHT
Ceiling/Wall	NONE
Rooms/Prtns	ABOVE AVERAGE
Wall Height	48
% Corn Wall	



(http://images.vgsi.com/photos/NewHavenCTPhotos//\00\04\91\80.JPG)

**Building Layout**



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	297,689	297,689
FUS	Finished Upper Story	4,814	4,573
CAN	Canopy	0	0
		302,503	302,262

**Building 2 : Section 1**

**Year Built:** 2010  
**Living Area:** 6,239  
**Replacement Cost:** \$3,074,255  
**Building Percent Good:** 96  
**Replacement Cost Less Depreciation:** \$2,951,300

**Building Photo**

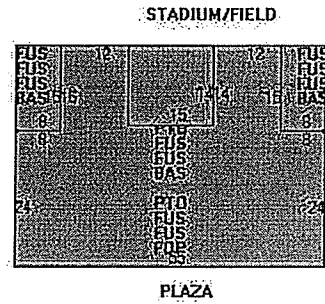
Building Photo

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Stadium
MODEL	Commercial
Grade	Average
Stories:	3.5
Occupancy	1

(http://images.vgsi.com/photos/NewHavenCTPhotos//default.i

Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Custom
Interior Wall 1	Drywall/Plaste
Interior Wall 2	Minim/Masonry
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas/Oil
Heating Type	FA/HW/ST
AC Type	Central
Bldg Use	PVT COLL MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
NBHD Code	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	14
% Corn Wall	

**Building Layout**



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Finished Upper Story	4,530	4,304	
BAS	First Floor	1,935	1,935	
FOP	Open Porch	210	0	
PTO	Patio	1,905	0	
		8,580	6,239	

**Extra Features**

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
ELV2	PASS ELEV	4 STOPS	\$119,000		2

**Land**

**Land Use**

Use Code 904L  
 Description PVT COLL MDL-96  
 Zone RM1  
 Neighborhood N  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 10.4  
 Frontage 0  
 Depth 0  
 Assessed Value \$1,495,410  
 Appraised Value \$2,136,300

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
OTH	OTHER			70000 S.F.	\$367,500	1

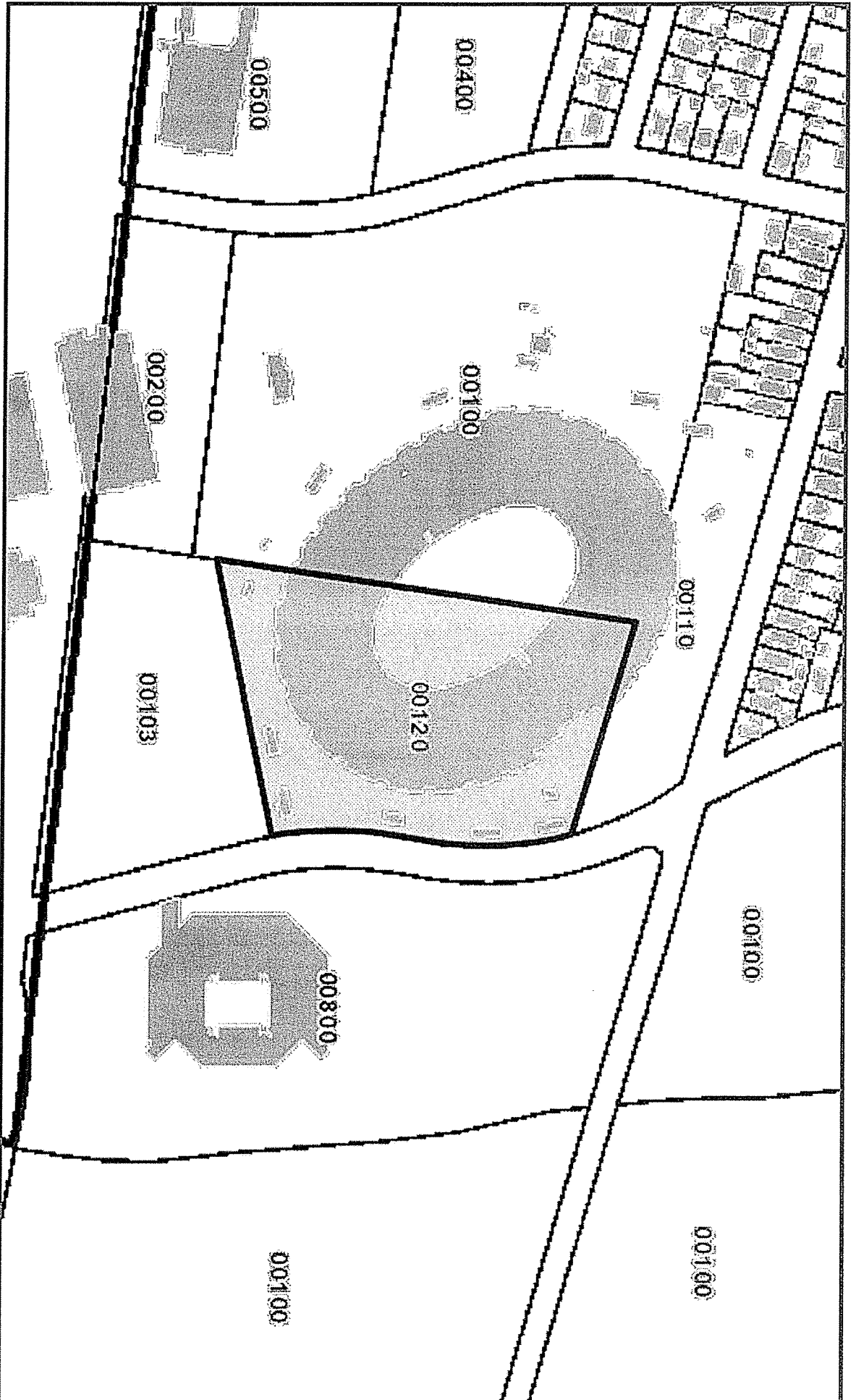
SHP2	WORK SHOP GOOD			1544 S.F	\$19,300	1
BHS1	OIL STGE BBL			5120 S.F.	\$199,700	1
FGR1	GARAGE-AVE			1200 S.F.	\$21,000	1
FN3	FENCE-6' CHAIN			1260 L.F.	\$7,900	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$85,708,100	\$2,136,300	\$87,844,400
2015	\$80,126,300	\$2,084,200	\$82,210,500
2014	\$80,126,300	\$2,084,200	\$82,210,500

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$59,995,670	\$1,495,410	\$61,491,080
2015	\$56,088,410	\$1,458,940	\$57,547,350
2014	\$56,088,410	\$1,458,940	\$57,547,350

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# 150 YALE AV NEW HAVEN, CT

1 inch = 444 feet



Data and scale shown on this map are provided for planning and informational purposes only. NEW HAVEN (CT) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

8/14/2017

**165 CENTRAL AV**

**Location** 165 CENTRAL AV

**Mblu** 377/ 1079/ 00100/ /

**Acct#**

**Owner** YALE UNIVERSITY

**Assessment** \$5,307,960

**Appraisal** \$7,582,800

**PID** 23836

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$4,984,400	\$2,598,400	\$7,582,800

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$3,489,080	\$1,818,880	\$5,307,960

**Owner of Record**

**Owner** YALE UNIVERSITY  
**Co-Owner**  
**Address** YALE U CONTROLLER FRA  
 PO BOX 208372  
 NEW HAVEN, CT 06520-8372

**Sale Price** \$0  
**Certificate**  
**Book & Page**  
**Sale Date**

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
YALE UNIVERSITY	\$0			

**Building Information**

**Building 1 : Section 1**

**Year Built:** 2010  
**Living Area:** 5,688  
**Replacement Cost:** \$4,872,270  
**Building Percent Good:** 96  
**Replacement Cost Less Depreciation:** \$4,677,400

**Building Photo**

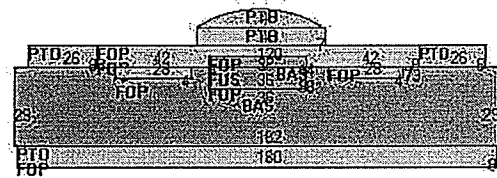
Building Attributes	
Field	Description
STYLE	Stadium
MODEL	Ind/Lg Com

Grade	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure	Shed
Roof Cover	Custom
Interior Wall 1	Drywall/Plaste
Interior Wall 2	Minim/Masonry
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas/Oil
Heating Type	FA/HW/ST
AC Type	Central
Bldg Use	PVT COLL MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
NBHD Code	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	TYPICAL
Rooms/Prtns	AVERAGE
Wall Height	20
% Conn Wall	



(http://images.vgsi.com/photos/NewHavenCTPhotos//\00\04\91\78.JPG)

**Building Layout**



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	5,278	5,278
FUS	Finished Upper Story	432	410
FOP	Open Porch	3,872	0
PTO	Patio	2,420	0
		12,002	5,688

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV2	PASS ELEV	2 STOPS	\$59,500	1

**Land**

**Land Use**

Use Code	904L
Description	PVT COLL MDL-96
Zone	RM1/RS2
Neighborhood	N
Alt Land Appr	No

**Land Line Valuation**

Size (Acres)	12.65
Frontage	0
Depth	0
Assessed Value	\$1,818,880
Appraised Value	\$2,598,400

**Category**

**Outbuildings**

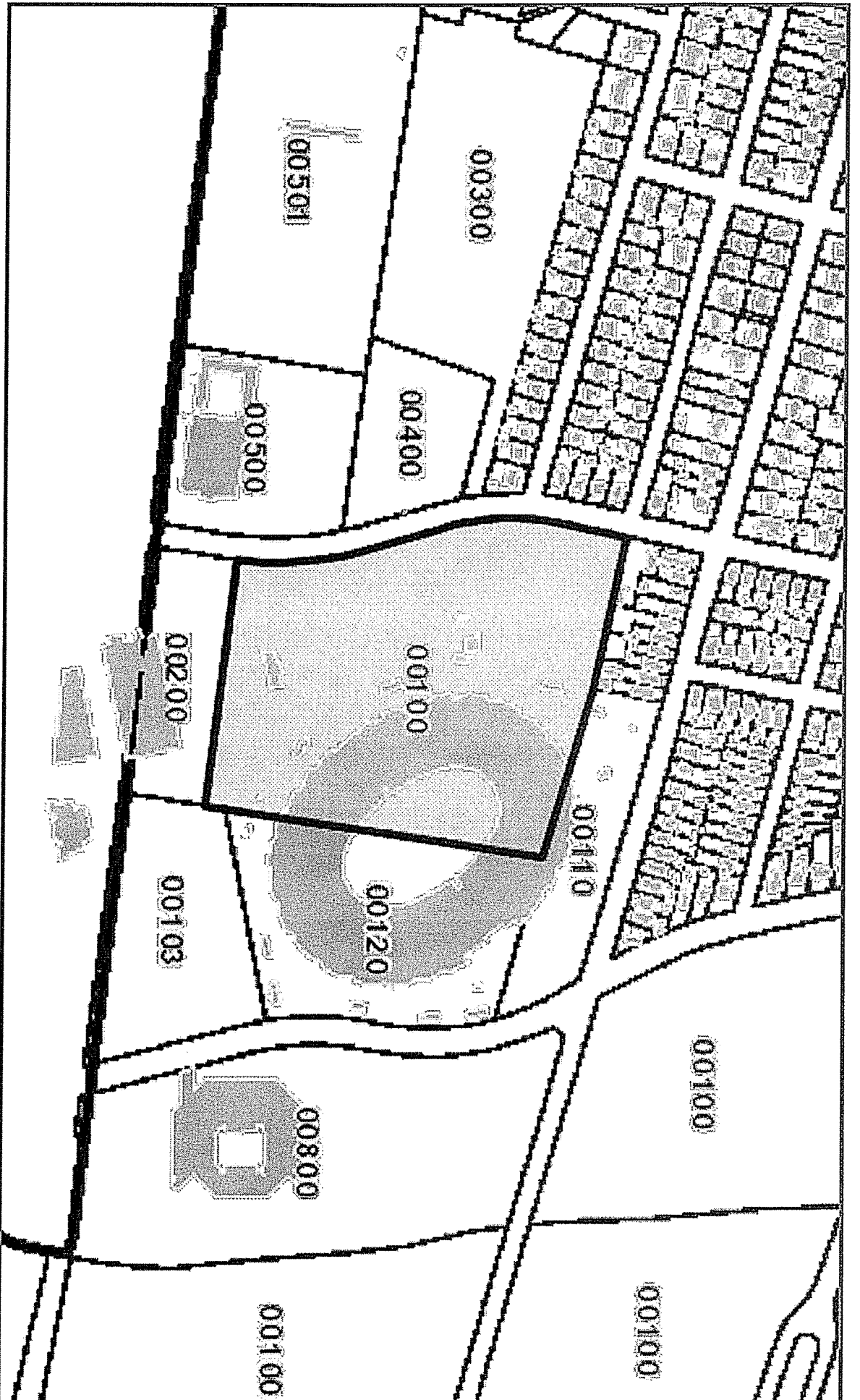
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
ASTR	ASTRO TURF			105300 S.F.	\$247,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$4,984,400	\$2,598,400	\$7,582,800
2015	\$4,844,300	\$2,535,100	\$7,379,400
2014	\$4,844,300	\$2,535,100	\$7,379,400

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$3,489,080	\$1,818,880	\$5,307,960
2015	\$3,391,010	\$1,774,570	\$5,165,580
2014	\$3,391,010	\$1,774,570	\$5,165,580

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# 165 CENTRAL AV NEW HAVEN, CT

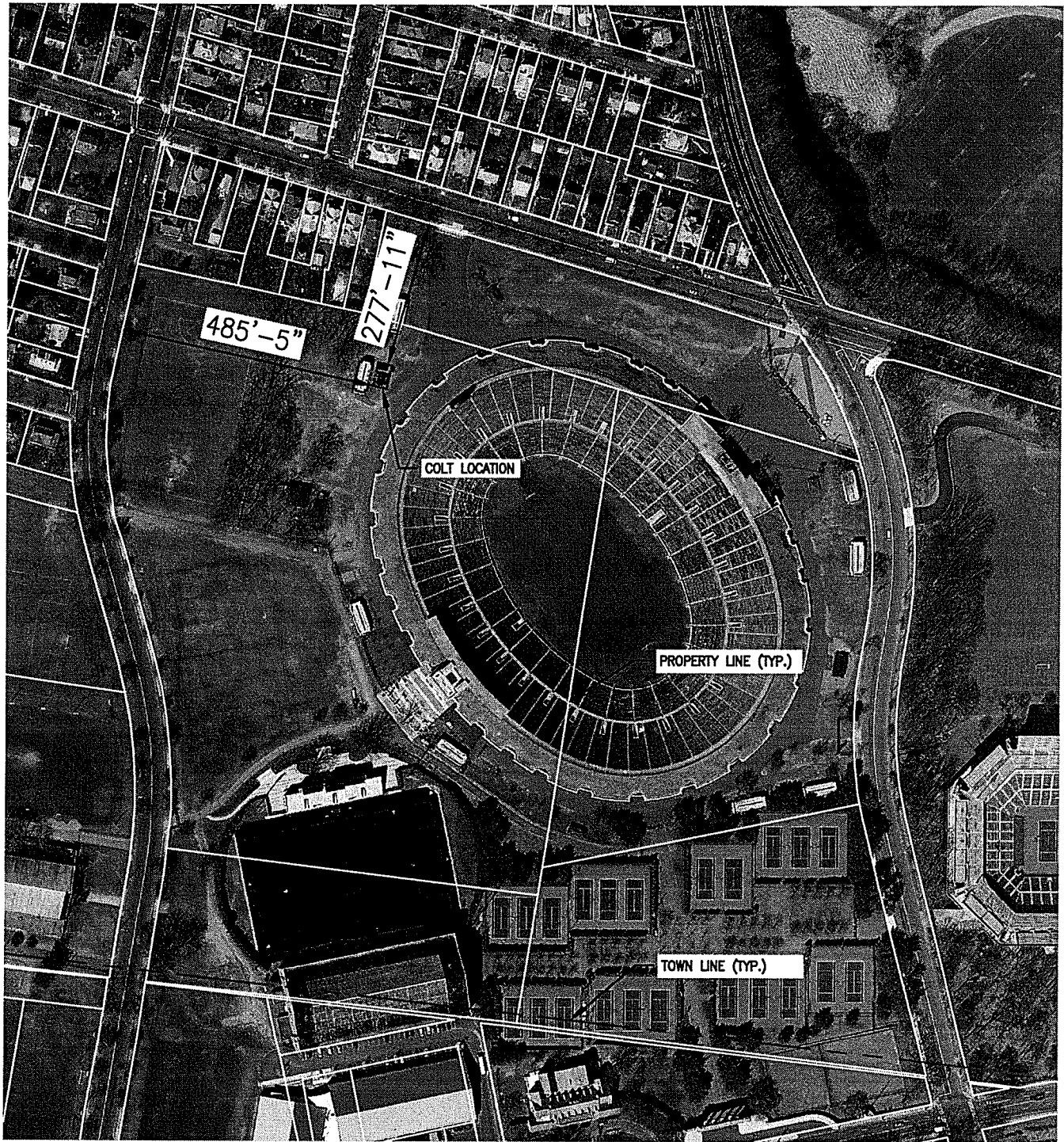
1 inch = 744 feet



Data and scale shown on this map are provided for planning and informational purposes only. NEW HAVEN (CT) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

8/14/2017





**1 COLT LOCATION MAP**

SCALE: 1" = 250'

**NOTES:**

1. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY T-MOBILE NORTHEAST, LLC STRUCTURAL & RF ENGINEERS. LOCATIONS OF POWER & TELEPHONE FACILITIES ARE SUBJECT TO APPROVAL BY UTILITY COMPANIES.

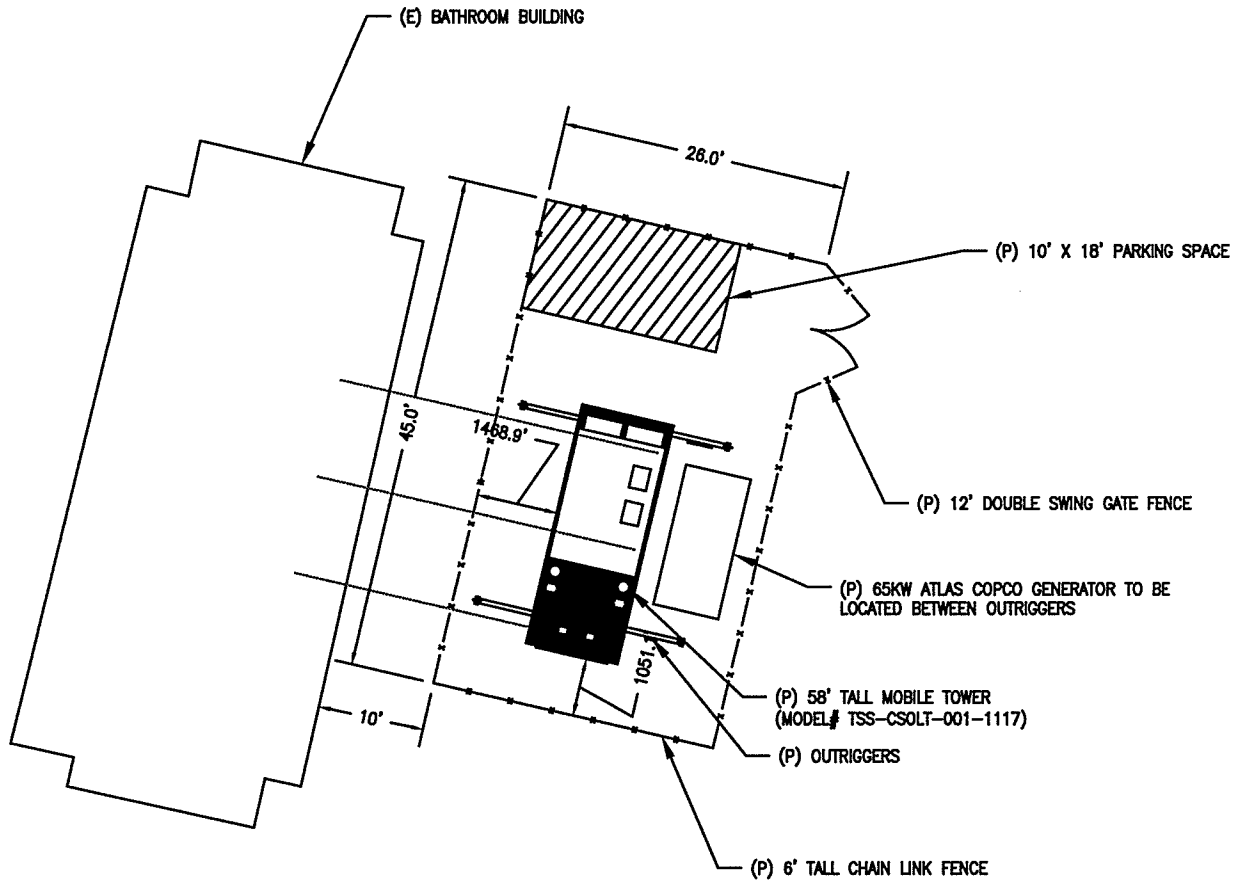
**EG ADVANCED**  
**ENGINEERING GROUP, P.C.**  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 500 NORTH BROADWAY  
 EAST PROVIDENCE, RI 02914  
 TEL: (401) 354-2403  
 FAX: (401) 633-8354

T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02766  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

TITLE: LEASE EXHIBIT  
 SITE NO: CTCLT01A  
 SITE NAME: YALE BOWL  
 ADDRESS: 165 CENTRAL AVE AND 150 YALE AVE  
 NEWHAVEN, CT 06515

DATE: 08/18/2017  
 DRAWN BY: JWH  
 REVISION: 1  
 SCALE: NOTED  
 SHEET: LE-1

**NOTE:**  
 ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND  
 ARE SUBJECT TO APPROVAL BY T-MOBILE NORTHEAST,  
 LLC STRUCTURAL & RF ENGINEERS.



**1 COMPOUND PLAN VIEW**

SCALE: 1" = 20'

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 Civil Engineering - Site Development - Surveying - Telecommunications  
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 FAX: (401) 633-6354

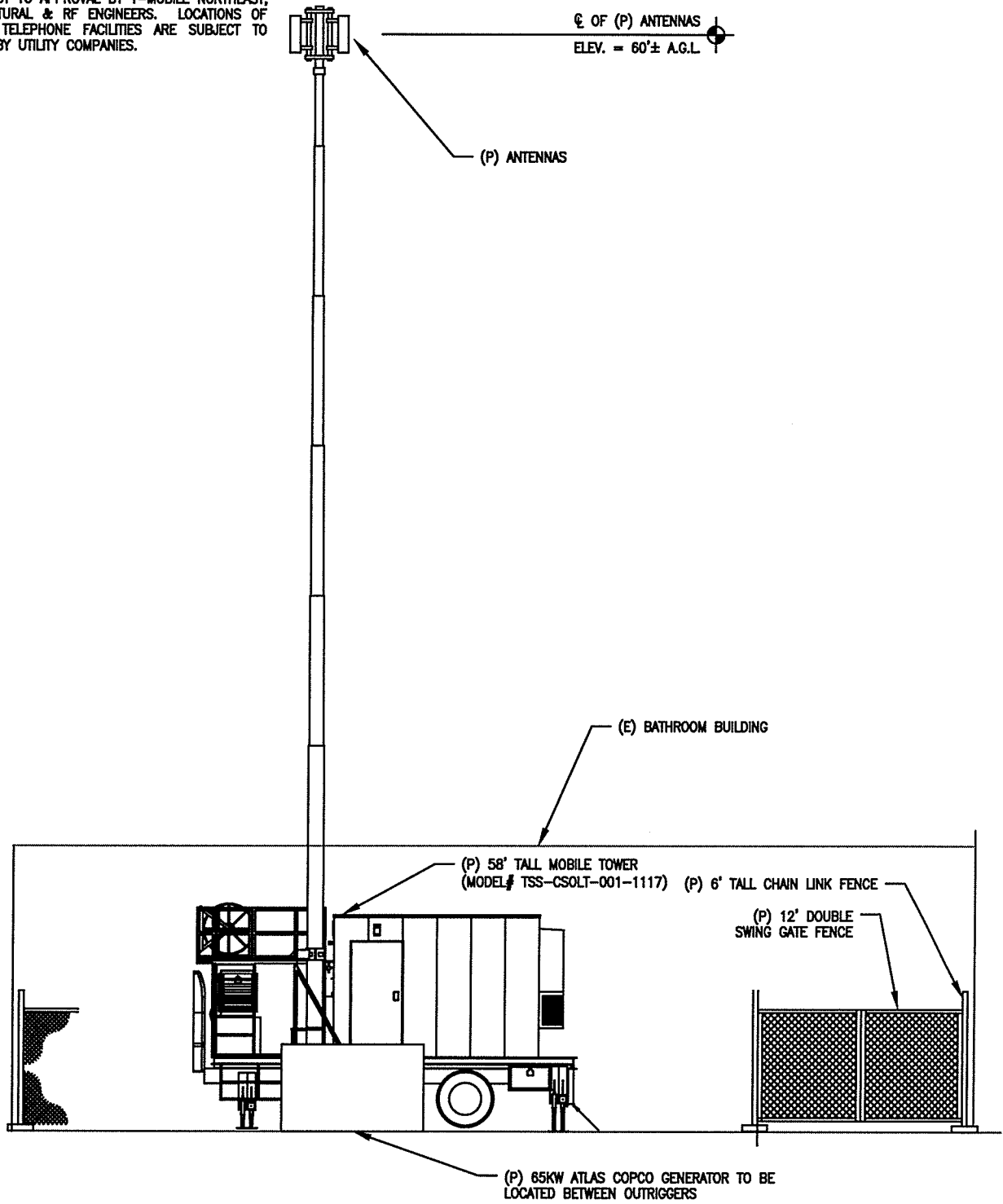
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 NEWHAVEN, CT 06515

DATE: 08/18/2017
DRAWN BY: JWH
REVISION: 1
SCALE: NOTED
SHEET: LE-2

**NOTE:**

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1 ELEVATION PLAN  
LE-3 SCALE: 1/4"=1'-0"

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NEWHAVEN, CT 06515

DATE: 08/18/2017  
DRAWN BY: JWH  
REVISION: 1  
SCALE: NOTED  
SHEET: LE-3