



FULL-SERVICE REAL ESTATE ANALYSIS

December 12, 2017

Ms. Anne Drebin  
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Re: Market-Rent Appraisal of an Existing Telecommunications Facility in Yellowstone NP

Dear Ms. Drebin:

The Heath Group would be pleased to assist you in determining the market value of an existing telecommunications facility within Yellowstone National Park. Specifically, this site is located at Grant Village, and will be upgraded by Verizon as part of larger construction project involving three other sites in the park. *(Note): It is our understanding that the other three sites will be located at Canyon Village, Mount Washburn, and Qwest Lake.* This proposal is for the Grant Village facility only.

This particular site is next to a water tank southwest of, and overlooking, the Grant Village Visitor Center in the West Thumb area of Yellowstone Lake. The general location of this site is shown below, and on the next page.

RECENT EXPERIENCE

Sample Project #1:

Earlier this month, we were awarded a contract to appraise (11) wireless-telecommunications facilities and 55 miles of linear right-of-way for a fiberoptic-cable conduit within the Grand Teton National Park in Wyoming. The (11) telecommunications sites will each have a tower, equipment shelter and a generator shed. Eight (8) of these facilities are designed as 80' unipole towers painted brown to match the surrounding pine trees, two are designed as 80'-tall stealth flagpoles, and one site has a standard monopole with privacy fencing. Each facility is designed to accommodate up to four carriers. The primary power source will be the existing utilities found at each site. The general location of these sites is shown over the next two pages.



