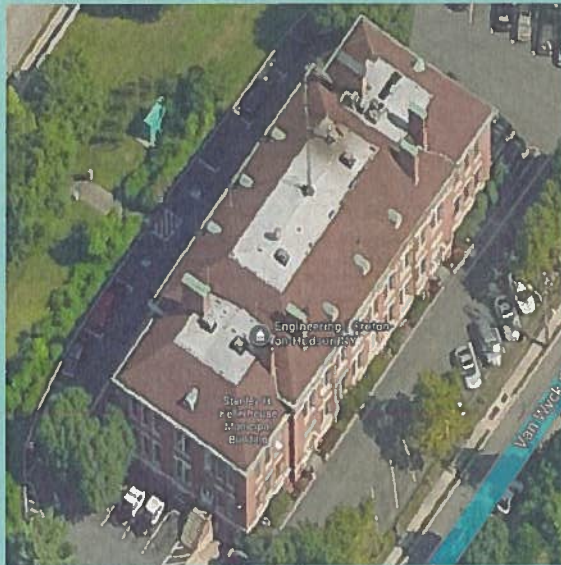


Exhibit B

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 429536
Croton on Hudson 2
1 Van Wyck Street
Croton on Hudson, New York 10520
Westchester County
41° 12' 29.98" N, -73° 53' 15.75" W NAD83

EBI Project No. 6223003654
September 28, 2023



Prepared for:
Verizon Wireless
4 Centerock Road
West Nyack, NY 10994

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless' existing facility ("Facility") located on the existing rooftop at 1 Van Wyck Street in Croton on Hudson, New York ("Site") to determine RF-EME exposure levels from existing Verizon Wireless communications equipment at this Site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards.

This report describes modeling calculations of RF levels associated with the existing antennas. We have performed these modeling calculations at all roof levels and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

Statement of Compliance

In this case, there are other existing antenna carriers (T-Mobile) and municipal antennas at the Site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing and proposed antennas.

At ground level, the maximum cumulative exposure level from all carriers at this Site is approximately 4.05 percent of the FCC's general population limit (0.81 percent of the FCC's occupational limit). Additionally, there are no modeled areas on any accessible rooftop-level walking/working surface related to the existing Verizon Wireless antennas that exceed the FCC's occupational or general population exposure limits at this site. In fact, the highest indicated maximum cumulative exposure level from all carriers on the main roof level, where all Verizon Wireless antennas are located, at this Site is approximately 18.9 percent of the FCC's general population limit (3.78 percent of the FCC's occupational limit). Notwithstanding, workers accessing the rooftop should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

1.0 INTRODUCTION

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send and receive the wireless signals created by the transceivers to be most commonly received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-sight paths for good propagation, and are typically installed a distance above ground level, affording a larger line-of-sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas in close proximity in front of the antennas.

Emissions at or below MPE limits do not represent any health risk, since they are designed to provide a substantial margin of safety. Importantly, such limits are calculated to allow for continuous exposures, including a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following existing wireless telecommunication antennas on a rooftop located at 1 Van Wyck Street in Croton on Hudson, New York.

Ant #	NAME	Antenna Radiation Centerline	Antenna Model
1	Verizon Wireless	81.1	Commscope NHH-65A-R2B
2	Verizon Wireless	81.1	Commscope NHH-65A-R2B
3	Verizon Wireless	81.1	Commscope NHH-65A-R2B
4	Verizon Wireless	81.1	Commscope NHH-65A-R2B
5	Verizon Wireless	81.1	Commscope NHH-65A-R2B
6	Verizon Wireless	81.1	Commscope NHH-65A-R2B
7	Omni	112.4	Unknown
8	Omni	98.4	Unknown
9	Omni	96.6	Unknown
10	Omni	96.6	Unknown
11	Omni	97.1	Unknown
12	Omni	95.1	Unknown
13	Omni	62.5	Unknown
14	Omni	62.5	Unknown
15	Omni	62.5	Unknown
16	T-Mobile	53.0	Unknown
17	T-Mobile	54.8	Unknown
18	T-Mobile	54.8	Unknown
19	T-Mobile	54.8	Unknown
20	T-Mobile	54.8	Unknown
21	T-Mobile	53.0	Unknown
22	T-Mobile	53.0	Unknown
23	T-Mobile	53.0	Unknown
24	T-Mobile	53.0	Unknown

The above table contains an inventory of existing Verizon Wireless antennas and other carrier antennas (T-Mobile) and municipal antennas if sufficient information was available to model them. Note that for modeling purposes, EBI uses a conservative/worst-case assumed set of antenna specifications and powers for any unknown antennas. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational exposure limits (for workers) and general population exposure limits for members of the general population. This analysis has considered exposures with respect to both occupational and general population limits to provide a fully comprehensive report. Additional information regarding occupational/general population exposure limits is provided in Appendix C. Appendix B presents a site signage plan that provides a plan view of the rooftop with antenna locations.

3.0 WORST-CASE MODELING CALCULATIONS

EBI has performed MPE modeling calculations using RoofMaster™ software to estimate the worst-case cumulative power density resulting from operation of antennas at the Site. RoofMaster™ is a widely-used MPE modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by antennas that are typically used in connection with wireless services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon Wireless and information gathered from other sources. As noted above, where information was not available EBI used the conservative/worst-case assumed set of antenna specifications and power. EBI then compared the resultant worst-case MPE levels to the FCC's occupational exposure limits outlined in OET Bulletin 65. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

As noted above, T-Mobile and the municipality also have antennas on the rooftop. To the extent known, information about these antennas was included in the modeling analysis. Conservative modeling specifications were used for these antennas and was included in the modeling analysis. As noted above, to the extent any antennas were unknown, EBI used a conservative/worst-case assumed set of antenna specifications and powers.

At ground level the maximum cumulative exposure level from all carriers at this Site is approximately 4.05 percent of the FCC's general population limit (0.81 percent of the FCC's occupational limit). Additionally, there are no modeled areas on any accessible rooftop-level walking/working surface related to the existing Verizon Wireless antennas that exceed the FCC's occupational or general population exposure limits at this site. Notwithstanding, workers climbing the rooftop should be informed about the presence and locations of antennas and their associated fields.

A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. The worst-case calculated maximum exposures that have the potential to exceed MPE limits are in front of the T-Mobile antennas which are located near the lower roof levels. Modeling calculations indicate that the Verizon Wireless contribution to these areas is less than 5% of the general population MPE and as such, under FCC regulations, Verizon is not responsible for any potential mitigation that may be required in relation to T-Mobile's antennas.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. Signage recommendations based on the RoofMaster™ modeling results are presented in Appendix B.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that based on worst-case modeling calculations related to the existing antennas at ground level, the maximum cumulative exposure level from all carriers on this Site is approximately 4.05 percent of the FCC's general population limit (0.81 percent of the FCC's occupational limit). There are no modeled areas on any accessible rooftop-level walking/working surface related to the existing Verizon Wireless antennas that exceed the FCC's occupational or general population exposure limits at this site. Notwithstanding, as a precaution, it is recommended that, in order to notify anyone accessing the rooftop, a Guidelines sign and an NOC Information sign be installed at each access point to the rooftop. These signs must be placed in a conspicuous manner so that they are visible to any person approaching the antennas from any walking surface. To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general population and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Signage Plan, which is included as Appendix B.

Based on the above, the site is in compliance with the FCC's rules and regulations provided the signage recommended in the Site Signage Plans and in this report was installed.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report in connection with Verizon Wireless' existing telecommunications equipment to be installed at 1 Van Wyck Street in Croton on Hudson, New York to determine worst-case calculated RF-EME exposure levels from the proposed Facility at this Site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, at ground level, the maximum cumulative exposure level from all existing and proposed carriers on this Site is approximately 4.05 percent of the FCC's general population limit (0.81 percent of the FCC's occupational limit). Additionally, there are no modeled areas on any accessible rooftop-level walking/working surface related to the existing Verizon Wireless antennas that exceed the FCC's occupational or general population exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures (if any) are outlined in Section 4.0 and within the Site Signage Plan (attached) to the extent not already installed. Workers who will be working in areas of exceedance, if any, are required to contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

The results of the calculations, along with the described control measures (if any), combine to satisfy the FCC's RF compliance requirements and associated guidelines.

As noted above, because of the conservative calculation methodology and operational assumptions applied in the analysis based on the table in Section 2.0, the actual MPE levels of the existing Verizon Wireless antennas and other carrier antennas will likely be less significant than the calculated results here indicate.

6.0 LIMITATIONS

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Andrew Simpson, state that:

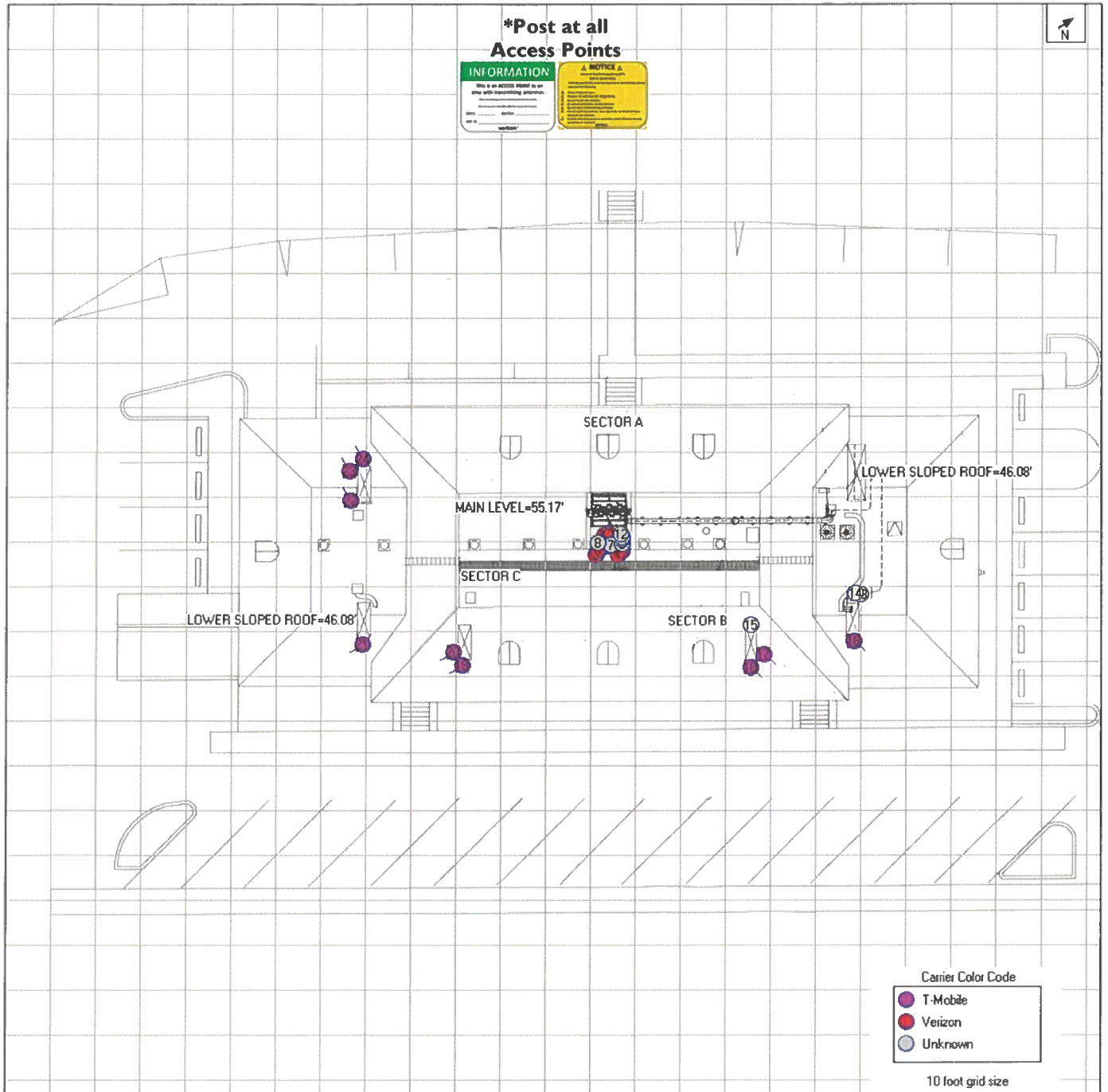
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commission (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

Verizon Wireless Signage Plan



Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	1 on each of the access points
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	1 on each of the access points

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage must be viewable regardless of the viewer's position. Signs must be legible and readily viewable and readable at a minimum distance of five feet (1.52 meters) from the boundary (and as necessary on approach to this boundary) at which the applicable limits are exceeded, and that controls or indicators be placed at compliance boundaries. The minimum readable letter height at 5 feet from the signage is 0.20 inches for the Message and 0.44 inches for the Signal.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an access point to an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
NOC INFORMATION			INFORMATION
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.			

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled population exposure limits for members of the general population.

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.

General population/uncontrolled exposure limits apply to situations in which the general public 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 public would always be considered under this category when exposure is not employment-related.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from occupational and general population exposures.

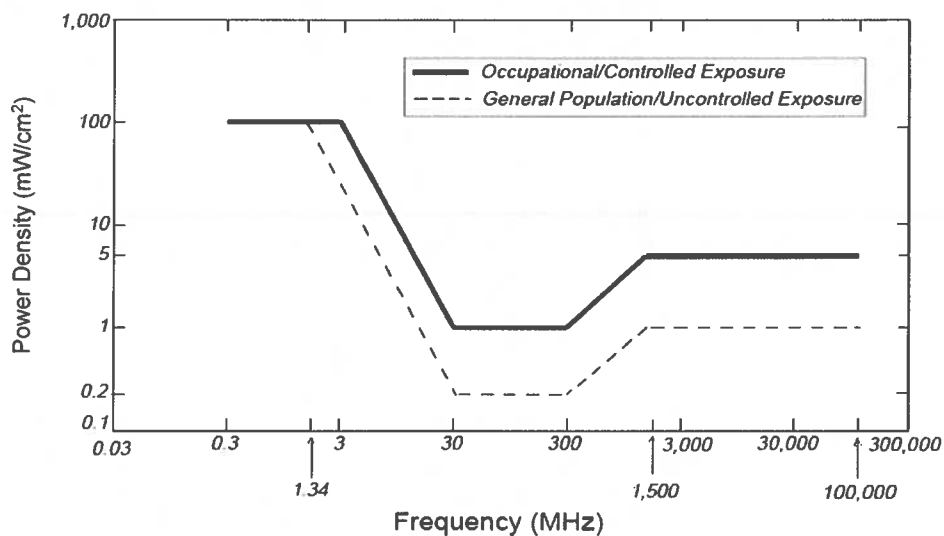
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of $(f/300)$ mW/cm² where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of $(f/1500)$ mW/cm² where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Verizon Wireless' public utility wireless communications facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (wireless telephones). Transceivers are typically connected to antennas by fiber or coaxial cables.

Because of the short wavelength of the radio waves used in wireless services, the antennas require line-of-sight paths for good propagation, and are typically installed above ground level, affording a larger line-of-sight area. Antennas are constructed to propagate towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of such facilities, typically results in no exposure approaching Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.