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August 2, 1999

FRESNO
6051 N. Fresno St.
Suite 210
Fresno, CA 93710-5264
(559) 435-1756
FAX 449-0770

Ms. Magalie Roman Salas
Secretary
Federal Communications Commission
445 12th Street, S.W.
TW-A325
Washington, D.C. 20554

MAILING ADDRESS
P. O. Box 9440
Fresno, CA 93792-9440

Re: Promotion of Competitive Networks in Local Telecommunications Markets, WT Docket No.99-217;Implementation of the Local Competition Provisions in the Telecommunications Act of 1996, CC Docket No. 96-98

Dear Ms. Salas:

We write in response to the FCC's Notice of Proposed Rulemaking released on July 7, 1999, regarding forced access to buildings. We enclose six (6) copies of this letter, in addition to this original.

We are concerned that any action by the FCC regarding access to private property by large numbers of communications companies may inadvertently and unnecessarily affect the conduct of our business and needlessly raise additional legal issues. The Commission's public notice also raises a number of other issues that concern us.

Manco Abbott, Inc. is in the commercial and residential real estate business. We manage over 100 properties in California from Sacramento to Bakersfield. This consists of over four (4) million square feet of office/retail and 3000 apartment units.

First and foremost, we do not believe the FCC needs to act in this field because we are doing everything we can to satisfy our tenants' demands for access to telecommunications. In addition, the FCC's request for comments raises the issues of particular concern to us: "nondiscriminatory" access to private property; expansion of the scope of existing easements; location of the demarcation point; exclusive contracts; and expansion of the existing satellite dish or "OTARD" rules to include nonvideo services.

1. FCC Action Is Not Necessary.

- We are aware of the importance of telecommunications services to tenants, and would not jeopardize rent revenue stream by actions that would displease tenants.
- We compete against many other buildings in our market, and we have incentives to keep our properties up-to-date.

STOCKTON
2233 Grand Canal Blvd.
Suite 104
Stockton, CA 95207
(209) 956-2130
FAX 956-2576

BAKERSFIELD
1801 Oak St.
Suite 160
Bakersfield, CA 93301
(661) 324-8542
FAX 324-9170

CARMEL
P. O. Box 5876
Carmel, CA 93921-5876
(831) 626-9552
FAX 626-3266

WEB ADDRESS
www.mancoabbott.com



2. "Nondiscriminatory" Access.

- There is no such thing as nondiscriminatory access: There are dozens of providers out there, but limited space in buildings means that only a handful of providers can install facilities in buildings. "Nondiscriminatory" access discriminates in favor of the first few entrants.
- A building owner must have control over space occupied by providers, especially when there are multiple providers involved.
- A building owner must have control over who enters a building: the owner faces liability for damage to the building, leased premises, and facilities of other providers, and for personal injury to tenants and visitors. The owner is also liable for safety code violations. Qualifications and reliability of providers are a real issue.
- What does "nondiscriminatory" mean? Deal terms vary because each deal is different. A new company without a track record poses greater risks than established ones, for example, indemnity, insurance, security deposit, remedies and other terms may differ. Value of space and other terms may also depend on many factors.
- Concerns of owners of office, residential, and shopping center properties all differ: can't set a single set of rules.
- Building owners often have no control over terms of access for Bell companies and other incumbents: they were established in a monopoly environment. The only fair solution is to let the new competitive market decide and allow owners to renegotiate terms of all contracts. The owner can't be forced to apply old contracts as the lowest common denominator when the owner had no real choice.
- If carriers can discriminate by choosing which buildings and tenants to serve, building owners should be allowed to do the same.

3. Scope of Easements.

- The FCC cannot expand the scope of the access rights held by every incumbent to allow every competitor to use the same easement or right-of-way. Grants in some buildings may be broad enough to allow other providers in, but others are narrow and limited to facilities owned by the grantee.
- If owners had known the government would allow other companies to piggy-back, they would have negotiated different terms.

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4. Demarcation Point.

(The "demarcation point" is that point at which the cable subscriber may control the internal home wiring if he/she owns it, currently set at 12" outside where the wire enters a subscriber's dwelling.)

- Current demarcation point rules work fine because they offer flexibility – there is no need to change them.
- Each building is a different case, depending on the owner's business plan, the nature of the property and the nature of the tenants in the building. Some building owners are prepared to be responsible for managing wiring and others are not.

5. Exclusive Contracts.

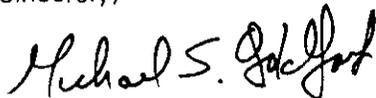
- We have many exclusive contracts with providers. These companies are known entities and both the tenants and owners are used to dealing with these firms.

6. Expansion of Satellite Dish Rules.

- We are opposed to the existing rules because we do not believe Congress meant to interfere with our ability to manage our property.
- The FCC should not expand the rules to include data and other services because the law only applies to antennas used to receive video programming.
- Since January of 1999, several residents have installed dishes improperly and dangerously. Since they usually do not want to have a contractor do the work, poor installation is performed, causing damage or hazards to the property.

In conclusion, we urge the FCC to carefully consider any action it may take. Thank you for your attention to our concerns.

Sincerely,



Michael S. Goldfarb, CPM®
Chief Operating Officer