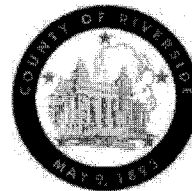


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.11
(ID # 3554)

MEETING DATE:

Tuesday, March 14, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Communication Site Lease – AT&T
at Chuckwalla, CEQA Exempt, District 4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities and 15061(b)(3), General Exemption Rule;
2. Ratify the attached Communication Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption within five days of approval by the Board.

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA

2/22/2017

Steve Reneker, Chief Information Officer

3/1/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: March 14, 2017
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---|---------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: N/A Revenue Lease | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2016/17-2020/21 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) has land rights by virtue of a fifty year Right-of-Way Grant dated April 28, 1957 and extended through October 9, 2037 from the United States Department of the Interior, Bureau of Land Management (BLM), to that certain land located at the Chuckwalla Communications Site (APN 811-100-007). The County has a PSEC communication site within the right-of-way area.

On April 1, 2004 a sublease was entered into between the County and AB Cellular LA, LLC, a Delaware limited liability company, dba AT&T Wireless (AT&T). The lease has since expired on March 31, 2014. For the past two years AT&T has been in negotiations with the Real Estate division of the Economic Development Agency (EDA) in order to extend the term of the sublease. The parties mutually agree to establish a new Communications Site Lease (Lease).

The attached new Lease represents a new five year term with a series of three, five year lease extension options. In consideration for the term extension, AT&T has agreed to install a grounding system at the facility, which will equally benefit both parties. Additionally, AT&T has their own monopole tower structure at the site that currently houses all of their antennas. As part of this agreement, AT&T shall have the right to remove, and replace two existing microwave dishes that are currently affixed to the existing monopole tower structure.

The Communications Site Lease Agreement has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction.

Lessee: New Cingular Wireless PCS, a Delaware LLC
 DBA: AT&T Wireless
 Re: Cell Site # C256; Cell Site Name: Chuckwalla
 575 Morosgo Drive, Suite 13-F, West Tower, Atlanta, GA. 30324

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

| | | |
|---------------------------------|--------------------------------|------------------------------|
| Premise Location: | APN 811-100-007 | |
| | <u>Current</u> | <u>New</u> |
| Term: | April 1, 2004 - March 31, 2014 | July 1, 2016 – June 30, 2021 |
| Options to extend: term each | none | 3 Options to Extend, 5 years |
| Rent: | \$2,851.52 | \$2,851.52 |
| Increases: | 3% Annual Increases | |

Impact on Citizens and Businesses

The revenue from this Lease Agreement is used to support Public Safety Enterprise Communications (PSEC) operations throughout the County. Citizens and businesses benefit from the enhanced public safety benefits of having adequate radio coverage throughout the County.

**SUPPLEMENTAL:
Additional Fiscal Information**

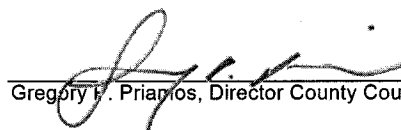
No net County costs will be incurred and no budget adjustment is necessary.

Attachments:
Communications Site Lease (4)
CEQA Notice of Exemption
Aerial Image

RF:JWW:VC:VY:JR:ra DC001B 18.192 13247
MinuteTrak 3554


Rokini Dasika, Principal Management Analyst

3/6/2017


Gregory F. Priamos, Director County Counsel

2/28/2017



Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

3/15/17
Date

ko
Initial

NOTICE OF EXEMPTION

February 6, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) AT&T Communication Site Lease Agreement, Riverside County

Project Number: FM047190000102

Project Location: Four miles southwest of Interstate 10/State Route 177 interchange at Desert Center, California; Assessor's Parcel Number (APN) 811-100-007 (See Attached Exhibit)

Description of Project: The County of Riverside (County) has land rights by virtue of a fifty year Right of Way Grant dated April 28, 1957, and extended through October 9, 2037, from the United States Department of the Interior, Bureau of Land Management (BLM), to that certain plot parcel or tract of land together with all rights and privileges arising in connection therewith, located at the Chuckwalla Communications Site (APN 811-100-007), located approximately four miles southwest of Desert Center. The County has a PSEC Communication site within the Right of Way area. On April 1, 2004 a sublease was entered into between the County of Riverside and AB Cellular LA, LLC, a Delaware limited liability company, dba AT&T Wireless. The lease expired on March 31, 2014. For the past two years AT&T has been in negotiations with the EDA Real Estate Division to extend the term of the sublease. The attached new Communications Lease Agreement represents a new five-year term with a series of three, five-year lease extension options. In consideration for the term extension, AT&T has agreed to install a grounding system at the facility, which will equally benefit both parties. Additionally, AT&T has their own monopole tower structure at the site that currently houses all of their antennas. As part of this agreement, AT&T shall have the right to remove, and replace two existing microwave dishes that are currently affixed to the existing monopole tower structure. The proposed new Communication Site Lease Agreement is identified as the proposed Project under the California Environmental Quality Act (CEA). The use of the site under the new Lease Agreement would occur in the same manner as with the existing use. The operation of the facility will continue to provide communications services and will not result in a change or a substantial expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, AB Cellular LA, LLC, a Delaware limited liability company, dba AT&T Wireless

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

MAR 14 2017 3.11

P.O. Box 11100 Riverside, California 92503-0100 Phone (951) 355-4004

www.rivcoeda.org

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Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Lease, which includes the maintenance and operation of communication services.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, is limited to the Communications Site Lease that includes the continued operation and maintenance of communication services on for the County. The use of the site would continue in the same manner as under the current lease and would not necessitate additional infrastructure or public services to serve the site; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed Communication Site Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____

Date: _____

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: AT&T at Chuckwalla Communication Site Lease Agreement, Riverside County

Accounting String: 524830-47220-7200400000- FM047190000102

DATE: February 6, 2017

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: _____

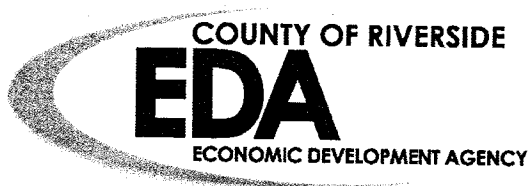
PRESENTED BY: Jose Ruiz, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: February 6, 2017

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM047190000102**
AT&T at Chuckwalla Communication Site Lease Agreement, Riverside County

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

COMMUNICATIONS SITE LEASE AGREEMENT

1 THIS COMMUNICATIONS SITE LEASE AGREEMENT ("Lease") dated March 14, 2014 (Effective Date), is entered into by and between **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("Lessor" or "County") whose address is 3403 10th Street, Suite 400, Riverside, CA 92501 and **NEW CINGULAR WIRELESS PCS, LLC**, a Delaware limited liability company ("Lessee" or "Tenant") whose address is 575 Morosgo Drive NE, Atlanta, GA 30324.

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated April 1, 2004, as amended by that certain First Amendment to Lease Agreement dated October 1, 2008 (collectively, the "Original Lease");

WHEREAS, Lessor and Lessee now desire to supersede all of the terms, covenants and conditions of the Original Lease with the terms, covenants and conditions of this Lease, and to confirm that their obligations under the Original Lease shall be deemed fully performed and each shall be fully discharged from their respective obligations thereunder, and without the necessity of a further writing exchanged between them. As of the Commencement Date (as defined below) of this Lease, the Original Lease shall be terminated and shall have no further force or effect and Lessor and Lessee will be bound by the terms, conditions, and covenants under this Lease.

The parties hereto agree as follows:

1. Premises. County has legal rights, pursuant to a 50 year Right of Way dated October 10, 1957, and extended through October 9, 2037 ("ROW Grant"), as attached hereto as Exhibit A, granted to the County of Riverside by the Bureau of Land Management ("BLM") to that certain plot, parcel or tract of land, together with all rights and privileges arising in connection therewith, located at the Chuckwalla Communication Site, in the County of Riverside, State of California, currently identified by Assessor Parcel Number 811-100-007 (collectively "Property") and as further depicted in Exhibit A, attached hereto. Subject to the following terms and conditions, Lessor leases to Lessee that portion of Lessor's Property depicted in Exhibit B and authorization (which shall be irrevocable during the Term as defined below) for ingress and egress using roads established and maintained by Lessor or BLM, in accordance with the terms of Exhibit D (collectively, the "Premises").

2. Use. The Premises may be used by Lessee for any lawful activity in connection with the provisions of communications services, including without limitation, the transmission and the reception of communications signals on various frequencies and the construction, maintenance, repair, replacement, upgrade and operation of related communications facilities.

3. Term. The initial term of this Lease shall be five (5) years ("Initial Term") commencing on July 1, 2016 ("Commencement Date").

Lessee shall have the right to renew this Lease for three (3) additional terms of five (5) years each (each a "Renewal Term"). The Renewal Terms shall be on the same terms and conditions as set forth herein. This Lease shall automatically renew for each Renewal Term unless Lessee notifies Lessor in writing of Lessee's intention not to extend this Lease at least thirty (30) days prior to the expiration of the Initial Term or the then current Renewal Term. The Initial Term and the Renewal Term, if any, shall be collectively referred to as the "Term."

4. Rent.

(a) Beginning on July 1, 2016 ("Rent Commencement Date") Lessee shall pay Lessor, as rent, the sum of Two Thousand Eight Hundred Fifty One Dollars and Fifty-Two Cents (\$2,851.52) ("Rent") per month. Rent shall be payable on the 1st day of each month, in advance, to Lessor at Lessor's address specified in Paragraph 18 of this Lease. In any partial month occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be forwarded by Lessee to Lessor within forty-five (45) days after the Rent Commencement Date.

(b) Beginning on July 1, 2017 and on each anniversary thereafter, monthly Rent shall increase by three percent (3%) over the previous year's Rent.

(c) In addition to Rent, Lessee shall reimburse County once annually for any and all costs attributable to this Lease that are incurred by County as assessed by BLM under its right of way agreement with the County.

5. Improvements; Access.

(a) Lessee has the right to construct, maintain, install, repair, replace, upgrade and operate on the Premises radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting and receiving antennae, a generator and related fuel tank as initially described in the Technical Data Sheet, attached as Exhibit C and supporting structures and improvements ("Lessee's Facilities"). Notwithstanding the foregoing, Lessee shall, upon notice to County, be permitted to perform equipment replacements with equipment that is of a "like kind" or substantially similar in nature. Further, in no event shall Lessee be required to obtain County's approval for any equipment changes or improvements within the footprint of the Premises leased to Lessee, or for any other changes or improvements which do not materially and adversely affect the aesthetic appearance of Lessee's Facilities initially approved by County hereunder, when viewed by the general public from areas which are readily accessible to the general public at street level and in the immediate vicinity of the Premises. For those alterations or improvements requiring County's permits, entitlements or approval, in no event shall Lessor condition any such approval on any increase in Rent or any other direct or indirect costs or fees to Lessee under this Lease. In connection therewith Lessee has the right to do all work necessary to prepare, add, maintain, upgrade and alter the Premises for Lessee's communications operations and to install utility lines and transmission lines connecting antennas to transmitters and receivers. Lessee shall have the right to install any warning signs on or about the Premises including, but not limited to, any required by federal, state or local law. All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Title to Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by Lessee or its equipment lessors or assigns. Lessee's Facilities shall not be considered fixtures. Lessee has the right to remove any or all of Lessee's Facilities at its sole expense on or before the expiration of this Lease or within ninety (90) days after the expiration or early termination of this Lease. All portions of Lessee's Facilities brought onto the Property by Lessee will be and remains Lessee's personal property and, at Lessee's option, may be removed by Lessee at any time during the Term. Lessor covenants and agrees that no part of Lessee's Facilities constructed, erected, or placed on the Premises by Lessee will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of the Lessor that all improvements of every kind and nature constructed, erected, or placed by Lessee on the Premises will be and remain the property of the Lessee and may be removed by Lessee at any time during the Term. Notwithstanding the foregoing, at the earlier of the expiration or termination of this Lease, Lessee will be responsible for the replacement of any trees, shrubs, or other vegetation if removed or destroyed during the Lessee's equipment removal process. Lessee will, unless Lessor agrees otherwise, be required to remove from the Premises or the Property foundations, underground utilities, equipment building and antenna support structure used in connection with the Lessee's Facilities.

(b) Lessee shall comply and remain in compliance with all conditions as set forth in the County's Site Installation Standards, as attached hereto as Exhibit G, and any Conditions of Approval issued by the appropriate jurisdiction and all other applicable local, state and federal government requirements and regulations.

(c) Lessor shall provide access to Lessee, Lessee's employees, agents, contractors and subcontractors to the leased Premises twenty four (24) hours a day, seven (7) days a week. Lessee shall have ingress and egress to and from said Premises over such routes and in strict accordance with procedures established by Riverside County Information Technology ("RCIT") and outlined in Exhibit D, attached hereto and made a part of this Lease. In the event RCIT personnel is required to accompany Lessee, Lessee shall pay for such accompaniment at the same hourly rate(s), set forth below, within thirty

(30) days after receipt of a written billing and accounting invoice from the County. Lessee shall pay for such accompaniment at the hourly rate of \$135.00, between 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, and at an hourly rate of \$150.00 at all other times. Lessor represents and warrants that it has full rights of ingress and egress from a public right-of-way to and from the Premises, and hereby grants such rights to Lessee to the extent reasonably required to construct, maintain, install, upgrade and operate Lessee's Facilities on the Premises, and to remove them therefrom. Lessee's exercise of such rights shall not cause undue inconvenience to Lessor.

(d) Lessor shall maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow Lessee reasonable access to the Premises twenty four (24) hours a day, seven (7) days a week. Lessor shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused solely and directly by Lessee's use of such roadways. If Lessee causes any such damage, it shall promptly repair same to the reasonable satisfaction of the Lessor within thirty (30) days following receipt of written notice from Lessor describing any such damage.

(e) Lessor hereby grants to Lessee an easement including access rights to said easement to construct, maintain, operate, alter, replace, inspect and/or remove underground electrical supply systems and communication systems ("Systems") consisting of conduit, wires, and other appurtenant fixtures and/or equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, in, on, over, across and along that certain real property as described and depicted in Exhibits A and B, attached hereto and made a part of this Lease. Any and all work related to the installation of such Systems shall be at Lessee's sole expense.

(f) Lessee shall fully and timely pay for all utilities furnished to the Premises for the use, operation and maintenance of Lessee's Facilities.

(g) Upon the expiration, cancellation or termination of this Lease, Lessee shall, within ninety (90) days, surrender the Premises to Lessor in good condition, less ordinary wear and tear.

Notwithstanding anything to the contrary in this Lease, Lessee (or its successors or assigns) shall remove Lessee's Facilities completely from Lessor's Property in the event of an Abandonment of Lessee's Facilities. ("Abandonment of Lessee's Facilities" shall have the meaning provided in Riverside County Ordinance No. 348. Section 19.411.).

6. Maintenance, Repairs Right to Enter

(a) Lessee shall at all times from and after the Commencement Date, at its own cost and expense, properly mark and identify Lessee's equipment, lines and antennas. Lessee shall maintain the Premises and all of Lessee's equipment and improvements in reasonably clean and good condition and in a reasonably safe operating order. Upon surrender of the Premises, Lessee shall, within ninety (90) days, surrender the Premises to Lessor in good condition, less ordinary wear and tear.

(b) Concurrently or prior to Lessee's microwave addition noted on Exhibit H. Lessee shall, at its own cost and expense, install a grounding system that covers Lessee's Facilities to insure the dispersal of lightning and foreign voltages ("Grounding System"). The installation of the Grounding System shall be coordinated with RCIT and shall include County's remaining grounding work as set forth in Exhibit F.

(c) If Lessee refuses or neglects to repair, replace, or maintain the Premises, or any part thereof in a manner reasonably satisfactory to County, County shall have the right, upon giving Lessee at least thirty (30) days' written notice of its election to do so, to make such repairs or perform such maintenance or maintenance on behalf of and for the account of Lessee. If County makes or causes any such repairs to be made or performed, as provided for herein, Lessee shall pay the reasonable cost thereof to County, as additional rent, within thirty (30) days after Lessee's receipt of a written invoice therefore. The invoice shall be accompanied by reasonable supporting documentation.

(d) Lessee shall, upon receipt of no less than seventy-two (72) hours prior written notice and in the presence of a Lessee representative, permit County, or its authorized representatives, to enter the Premises at all times during usual business hours to inspect the same, and to perform any work therein (a) that may be necessary to comply with any laws, ordinances, rules or regulations of any public authority, (b) that County may deem necessary, in County's reasonable discretion, to prevent waste or deterioration in connection with the Premises if Lessee does not make, or cause to be made, such repairs or perform, or cause to be performed, such work promptly after receipt of written demand from County, or (c) that County may deem reasonably necessary in connection with the expansion, reduction, remodeling, protection or renovation of any County-constructed or owned facilities on or off of the Premises. Nothing herein contained shall imply any duty on the part of County to do any such work, which, under any provision of this Lease, Lessee may be required to do, nor shall County's performance of any repairs on behalf of Lessee constitute a waiver of Lessee's default in failing to do the same. No exercise by County of any rights herein reserved shall entitle Lessee to any compensation, damages or abatement of Rent from County for any injury or inconvenience occasioned thereby, unless the damage is caused by Lessor's or County's negligence or misconduct.

7. Interference with Communications.

(a) Lessee agrees to operate within its respective licensed frequencies and not cause interference to the radio frequency communication operations of Lessor, Lessor's tenants, or anyone holding an agreement with Lessor to operate on the Property so long as equipment utilized in such operations is installed in accordance with applicable laws and regulations prior to the execution of this Lease and so long as any such pre-existing radio frequency communication operators continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) After the execution of this Lease, Lessor shall not install or modify, or permit the installation or modification of, any equipment such that it will materially and adversely interfere with or in any way restrict the operations of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor. Should Lessor have knowledge of any interference (actual or contemplated) or should any such interference occur, Lessor shall promptly take all necessary action, at no cost to Lessee, to eliminate the cause of said interference within twenty-four (24) hours, including, if necessary removing, or causing any tenant to remove, equipment creating said interference. In the event any such interference does not cease within the aforementioned cure period, Lessor shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(c) Lessee shall operate its facilities in compliance with all applicable Federal Communications Commission (FCC) regulations and in accordance with the Lessee supplied Exhibit C, Technical Data Sheet, attached.

8. Taxes. Lessee shall pay personal property taxes assessed against Lessee's Facilities and Lessor shall pay when due, all real property taxes and all other taxes, fees and assessments attributable to the Premises or this Lease, only for so long as this Lease has not expired of its own terms or is not terminated by either party. Lessor hereby grants to Lessee the right to challenge, whether in a Court, Administrative Proceeding, or other venue, on behalf of Lessor and/or Lessee, any personal property or real property tax assessments that may affect Lessee. If Lessor receives notice of any personal property or real property tax assessment against the Lessor, which may affect Lessor and is directly attributable to Lessee's installation, Lessor shall provide timely written notice of the assessment to Lessee sufficient to allow Lessor to consent to or challenge such assessment. Further, Lessor shall provide to Lessee any and all documentation associated with the assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Paragraph 8. Lessee recognizes and understands that this Lease may create a possessory interest subject to property taxation and that Lessee may be subject to the payment of property taxes levied on such interest.

9. Termination.

(a) This Lease, in addition to any other remedies which may be pursued in law or in equity, may be terminated by either party upon a material default of any covenant, condition, or term hereof by the other party, which default is not cured within thirty (30) days of receipt of written notice of default, provided, both Lessor and Lessee shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and the cure commences within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. Delay in curing a default will be excused if due to causes beyond the reasonable control of Lessor or Lessee, as the case may be.

(b) This Lease may also be terminated by Lessee without further liability on sixty (60) days prior written notice (i) if Lessee is unable to reasonably obtain or maintain any certificate, license, permit, authority or zoning approval from any governmental authority, thus, limiting in any way Lessee from installing, removing, replacing, maintaining, upgrading or operating Lessee's Facilities or using the Premises in the manner described in Paragraph 2 above, or if Lessee determines, in its sole discretion, that the cost of obtaining or retaining the same is commercially unreasonable; or (ii) if Lessee determines that the Premises are not appropriate for its operations for economic, environmental or technological reasons, including without limitation, signal strength, coverage or interference.

10. Destruction of Premises. If the Premises or Lessor's Property is destroyed or damaged so as in Lessee's judgment, to hinder its effective use of Lessor's Property, Lessor shall make available to Lessee within five (5) days a temporary site on Lessor's Property, APN (811-100-007) which in Lessee's sole discretion is equally suitable for Lessee's use. Lessee may construct, operate, and maintain substitute Lessee's Facilities thereon until Lessee's Facilities are fully restored and operational on the Premises. Rent shall abate in full during any time that Lessee is unable to operate Lessee's Facilities on Lessor's Property due to an event causing damage or destruction to Lessor's Property. Alternatively, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying Lessor no more than thirty (30) days following the date of Lessee's receipt of written notice from Lessor describing any such damage or destruction.

11. Condemnation. If a condemning authority takes all or a portion of Lessor's Property, which in Lessee's opinion is sufficient to render the Premises unsuitable for Lessee's use, then Lessee may terminate this Lease as of the date when possession is delivered to the condemning authority.

12. Insurance. Without limiting or diminishing the Lessee's obligation to indemnify or hold the County harmless, Lessee shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Lease. As respects to the insurance section only, the County herein refers to the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. Workers' Compensation:

If the Lessee has employees as defined by the State of California, the Lessee shall maintain statutory Workers' Compensation. Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of Lessee's performance of its obligations hereunder. Policy shall include the County as Additional Insured. Lessor's additional insured status shall (i) be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Lessee, its employees, agents or independent contractors. Policy's limit of

liability shall be \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Lease or be two (2) times the occurrence limit.

C. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Lease, then Lessee shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount of \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Police shall name the County as Additional Insureds.

D. General Insurance Provisions – All lines:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A minus: VII (A minus:7) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The Lessee must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$1,000,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Lease. Upon notification of self-insured retention unacceptable to the County, and at the election of the County's Risk Manager, Lessee's carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Lease with the County, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) Lessee shall cause Lessee's insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein. Lessee shall provide at least thirty (30) days written notice to the County of Riverside prior to any cancellation, expiration or non-renewal of any required coverage if not replaced.

4) In the event of a material modification, cancellation, expiration, or reduction in coverage, this Lease shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverages set forth herein and the insurance required herein is in full force and effect. Lessee shall not commence operations until the County has been furnished original Certificate(s) of Insurance and certified original copies of endorsements as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

5) It is understood and agreed to by the parties hereto that the Lessee's required insurance shall be construed as primary insurance, and the County's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

6) If, during the term of this Lease or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of the Lease, including any extensions thereof, exceeds five (5) years; the County reserves the right to adjust the types of insurance and the monetary limits of liability required under this Lease, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the Lessee has become inadequate.

7) Lessee shall endeavor to pass down the insurance obligations contained herein to all tiers of subcontractors working under this Lease.

8) The insurance requirements contained in this Lease may be met with a program(s) of self-insurance acceptable to the County.

9) Lessee agrees to notify County of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Lease.

13. Assignment and Subleasing. Lessee shall not have the right to assign, mortgage, hypothecate or otherwise transfer in any manner this Lease or sublease the Premises and its rights herein, in whole or in part, without Lessor's consent, which consent will not be unreasonably withheld, conditioned or delayed; provided however, that Lessee may assign without Lessor's consent its interest to Lessee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially

all of Lessee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. Lessee shall give County notice within thirty (30) days after the effective date of any such assignment. No change of stock ownership, partnership interest or control of Lessee or transfer upon partnership or corporate dissolution of Lessee shall constitute an assignment hereunder. Upon a valid or consented third party assignment, Lessee will be relieved of all future performance, liabilities and obligations under this Lease. Any such assignee shall be bound to all of Lessee's liabilities and obligations of this Lease.

14. Title and Quiet Enjoyment.

(a) Lessor represents and warrants that it has full right, power, and authority to execute this Lease. Lessor further warrants that Lessee shall have quiet enjoyment of the Premises during the Term of this Lease including any Renewal Term. Lessor has taken all necessary action to enable Lessor to enter into this Lease and allow Lessee to install and operate Lessee's Facilities on the Premises.

(b) Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice. If, in the opinion of Lessee, such title report shows any defects of title or any liens or encumbrances which may adversely affect Lessee's use of the Premises, Lessee shall have the right to terminate this Lease immediately upon written notice to Lessor.

15. Repairs. Lessee shall not be required to make any repairs to the Premises except for damages to the Premises caused by Lessee, its employees, agents, contractors or subcontractors.

16. Environmental. During the Term of this Lease and any extensions thereof, Lessee shall not violate any federal, state or local law, or ordinance or regulation, relating to industrial hygiene or to the environmental condition on, under or about the Premises, in connection with Lessee's operation thereon, including, but not limited to, soil and groundwater conditions. Further, Lessee, its tenants, successors or assigns, shall not use, generate, manufacture, produce, store or dispose of on, under or about the Premises or transport to or from the Premises any flammable explosives, asbestos, radioactive materials, hazardous wastes, toxic substances or related injurious materials, whether injurious by themselves or in combination with other materials (collectively, "Hazardous Materials") except for those contained in its back-up power batteries (lead-acid batteries), fuel for the emergency generator and common materials used in telecommunications operations, e.g. cleaning solvents. Lessee will treat all Hazardous Materials brought onto the Premises by it in accordance with all federal, state and local laws and regulations. For the purpose of this Lease, Hazardous Materials shall include, but not be limited to, substances defined as "hazardous substances," "hazardous materials," or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended. 42 U.S.C. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those substances defined as "hazardous wastes" in Section 25117 of the California Health and Safety Code or as "hazardous substances" in Section 25316 of the California Health and Safety Code; and in the regulations adopted in publications promulgated pursuant to said laws. Except as set forth in Exhibit E, to the actual knowledge of Lessor, (i) the Premises and/or any areas of the Property where rights have been expressly conferred by Lessor to Lessee pursuant to this Lease, have not been used for the generation, storage, treatment or disposal of hazardous materials, hazardous substances or hazardous wastes, and no hazardous materials, hazardous substances, hazardous wastes, pollutants, asbestos, polychlorinated biphenyls (PCBs), petroleum or other fuels (including crude oil or any fraction or derivative thereof) or underground storage tanks are located on the Premises and/or any areas of the Property where rights have been expressly conferred by Lessor to Lessee pursuant to this Lease. County agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Premises or Property in violation of any applicable law or regulation. County and Lessee each agree to defend and indemnify the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) to the extent arising from any breach of any warranty or agreement contained in this paragraph. County hereby covenants and agrees that Lessee shall have no liability for any hazardous materials, hazardous substances or

hazardous wastes which exist in, under or upon the Property, including the Premises, prior to the Effective Date or which are present during the Term from any source other than Lessee, its employees, agents and contractors. The foregoing covenant shall survive the expiration or earlier termination of this Lease.

17. Indemnity. Lessee shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, based or asserted upon any services of Lessee, its officers, employees, subtenants, agents or representatives arising out of or in any way relating to this Lease, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of Lessee, its officers, employees, subtenants, agents or representatives from this Lease. Lessee shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defends and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions with respect to any action or claim subject to indemnification herein by Lessee, Lessee shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of County; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes Lessee's indemnification to Indemnitees as set forth herein. Lessee's obligation hereunder shall be satisfied when Lessee has provided to County the appropriate form of dismissal relieving County from any liability for the action or claim involved. The specified insurance limits required in this Agreement shall in no way limit or circumscribe Lessee's obligations to indemnify and hold harmless the Indemnities herein from third party claims. Lessee's indemnification obligations in this paragraph shall not apply to the extent such obligation arises from the negligent or intentional act or omission of County. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such Interpretation shall not relieve the Lessee from indemnifying the Indemnitees to the fullest extent allowed by law.

County agrees to indemnify, defend and hold Lessee harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of County or its employees or agents, or County's breach of any provision of this Lease, except to the extent attributable to the negligent or intentional act or omission of Lessee, its employees, agents or independent contractors. Notwithstanding anything to the contrary in the Lease, each of Lessor and Lessee hereby waives any claims that each may have against the other with respect to consequential, incidental or special damages.

18. Notice.

Notices shall be in writing and shall be delivered to:

Lessee:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #: C256; Cell Site Name: Chuckwalla
Fixed Asset No.: 10086616
575 Morosgo Drive NE
Atlanta, GA 30324

///
///
///

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

With a required copy of the notice sent to the addresses above to AT&T Legal at:

New Cingular Wireless PCS, LLC
Attn: AT&T Legal Department – Network Operations
Re: Cell Site #: C256; Cell Site Name: Chuckwalla
Fixed Asset No.: 10086616
208 S. Akard Street
Dallas, TX 75202

Lessor:

County of Riverside
Economic Development Agency
Real Estate Division
3403 10th Street, Suite 400
Riverside, CA 92501
RE: DC001B Chuckwalla

or to the address specified in the most recent written notice of any change in address. Delivery of notices shall be made by first class certified or registered mail return receipt requested or by a nationally recognized reliable overnight courier postage prepaid, to be effective when properly sent and received, refused or returned undelivered.

19. Miscellaneous. If Lessee is to pay Rent to a payee other than the Lessor, Lessor shall notify Lessee of the payee's name and address in writing at least thirty (30) days before the next Rent payment due date.

If any provision of the Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

Terms and conditions of this Lease which by their sense and context survive the termination, cancellation or expiration of this Lease will so survive.

All references to "Lessee" shall be deemed to include any affiliate of Lessee using the Premises for any Permitted Use or otherwise exercising the rights of Lessee pursuant to this Lease. "Affiliate" means with respect to a party to this Lease, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

This Lease shall be governed under California law, and be binding on and inure to the benefit of the successors and permitted assignees of the respective parties. Venue for any action under this Lease shall lie exclusively in the County of Riverside, California.

Upon request, either party may require that a Memorandum of Lease, in mutually agreeable form be recorded confirming the (i) Lease commencement, (ii) expiration date of the Term, and (iii) the duration of any Renewal Terms.

This Lease constitutes the entire Lease between the parties, and, effective upon the Commencement Date, supersedes all understandings, offers, negotiations and other leases concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments, modifications or waivers of any of the terms and conditions of this Lease must be in writing and executed by both parties.

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon approval by the County of Riverside Board of Supervisors and the full execution of this Lease by the parties. Each of the parties hereto warrants to the other that the person or persons executing this Lease on behalf of such party has the full right, power and authority to enter into and execute this Lease on such party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

The captions or headings contained in this Lease are inserted for convenience only and are not intended to be part of this Lease. They shall not affect or be utilized in the construction or interpretation of this Lease.

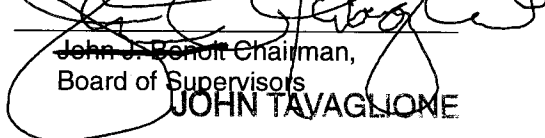
Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

IN WITNESS WHEREOF, the parties have entered into this Lease effective as of the date first above written.

Date: MAR 14 2017

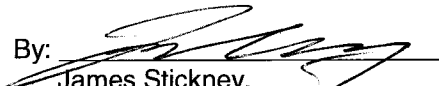
LESSOR:

COUNTY OF RIVERSIDE, a political subdivision
of the State of California

By: 
John J. Benoit Chairman,
Board of Supervisors
JOHN TAVAGLIONE

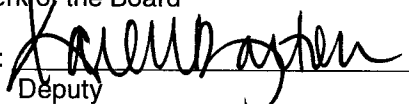
LESSEE:

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By: 
James Stickney,
Director of Construction & Engineering


ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:

Gregory P. Priamos,
County Counsel

By: 
R. Todd Frahm
Deputy County Counsel

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

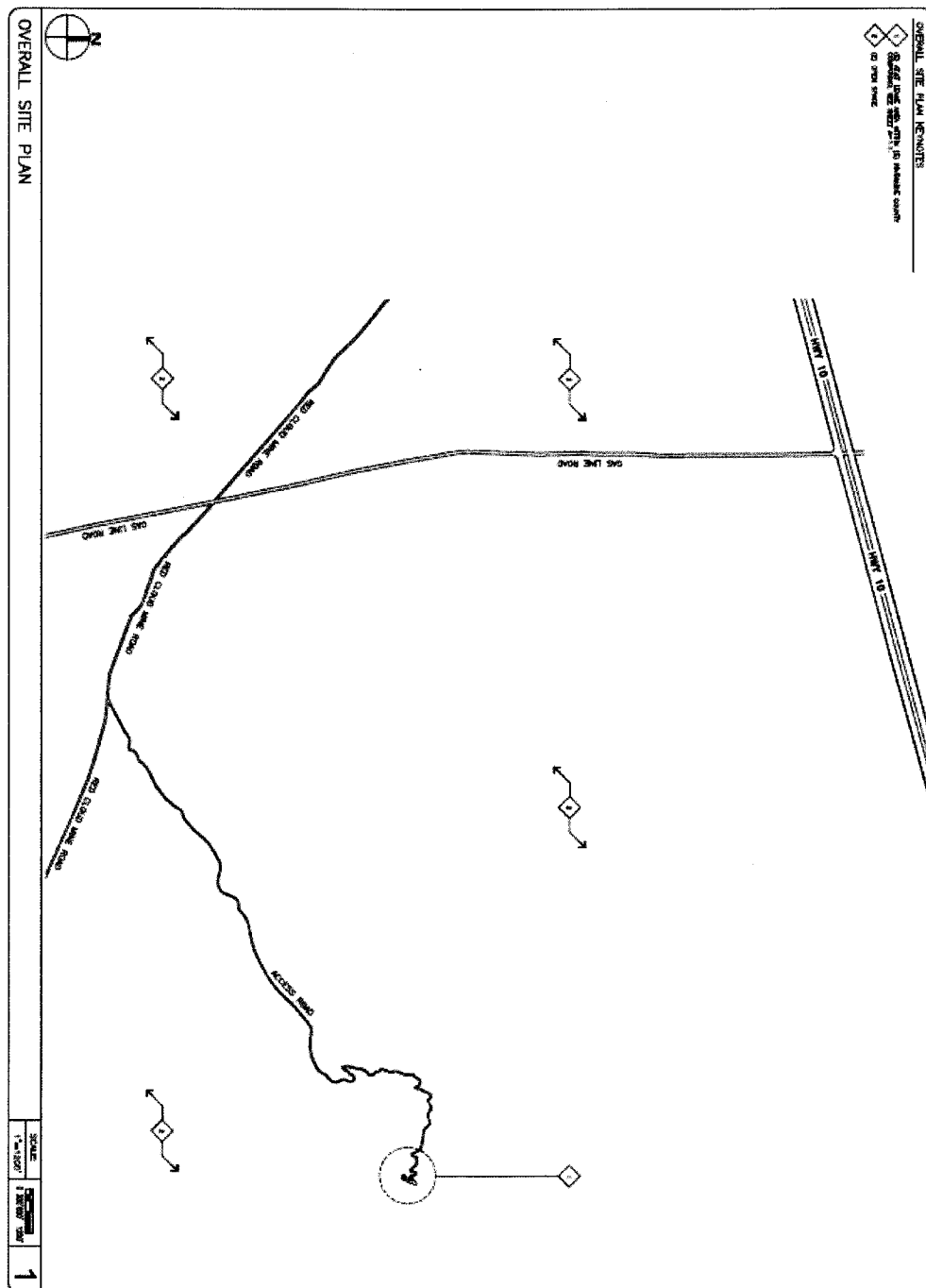
EXHIBIT A
RIGHT OF WAY GRANT & LESSOR'S PROPERTY

Page 1 of 3

ROW Grant:

See the attached two (2) pages.

Lessor's Property of which Premises are a part is depicted below:





United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Palm Springs-South Coast Field Office

690 West Garnet Avenue

P.O. Box 581260

North Palm Springs, CA 92258-1260



*Visit us on the Internet at
www.ca.blm.gov/palmsprings*

In Reply Refer To:

2860

CACA-45520

(CA-066.65)

OCT 10 2003

RECEIVED
NOV 19 2003

Certified Mail No. 7002 0510 0000 5047 9893

Return Receipt Requested

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
REAL PROPERTY DIVISION

DECISION

County of Riverside
Dept. of Information Technology
6147 Rivercrest Dr.
Riverside, CA 92507

Right-of-Way Grant
CACA-45520

Right-of Way Grant LA-0149954 Conformed to FLPMA

Right-of-Way Grant CACA-45520 Term Extended

Secondary Users Approved

Amendment Approved

On July 2, 2003, the County of Riverside applied to the Bureau of Land Management to extend the expiration date for their Chuckwalla Mountain communications site lease LA-0149953, to conform grant LA-0149953 to the Federal Land Policy Management Act (FLPMA), and to amend the grant to allow for an additional 100' tall monopole tower to be installed to accommodate a secondary user within their site. In response to these requests, the BLM completed environmental reviews that analyzed these proposed actions (Environmental Assessment #CA-660-03-54).

On April 12, 1957, grant LA-0149953 was issued to the County of Riverside pursuant to the Act of March 4, 1911. This Act was repealed on October 21, 1976, by the Federal Land Policy Management Act (Public Law 94-579). With the prior consent of the grant holder and because the issuing authority for the original grant has been repealed, right-of-way grant LA-0149953 is hereby conformed to FLPMA and is given a new grant number: CACA-45520. This new grant number is to be used for future correspondence.

The County's request to extend the term of right-of-way grant CACA-45520 is hereby approved, and the new expiration date is October 9, 2037. Subject to mitigation identified in Environmental Assessment #CA-660-03-54, the request to install an additional 100' tall monopole tower for the secondary user is also approved. This mitigation is incorporated into this grant as stipulations (see Attachment A). All other terms and conditions of the right-of-way grant continue to apply.

In accordance with the BLM's final regulations and rental schedule for communication uses on public lands, published in the Federal Register on November 13, 1995, a separate authorization is not required for tenants that occupy space in a facility under terms of the holder. Tenants using the County's facility for commercial purposes, or municipal utilities and cooperatives whose principal source of revenue is customer charges, will be subject to the communication site rental regulations [43 CFR 2803.1-2(b)(1)(i)]. The right-of-way holder (facility owner) is required to submit a certified statement, by October 15 of each year, listing tenants in the facility and the category of use for each tenant as of September 30th of that year. This statement will be used for establishing the annual rental.

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

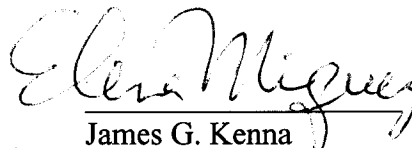
If you wish to file a petition pursuant to regulation 43 CFR 4.21 (58 FR 4939, January 19, 1993) or 43 CFR 2804.1 for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulation, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,

- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.


for James G. Kenna
Field Manager

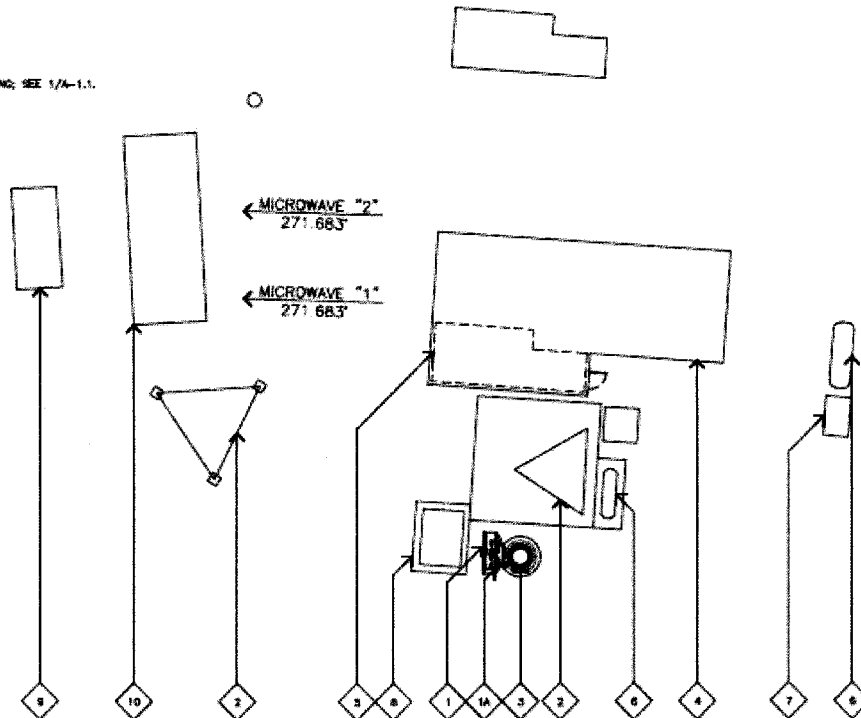
Enclosure: 1842-1

Market: Los Angeles
 Site Number: DC001B
 AT&T Site No: C256
 Site Name: Chuckwalla

EXHIBIT B DEPICTION OF THE PREMISES

ENLARGED SITE PLAN KEYNOTES

- 1 (N) AT&T 8'-0" MICROWAVE ANTENNA MOUNTED TO (E) TOWER. SEE DETAIL 2/A-3.
- 1A (N) AT&T 4'-0" MICROWAVE ANTENNA MOUNTED TO (E) MONOPOLE TO REPLACE (E) MICROWAVE ANTENNA. SEE DETAIL 2/A-3.
- 2 (E) LATTICE TOWER.
- 3 (E) MONOPOLE.
- 4 (E) BUILDING.
- 5 (E) AT&T EQUIPMENT AREA WITHIN (E) BUILDING. SEE 1/A-1.1.
- 6 (E) PROPANE TANK.
- 7 (E) VAULT.
- 8 (E) CONCRETE PAD.
- 9 (E) FUEL ENCLOSURE.
- 10 (E) FACILITY TOP.



ENLARGED SITE PLAN GENERAL NOTES

- A. OTHER CARRIER ANTENNAS NOT SHOWN FOR CLARITY.
- B. GROUND ALL (N) EQUIPMENT AND COAX PER DETAIL 4/A-3.
- C. OTHER CARRIER ANTENNAS NOT SHOWN FOR CLARITY.
- D. CONTRACTOR TO PROVIDE ALL LABOR TO INSTALL COAX, RETS AND ANTENNAS.
- E. OPTIMA TO PROVIDE ALL COAX, CONNECTORS, ANCILLARY EQUIPMENT (INCLUDING WEATHER STRIPPING, GROUND KITS, ETC.).
- F. CONTRACTOR TO COLOR CODE ALL COAX. COLORED BANDS OF TAPE ON COAX IDENTIFY SECTOR, FREQUENCY, TECHNOLOGY, AND TRANSMIT GROUP AS FOLLOWS ON ALL COAX MODIFIED OR INSTALLED ONLY.
- G. WHEN ANTENNA LINES ARE OPLEXED, THE COLOR CODE OF THE HIGHEST FREQUENCY PREVAILS (IE UNITS OPLEXED WITH TDMA SHOULD HAVE COLOR 4 BANDS).
- H. ALL ANTENNAS AND ANTENNA CABLE SHALL BE FURNISHED BY OPTIMA INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- I. PRIOR TO PLACEMENT OF ANTENNA POLE MOUNTS, THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS. ALLOWABLE TOLERANCES: HORIZONTAL ALIGNMENT = ±3°; VERTICAL ALIGNMENT = ±1°.
- J. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAY, GROUNDING, ETC. FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLES SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH OPTIMA INC. STANDARDS.
- K. IN NO CASE SHALL THERE BE ANY MORE THAN TWO (2) 90° TURNS (OR EQUIVALENT) IN ANY CONTINUOUS LENGTH OF CONDUIT BETWEEN PULL BOXES OR SIMILAR FEATURES.
- L. ANTENNA CONDUIT SHALL ONLY INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADIUS SHALL BE 18" MINIMUM ABOVE GROUND AND 3/4" MINIMUM BELOW GROUND.
- M. CONDUIT SHALL BE 3" MINIMUM. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE INC OR 9000 GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT OR UV STABILIZED PAINTED SCHEDULE 80 PVC.
- N. IN HIGH TRAFFIC AREAS OR WHERE SUSCEPTIBLE TO DAMAGE CONTRACTOR SHALL PROVIDE FORMED 14 GA. GALVANIZED SHEET METAL COVER OVER COAXIAL CABLE ROUTES. WHERE CABLE IS RUN ON THE WALL, ATTACH UNISTRUT TO WALL AND COVER WITH 14 GA. GALVANIZED FORMED SHEET METAL COVER OR MATERIAL AS DIRECTED BY OPTIMA INC. CONSTRUCTION MANAGER.
- O. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR (E) EQUIPMENT AT FACILITIES.
- P. MAXIMUM LENGTH OF 7/8" COAX CABLE SHALL BE 140'-0". MAXIMUM LENGTH OF 1-1/4" COAX CABLE SHALL BE 190'-0". MAXIMUM LENGTH OF 1-5/8" COAX CABLE SHALL BE 235'-0".
- Q. VERIFY MODEL NUMBERS OF ANTENNAS WITH OPTIMA INC. SERVICES.
- R. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE OPTIMA INC. PROJECT MANAGER.
- S. GENERAL CONTRACTOR TO VERIFY ALL TORQUE TOLERANCES PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

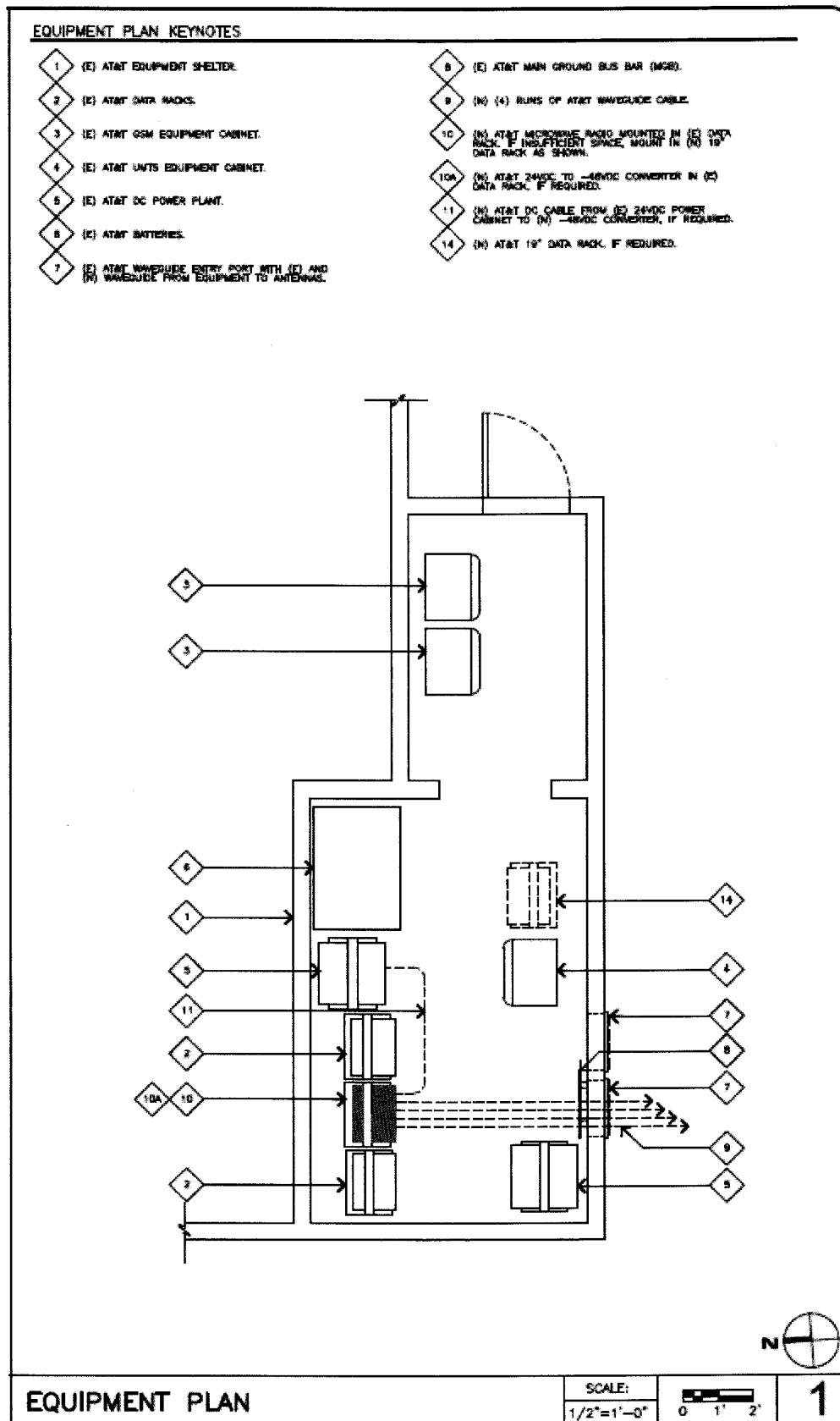


ENLARGED SITE PLAN

SCALE:
 1/16"=1'-0" 0' 4' 8' 16'

2

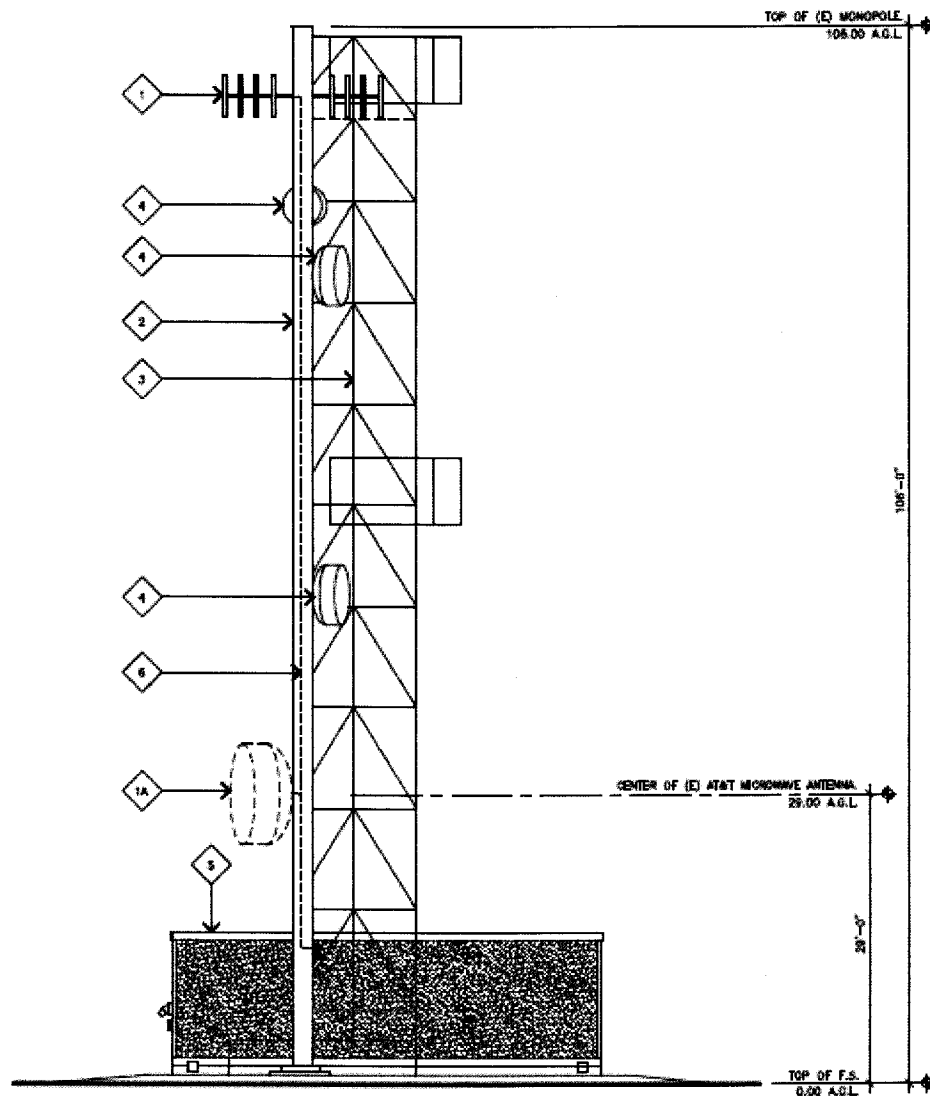
Market: Los Angeles
 Site Number: DC001B
 AT&T Site No: C256
 Site Name: Chuckwalla



Market: Los Angeles
 Site Number: DC001B
 AT&T Site No: C256
 Site Name: Chuckwalla

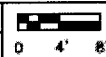
EXISTING ELEVATION KEYNOTES

- 1 (E) AT&T PANEL ANTENNAS MOUNTED TO (E) MONOPOLE.
- 1A (E) AT&T MICROWAVE ANTENNA MOUNTED TO (E) LATTICE TOWER TO BE REMOVED AND REPLACED.
- 2 (E) MONOPOLE.
- 3 (E) OTHER CARRIER TOWER.
- 4 (E) AT&T ANTENNAS MOUNTED ON (E) MONOPOLE.
- 5 (E) AT&T EQUIPMENT SHELTER.
- 6 (E) AT&T WAVEGUIDE CABLES.



EXISTING SOUTH ELEVATION

SCALE:
 1/8"=1'-0"



2

Market: Los Angeles
 Site Number: DC001B
 AT&T Site No: C256
 Site Name: Chuckwalla

EXHIBIT C

| | | | | | |
|--|---|-------------------|---|---------------------------|---------------------|
| Site Name | LAC256 – Chuckwalla | Application Type | New <input type="checkbox"/> Modification <input checked="" type="checkbox"/> | Date | 5/5/2015 |
| County Site Manager | Marianne Crane | 951-955-0570 | Latitude | 33 39 17.8 | |
| Infrastructure Engineer | Tony Dellinger | 951-955-0587 | Longitude | -115 27 14.5 | |
| Site Description | The Site consists of the telecommunications tower and equipment pad located in the City of Riverside County , COUNTY of Riverside, CA.: The access road is owned and controlled by | | | | |
| Legal Description (if available) | | | | | |
| CUSTOMER SITE INFORMATION | | | | | |
| Customer Name/Org | Aaron Shoji / AT&T Mobility | | | | |
| Customer Site Name | Chuckwalla | Customer Site Num | LAC256 | | |
| Summary of Work to be completed on Site: | | | | | |
| <ul style="list-style-type: none"> - Remove existing microwave dish and associated lines at 29'-0" centerline. - Install new 4'-0" microwave dish at 29'-0" centerline. - Install new (2) runs of EW-90 coax - Install new 6'-0" microwave dish at 59'-0" centerline. - Install new (2) runs of EW-90 coax. - Install new microwave radio equipment within existing cabinet. - No ground work propose for this scope. | | | | | |
| PROJECT CONTACT INFORMATION | | | | | |
| Primary Contact | Aaron Shoji | | | Only POC for Deliverables | |
| Company/Organization | Jeffrey Rome & Associates for AT&T Mobility | | | | |
| Address, City, State, Zip | 131 Innovation Drive, suite 100, Irvine, CA 92617 | | | | |
| Office Phone | (949) 760-3929 | Email | aarons@jrinc.net | | Cell (310) 940-6632 |
| CUSTOMER ADDITIONAL CONTACT INFORMATION | | | | | |
| | Firm or Contact Name | Email | Phone | | |
| RF Engineer | | | | | |
| Construction PM | | | | | |
| Other | | | | | |
| DELIVERABLES TO BE SENT TO | | | | | |
| Agreement Draft/Final | Aaron Shoji | aarons@jrinc.net | (310) 940-6632 | | |
| Company / Organization | Jeffrey Rome & Associates | | | | |
| Address | 131 Innovation Drive, Suite 100, Irvine, CA 92617 | | | | |
| Legal Entity Name | New Cingular Wireless PCS, LLC | | | | |
| Signatory Full Name/Title | - leave blank - | | | | |
| Address, City, State, Zip | | | | | |
| Attn: Full Name | | | | | |

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

| ANTENNA EQUIPMENT SPECIFICATION | | | | | | |
|--|---------------|---------------|--------------|-----------------|------------------|------------------|
| Equipment Type | Microwave | Microwave | Microwave | Microwave | Panel | Panel |
| Installation Status | To Be Removed | Proposed | Installed | Proposed | Installed | Installed |
| RAD Center AGL (ft) | 29' | 29' | 49' | 59' | 99' | 99' |
| Equip Mount ht (ft) | 29' | 29' | 49' | 59' | 99' | 99' |
| Equip Mount Type | Dish mount | Dish mount | Dish mount | Dish mount | T-Arm | T-Arm |
| Equip Manufacturer | Andrew | Andrew | Andrew | Andrew | Andrew | Powerwave |
| Equip Model # | HP6-107G-1 | VHLPX4-11W | HPX6-59-P3A | VHLPX6-11 | SBNH-1D6565B | 7772.0 |
| Equip Dimensions (HxWxD) (ft or in) | 72"x72"x36" | 48"x48"x24" | 72"x72"x53" | 72"x72"x36" | 72.7"x11.9"x7.1" | 73.4"x11.9"x7.1" |
| Equip Weight (per item, in lbs) | 254 | 88 | 254 | 137 | 47.4 | 54 |
| Equip Quantity | 1 | 1 | 1 | 1 | 6 | 6 |
| Azimuths/Direction of Radiation | 250 | 271 | 80 | 271 | 65 / 250 / 345 | 65 / 25 / 345 |
| Qty in each azimuth/sector | 1 total | 1 total | 1 | 1 total | 2 | 2 |
| TX Frequency | 10.700-11.700 | 10.125-11.700 | 5.925- 6.425 | 10875.0-10915.0 | 698-896 | 700, 850 |
| RX Frequency | 10.700-11.700 | 10.125-11.700 | 5.925-6.425 | 11365.0-11405.0 | 1710-2180 | 1900 |
| Is equip using unlicensed frequencies? | No | No | No | No | No | No |
| Antenna Gain | 44.0 | 40.7 | 38.8 | 43.8 | 15.3 / 18.2 | 15 / 17 |
| Total # of lines for equipment in column | 1 | 2 | 1 | 2 | 24 | 3 |
| Line Qty in each azimuth / sector | 1 total | 2 total | 1 total | 2 total | 8 / 8 / 8 | 1 / 1 / 1 |
| Line Type | Coax | Coax | Coax | Coax | Coax | RET |
| Line Diameter / Size | EW-90 | EW-90 | EW-52 | EW-90 | 7/8" | 3/8" |
| Removing Equipment (if applicable) | To Be Removed | Proposed | Installed | Proposed | Installed | Installed |
| Additional Installation Notes: | | | | | | |
| <ul style="list-style-type: none"> - Radio equipment for the new microwave dishes will go inside existing cabinet in existing shelter. - No additional ground space requested. | | | | | | |

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

| ANTENNA EQUIPMENT SPECIFICATION | | | | | | |
|--|-------------------|------------------|-----------------|----------------|-------------|-------------|
| Equipment Type | Squid | RRU | TMA | RET | Microwave | Microwave |
| Installation Status | Installed | Installed | Installed | Installed | Installed | Installed |
| RAD Center AGL (ft) | 99' | 99' | 99' | 99' | 81' | 88' |
| Equip Mount ht (ft) | 99' | 99' | 99' | 99' | 81' | 88' |
| Equip Mount Type | T-Arm | T-Arm | T-Arm | T-Arm | Dish mount | Dish mount |
| Equip Manufacturer | Raycap | Ericsson | Ericsson | Powerwave | Andrew | Andrew |
| Equip Model # | DC6-48-60-18-8F | RRUS 11 | KRY 112 75/1 | 7020 | HPX6-59-P3A | HPX6-59-P3A |
| Equip Dimensions (HxWxD) (ft or in) | 24.0"x11.0"x11.0" | 19.7"x17.0"x8.0" | 12.5"x5.6"x3.7" | 4.9"x8.4"x2.4" | 72"x72"x32" | 72"x72"x32" |
| Equip Weight (per item, in lbs) | 32.8 | 51.0 | 13.2 | 2.2 | 254 | 254 |
| Equip Quantity | 2 | 12 | 12 | 6 | 1 | 1 |
| Azimuths/Direction of Radiation | N/A | 65 / 250 / 345 | 65 / 25 / 345 | N/A | 70 | 20 |
| Qty in each azimuth/sector | 2 total | 4 / 4 / 4 | 4 / 4 / 4 | 2 / 2 / 2 | 1 total | 1 total |
| TX Frequency | N/A | N/A | N/A | N/A | 5.925-6.425 | 5.925-6.425 |
| RX Frequency | N/A | N/A | N/A | N/A | 5.925-6.425 | 5.925-6.425 |
| Is equip using unlicensed frequencies? | N/A | No | No | No | No | No |
| Antenna Gain | N/A | N/A | N/A | N/A | 38.8 | 38.8 |
| Total # of lines for equipment in column | 4 | 2 | N/A | N/A | 1 | 1 |
| Line Qty in each azimuth / sector | 4 total | 2 total | N/A | N/A | 1 total | 1 total |
| Line Type | DC Power | Fiber | N/A | N/A | Coax | Coax |
| Line Diameter / Size | 3/4" | 1/2" | N/A | N/A | EW-52 | EW-52 |
| Removing Equipment (if applicable) | Installed | Installed | Installed | Installed | Installed | Installed |
| Additional Installation Notes: | | | | | | |
| - Radio equipment for the new microwave dish will go inside existing cabinet in existing shelter. - No additional ground space requested. | | | | | | |

EXHIBIT D

Ingress Procedures County of Riverside Cactus City Communications Facility

Contact Names and Numbers:

| |
|---|
| Primary Contact Number – 24/7/365 – Marianne Crane (951) 955-0570 |
|---|

1. **Check in - check out procedure**

- Central call in number for site personnel
- Installers/techs to provide work authorization number provided by County prior to work performed.

2. **Ingress Procedures**

To enter the Cactus City Facility, contact the RCIT Radio Maintenance Group at 951-955-3580. This number is to be used during regular business hours and after hours. Our regular business hours are:

Mon-Thurs 7:00 AM – 4:30 PM

Fri 7:00 AM – 3:30 PM

Closed the Following Holidays: New Year's Day, Martin Luther King Day, Lincoln's Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, day after Thanksgiving, Christmas Day.

When Christmas or New Year's Day falls on a Tuesday, the County will be closed the day before the holiday. When Christmas or New Year's Day falls on a Thursday, the County will be closed the day after the holiday.

Ingress Procedures – Scheduled Maintenance, Regular Business Hours

Contact the RCIT Radio Maintenance Group (Radio Shop) three (3) business days prior to the scheduled work to be performed. Notify the Radio Shop of the estimated duration and nature of the scheduled work, the number of personnel to be on site, and the number of vehicles expected to be used.

Ingress Procedures – Scheduled Maintenance, After-Hours

Contact the Radio Shop three (3) business days prior to the maintenance work to notify them of the estimated time and nature of the scheduled work, the number of personnel to be on site, and the number of vehicles expected to be used.

Ingress Procedures – Scheduled System Outage, Regular Business Hours

Contact the Radio Shop five (5) business days prior to the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

Ingress Procedures – Scheduled System Outage, After-Hours

Contact the Radio Shop five (5) business days prior to the outage. Notify them of the nature of the outage, the number of personnel and vehicles required to make the necessary repairs, and the estimated time and duration of the site visit.

Ingress Procedures – Unscheduled System Outage, Regular Business Hours

Contact the Radio Shop as soon as you are aware of the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

Ingress Procedures – Unscheduled System Outage, After-Hours

Contact the Radio Shop as soon as you are aware of the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

EXHIBIT E

COUNTY ENVIRONMENTAL DISCLOSURE

Lessor represents and warrants to its actual knowledge that the Premises and/or any areas of the Property where rights have been expressly conferred by Lessor to Lessee pursuant to this Lease, as of the date of this Agreement, is free of hazardous substances except as follows:

1. NONE.

EXHIBIT F GROUNDING WORK

Grounding Installation check list

- All grounding conductors shall be installed and routed so that personal safety is not compromised and that all equipment is serviceable. The following requirements shall apply:
- Length: conductors shall be no longer than required to achieve their purpose and shall be installed and routed in a professional and workmanlike manner.
- Support: conductors shall be secured or attached to surfaces as required to ensure they do not become damaged or disconnected. Conductors shall be secured in a manner that permits associated equipment to be easily serviced. Conductors shall be secured at no greater than 3 foot intervals.
- Protection: conductors installed in areas where they may be subjected to damage shall be sleeved in electrical non-metallic tubing, or other conduit, that is securely attached to the surface over which it is routed.
- In locations where metallic tubing or conduit is required for adequate protection, the conductor(s) routed through the metallic tubing or conduct must be effectively bonded to each end of the conduit using suitable listed means and devices.
- When ground conductor tap joints are used, they shall be properly insulated as to prevent the bare conductor or connection device from making incidental contact with metallic surfaces.

Grounding Routing

- At points where conductors are routed through holes within metallic surfaces, the surfaces shall be suitably protected with grommets or other material to minimize damage to the conductor or insulation.
- Conductors shall be routed toward the MGB. Connections to bus conductors shall always be made with the tap conductors routed toward the MGB.
- At points where conductors must pass through a hole in a metallic surface and the hole is slightly larger than the conductor, the conductor shall be bonded to the metallic surface through which it passes. If the hole or opening is much larger than the conductor and is intended to accommodate several conductors, the conductor is not required to be bonded.
- Ground bus conductors may be routed within cable trays, on the outside of cable trays where suitable support is provided, or along equipment platforms.
- Equipment grounding conductors shall be installed along the rack rail.
- Ground bus conductors shall be routed using the shortest possible routes.
- Bending radius: Ground bus conductors of all sizes shall maintain a minimum bending radius of 8 inches. The angle of any bend shall not be less than 90 degrees.

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

EXHIBIT G
COUNTY'S SITE INSTALLATION STANDARDS

See the attached sixteen (16) pages.

EXHIBIT G

County of Riverside Site Installation Standards

Table of contents

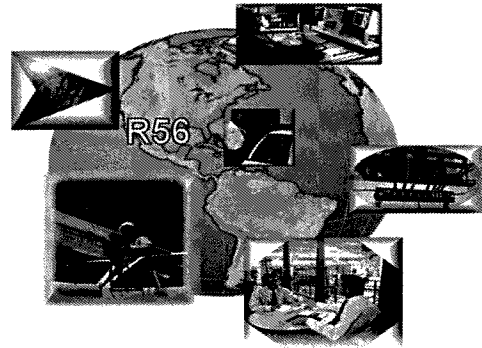
| | |
|---|----|
| Overview | 2 |
| General Requirements..... | 2 |
| Safety | 2 |
| Cabinet and Equipment Rack Installation Standards..... | 3 |
| Equipment Installation within Racks or Cabinets..... | 4 |
| Cabling Requirements for Equipment in Racks and Cabinets..... | 6 |
| Communication Cabling Requirements for Plenums and Other Air-Handling Spaces..... | 7 |
| Antenna-Installation Installation and Removal of Antennas and Cables | 8 |
| RF Transmission Line and Preamplifier Grounding..... | 10 |
| Microwave Dish Installation..... | 12 |
| Documentation..... | 13 |
| Surge Protection Devices (SPDS)..... | 13 |
| RF Surge Protection Devices | 13 |
| AC/UPS Power Specifications..... | 14 |
| Grounding Installation check list..... | 14 |
| Grounding Routing | 14 |
| Tenant Communication..... | 15 |
| Check in - check out procedure | 15 |
| Ingress Procedures | 15 |
| Ingress Procedures – Scheduled Maintenance, Regular Business Hours | 15 |
| Ingress Procedures – Scheduled Maintenance, After-Hours | 15 |
| Ingress Procedures – Scheduled System Outage, Regular Business Hours..... | 15 |
| Ingress Procedures – Scheduled System Outage, After-Hours..... | 15 |
| Ingress Procedures – Unscheduled System Outage, Regular Business Hours | 16 |
| Ingress Procedures – Unscheduled System Outage, After-Hours | 16 |
| Site Logbook..... | 16 |
| Copy of valid FCC license(s) and COR Technical Data Form posted for location..... | 16 |

EXHIBIT G

County of Riverside Site Installation Standards

1. Overview

The County of Riverside ("County") has adopted the Motorola R-56 set standards and requirements for the installation of communications equipment, infrastructure and the way a communications site is managed, controlled, and operated. All tenants located in a communications site shall follow all requirements set forth in this document and the Motorola R-56 standard. All requirements are essential to protect personnel, minimize component failure, and optimize performance.



2. General Requirements

These general requirements have been put in place to improve personal safety and to prevent equipment damage. They establish minimum requirements for grounding, safety, equipment installation, conduct, maintenance, and all other requirements necessary for a successful installation. These procedures relate to safe operations that will be followed during installation and maintenance of communications equipment and antenna systems. The County site procedures and standards shall prevail over contractor accepted practices and standards, unless otherwise agreed to in writing, and safety standards are maintained or exceeded. Contractors must follow the standards and requirements for all sites accessed. The conduct of contractors will be controlled and coordinated by the County or RCIT site manager ("Site Manager"). All contractors, whether County of Riverside controlled or contracted directly with the outside vendor, must follow specific procedures and coordinate all installations and approvals with the Site Manager.

3. Safety

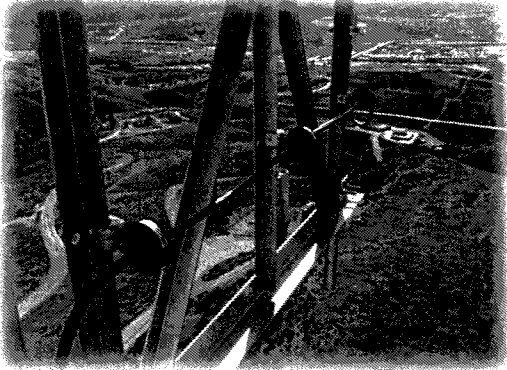
All County employees, contractors, and other personnel working at a communications site shall be familiar with the information contained in this document. The County, as a site owner/primary tenant, is responsible for compliance to Federal Communications Commission (FCC) regulation.

- All County employees, tenants, contractors, and other personnel shall be required to use an appropriate EME monitoring device when working in the vicinity of fixed transmission sources of RF energy.
- All County employees, tenants, contractors, and other personnel shall be required to provide certification that all field technicians have received RFR safety awareness training.
- All County employees, tenants, contractors, and other personnel shall be required to provide certification that field technicians have personal protection equipment (PPE) in the form of RF personal monitors.
- All tower work shall be performed with personnel trained in this practice and who possess the proper equipment and certifications.
- Fall protection measures shall be observed and implemented on all towers and structures, where climbing is required.

EXHIBIT G

County of Riverside Site Installation Standards

- All applicable regulations regarding tower climbing shall be observed.
- Subcontractors shall be required to submit their written Safety Program to the Site Manager and obtain approval prior to commencing any work.
- All tower climbing shall be in accordance with the Fall Protection Program.



fire extinguisher.

- OSHA or other applicable Occupational Safety and Health standards/regulations shall be observed and followed in all phases of tower construction and maintenance. Proper documentation must be on file with County.
- All tower climbing crews shall provide copies of tower climbing and safety certification to the county prior to climbing the tower.
- In case of a fire at the communication site, the fire department shall be notified as soon as a fire is discovered. Notification shall not be delayed in order to assess the results of firefighting effort using on-site

4. Cabinet and Equipment Rack Installation Standards

The County communication facilities are designed to utilize both open and closed rack mounting for equipment installations. Floor spacing and electrical outlet spacing in cable trays follow this pattern, which is designed to maximize the amount of equipment within the available floor space. All approved racks, cabinets, electrical ("If Available") and cable tray for the specified communications site will be provided and installed by the County of Riverside per County standards unless otherwise specified or on a case by case basis. If tenant provides their own rack or cabinet it shall be installed per County standards, which include but are not limited to:

- Bonding to the MGB- (Master Ground Bar)
- Bonding to SSGB- (Sub System Ground Bus Bar)
- Bonding to RGB - (Rack Ground Bar)
- Bonding to ground bus conductor
- Bonding to communication bonding backbone conductors and grounding equalizer conductors.
- Approved welded rack or cabinet, based on the equipment specifications.
- Insulation pad/Isolated Grommets.
- Hilti Anchor-Specified for seismic (Zone 4) Part#HSL-3-B, M12
- A 36-inch side aisle shall be maintained around electrical panel

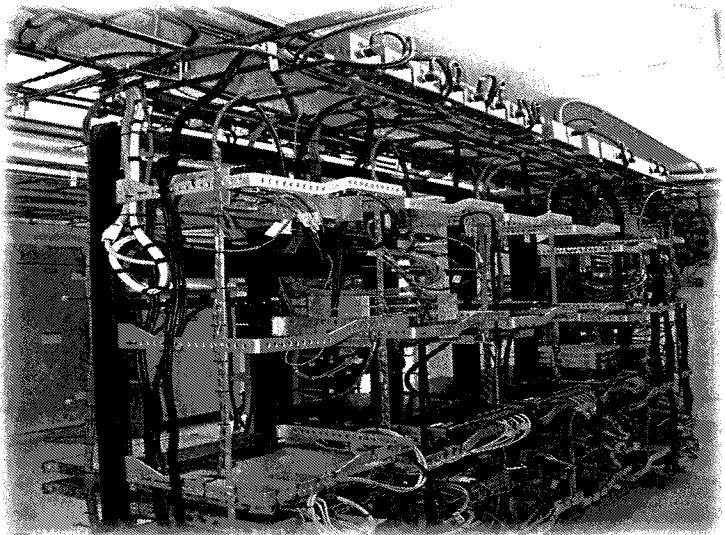


EXHIBIT G

County of Riverside Site Installation Standards

boards (NFPA 70-2005, Article 110.26).

- A 36 to 48-inch front, side, and (where applicable) rear aisles are required for servicing interior mounted air conditioners (NFPA 70-2005, Article 110.26, ASHRAE).
- A 36-inch aisle shall be maintained in front of all telephone switching equipment and/or demarcation cabling. A 36-inch aisle shall be maintained in situations where there is telephone switching equipment and/or demarcation cabling on both sides of the aisle (NFPA 70-2005, Article 110.72).
- A 36-inch minimum workspace shall be maintained on all non-egress or aisle ways without equipment described in this section.
- A 36-inch aisle shall be maintained between at least one end of an equipment row and building wall or other obstruction; longer aisles may require additional access breaks. Larger aisles and additional access breaks in a row may be required as the row becomes longer, such that a fire in the aisle does not prevent egress.

5. Equipment Installation within Racks or Cabinets

Prior to the installation of equipment in a communication site, the County shall perform a BTU and electrical load analysis making sure there is sufficient power and AC for the entire facility. If electrical or AC needs to be upgraded to support any additional equipment, the tenant will be responsible for all associated costs, tenant must provide the county all load, electrical and BTU requirements for each piece of equipment prior of installation.

- All cabling within racks and cabinets shall conform to the requirements of NFPA 70-2005, Article 300, Article 800, Article 810, Article 820, and Article 830.
- (See ANSI/TIA/EIA-568(c) and 569(c) and NECA/BICSI 568-2001 for additional information.)

Every transmitter on site shall be equipped with a dual-stage isolator with second harmonic filter or bandpass cavity on the isolator output. Strong IM can be generated from the transmitter power amplifier(PA). The dual-stage isolator greatly reduces the amount of external frequency energy entering a transmitter PA and consequently, the level of IM generated. Jacketed heliax transmission lines and type N connectors shall be used instead of RG-8 cable and UHF connectors. Where two or more transmit frequencies are combined to one antenna, connectors shall be 7/16 inch DIN connectors. Every receiver should have a band pass cavity to prevent strong transmitter signals from swamping the receiver, all transmitters onsite should have sufficient transmitter noise filtering to reduce harmful on-channel noise to all receivers on site. This is best achieved through a bandpass cavity(s) that reduces the on channel transmitter noise below the

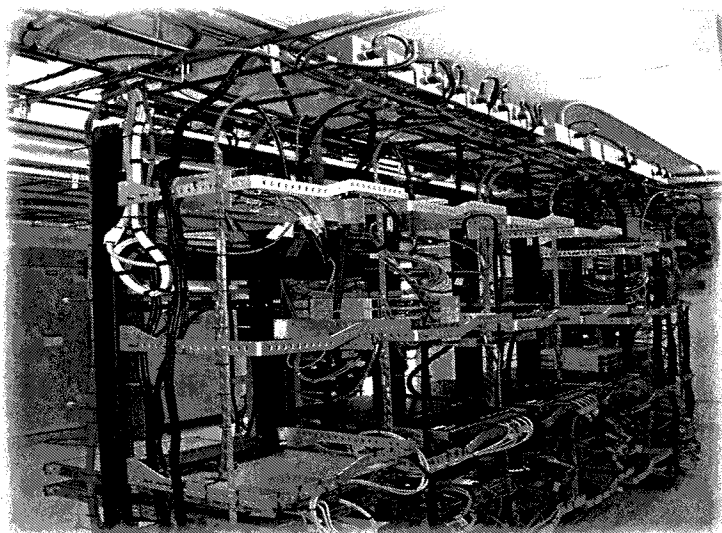


EXHIBIT G

County of Riverside Site Installation Standards

interference level. All receivers should have bandpass cavities to prevent receivers from being desensitized by nearby strong transmit frequency carriers.

- Some radios, when manufactured, are designed to have the antenna connectors and control cables exit to the side. Side-mounted connectors require additional and odd spacing and disrupt designated floor plans. Mounting of this type of equipment, without modification, shall not be permitted in primary site radio facilities. It may however, be permitted with a single-station installation in County facilities other than specified locations and/or County radio facilities. Installation of this type of equipment shall require coordination for facilities under the jurisdiction of other agencies.
- Floor space assignments shall be made by Site Manager for locations under county control. Installations of equipment shall be well planned in order to provide a minimum of interference or downtime to system users. All installations or modifications that require the disabling of an operational system shall be coordinated with the proper jurisdiction. All equipment installations shall comply with all local building and electrical codes.
- 25-54 MHz - Transmitters in this range shall have an isolator with a minimum of 20dB reverse isolation followed by a low pass filter and a bandpass cavity setup, which provides a minimum of 20dB of attenuation at 1 MHz from the transmit frequency.
- 66-88 MHz - Transmitters in this range shall have an isolator with a minimum of 25dB reverse isolation followed by a low pass filter and bandpass cavity setup, which provides a minimum of 20dB of attenuation at 1 MHz from the transmit frequency.
- 130-225 MHz - Transmitters in this range shall have a set of isolators with a minimum of 50dB reverse isolation followed by a low pass filter and a bandpass cavity setup, which provides a minimum of 25dB of attenuation at 1 MHz from the transmit frequency.
- 276-284 MHz - Transmitters in this range shall have a set of isolators with a minimum of 50dB reverse isolation followed by a low pass filter and a bandpass cavity setup, which provides a minimum of 25dB of attenuation at 1 MHz from the transmit frequency.
- 400-512 MHz - Transmitters in this range shall have a set of isolators with a minimum of 50dB reverse isolation followed by a low pass filter and a bandpass cavity setup, which provides a minimum of 15dB of attenuation at 1 MHz from the transmit frequency.
- 764-960 MHz - Transmitters in this range shall have a set of isolators with a minimum of 50dB reverse isolation followed by a low pass filter and a bandpass cavity setup, which provides a minimum of 15dB of attenuation at 1 MHz from the transmit frequency.

EXHIBIT G

County of Riverside Site Installation Standards

6. Cabling Requirements for Equipment in Racks and Cabinets

To help prevent damage or accidental disconnection, cables and conductors **shall** be secured at intervals of no more than 914 mm (3 ft.). Attachment **shall** be accomplished in a manner that does not restrict access to the equipment in the rack or cabinet.

- Insulated standoffs are recommended for use in racks or cabinets. The standoffs should be of sufficient length to maintain the proper cable separation.
- Nonmetallic cable ties shall be used to secure cables and conductors. Attachment shall be tight enough to secure cables without crushing or deforming them.
- Nonmetallic cable ties must be cut with flush cut side cuts directly adjacent to the locking tab to prevent sharp protrusions.
- When tenants install their own cabinet or rack all grounding conductors within racks or cabinets shall be routed toward the RGB, MGB, SSGB, or ground bus conductor. Connections to the RGB or ground bus conductor shall always be made with the equipment grounding or tap conductors being routed toward the MGB, SSGB, or RGB.
- Whenever possible, cable groups of different types should maintain 50.8 mm (2 in.) separation when passing through the cabinet housing. When the 50.8 mm (2 in.) separation cannot be maintained at the through the cabinet housing penetration, separation shall be maintained before and after the penetration point. Cables are to be run neatly. Cable management over relay racks and equipment cabinets is accomplished by utilizing cable tray systems. Cable trays provide proper support of cables between cabinets, relay racks and bays of equipment and help maintain adequate separation between the cable groups. The orderly separation and support of cable also simplifies maintenance. All cables installed in cable trays shall installed in a neatly secure fashion with all listed requirements met.
- Cables in racks or cabinets shall be sized to length, and shall be installed and routed neatly and in a workmanlike manner.
- AC power cords longer than necessary may be looped down and back up a rack or cabinet. Excess lengths of AC power cord shall not be coiled on top of racks or cabinets.

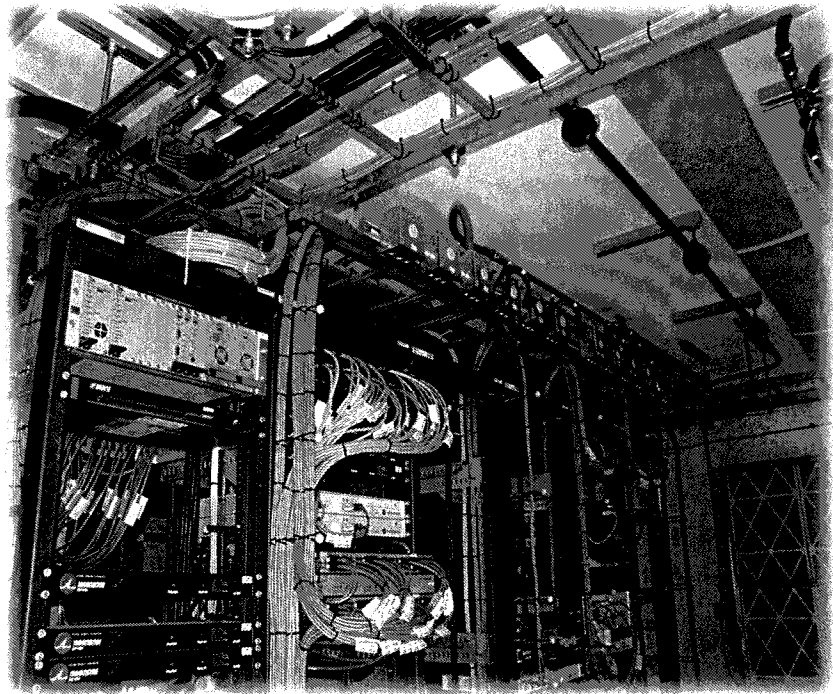
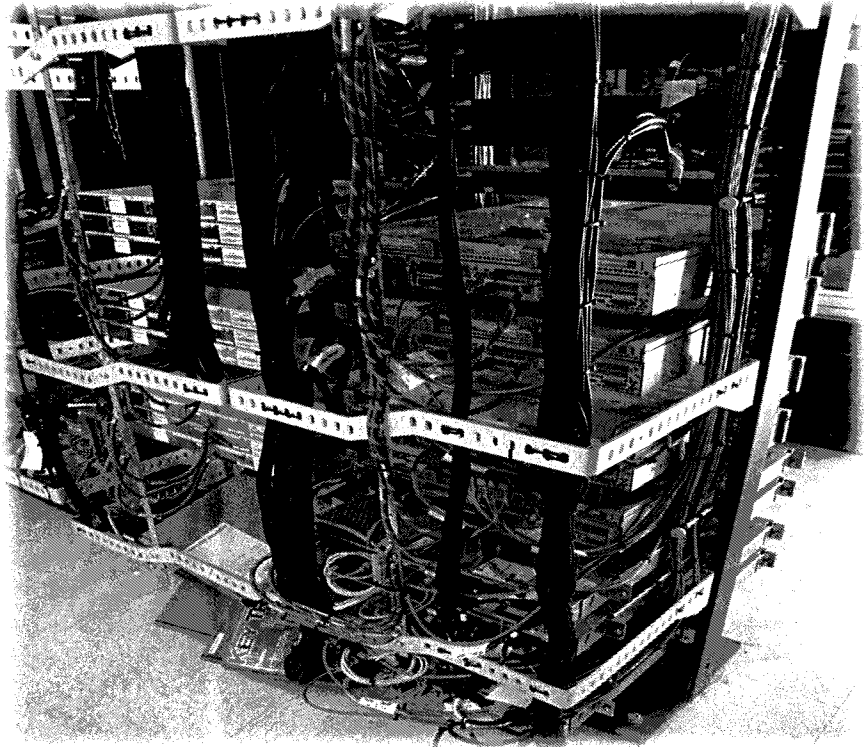


EXHIBIT G

County of Riverside Site Installation Standards

- Grounding conductors of all sizes shall maintain a minimum bending radius of 203 mm (8 in.). The angle of any bend shall be not less than 90 degrees.
- The bending radius of CAT-5e cables shall be not less than 10 times the outside diameter of the cable. Follow the cable manufacturer's recommendations and see ANSI/TIA/EIA-568(c) and CSAT529-1995 for additional information.
- All other cables shall not have sharp bends which will damage or degrade the performance of the cable. The cable manufacturer's specifications shall be followed.
- Cabling in racks or cabinets shall be grouped according to function. Groups are defined as:
 - AC power cords
 - DC power cables
 - Ground conductors
 - RF transmission cabling
 - Data, control, signal and timing reference cabling and telephone cabling
- Cable groups within racks and cabinets shall be separated by 50.8 mm (2 in.) from other cable groups. See ANSI/TIA/EIA-568(c) and -569(c); and NFPA 70-2005, Articles 800.133, 810.18, 820.133 and 830.133 for additional information.
- When practical, cable groups at or in close proximity to equipment chassis should be separated by 50.8 mm (2 in.) or cross at a 90-degree angle.



7. Communication Cabling Requirements for Plenums and Other Air-Handling Spaces

- Non-plenum rated power cabling shall not be installed within plenums. Failure to use plenum-rated cables in these areas can result in generation of toxic fumes in the event of a fire. Wiring systems may be installed in ducts specifically constructed to transport environmental air only when such wiring consists exclusively of the following:
 - Type MI (mineral insulated) cable.

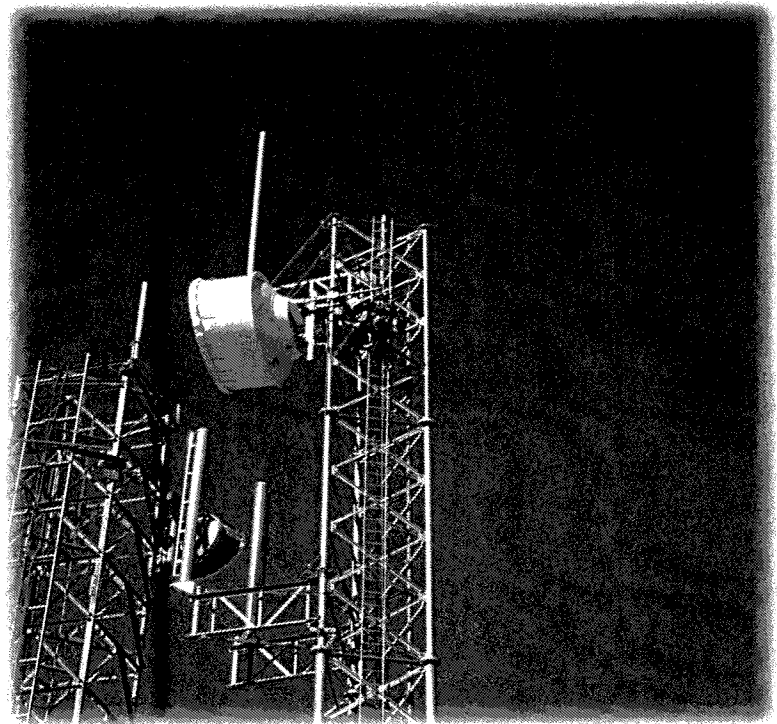
EXHIBIT G

County of Riverside Site Installation Standards

- Type MC (metal-clad) cable employing a smooth or corrugated impervious metal sheath without an overall nonmetallic covering.
- Type CMP (communications plenum cable), electrical metallic tubing, flexible metal tubing, intermediate metal conduit, or rigid metal conduit. Flexible metal conduit and liquid-tight flexible metal conduit shall only be permitted in lengths not exceeding 1.22 m (4 ft.), to connect physically adjustable equipment and devices permitted to be in the ducts.
- See NFPA 70-2005, Article 300.22(B) for additional information
- Wiring installed in other spaces used for environmental air, such as the area above a suspended ceiling or as otherwise defined in NFPA 70-2005, Article 300.22(C), shall be installed in accordance with NFPA 70-2005, Article 300.22(C). Such wiring methods include using Type MI (mineral insulated) cable, Type MC (metal-clad) cable without an overall nonmetallic covering, and Type AC (armored cable) cable. See NFPA 70-2005, Article 300.22(C) for additional information.

8. Antenna-Installation Installation and Removal of Antennas and Cables

An interference analysis shall be performed to determine interference that may exist at the location. The EME study will be the responsibility of the party requesting the new equipment installation. The EME study will be made available to the County site administrator for approval before site work is to proceed.



All antennas shall have a jumper constructed of Andrew LDF4-50A (not to exceed 50 inches). and Andrew LDF5-50A is recommended as the primary feed line. A "drip loop" shall be formed as the jumper or feed line is installed. The manufacturer-recommended bending radius specifications shall not be exceeded. Coaxial feed line connectors shall not fall within, or be obscured by, any antenna support pipe or conduit run when making antenna feed line installations inside of support pipes or conduit runs. Antenna feed line runs to be installed in conduit or pipes will require special consideration and the approval of the Site Manager.

All antenna feed line runs shall be secured to the existing Unistrut brackets with HOT-DIP GALVANIZED Unistrut clamps and STAINLESS STEEL hardware.

EXHIBIT G

County of Riverside Site Installation Standards

All antenna feed line runs to be installed on towers shall follow the appropriate antenna feed line ladder support. This is dependent upon which side of the tower the antenna is to be mounted. Accordingly, inside and outside positions on the cable ladder shall be evenly utilized when making antenna feed line installations. All antenna feed line runs shall be secured to the antenna feed line ladder and ice bridge.

- Transmission lines shall not be installed in a way that will impede climbing or safety devices.
- Transmission lines shall not be mounted to climbing ladder rungs or climbing pegs.
- Transmission line installation should be planned with consideration for future expansion.
- Excess transmission line shall not be stored (coiled or looped) on the tower.
- Any unused or abandoned transmission line will be removed from tower.
- All transmission line connectors, splices, terminations, and jumpers shall be weatherproofed.



On towers where antenna feed line support systems have not been provided, antenna feed line runs may be secured by the utilization of stainless angle adapter clamps such as (Andrew part number 31768A) and the appropriate Andrew hanger kit number for size of cable) attached to the tower face cross angles. At other locations where galvanized pipe or electrical conduit has been utilized for mounting antennas, the vertical antenna feed line runs may be secured by the utilization of stainless steel wrap lock or stainless steel ties. When installing antenna feed line runs, no feed line shall be attached to or supported by any other individual antenna feed line run already installed. Attachment intervals shall follow that of the manufacturer recommendation as provided in the Andrew reference catalog.

The utilization of messenger cable for antenna feed line support shall be considered on an "as-needed" basis.

Antenna feed line entryways are provided for each individual equipment row. All antenna feed line runs entering or exiting these buildings shall utilize the appropriate entryway for the equipment row being utilized. Each entryway port shall be fully utilized prior to the use of another entryway. Microflex entryway boots shall be used for the appropriate remote sites.

All antenna feed line runs inside buildings (where cable trays are provided) may be secured by utilization of black nylon cable ties. Where cable trays are not provided, the use of jiffy clips, one-hole pipe straps, rigid conduit straps, Unistrut and Unistrut clamps or black nylon cable ties shall be permitted to secure antenna feed line runs. Utilization of ELECTRO-GALVANIZED or PLATED material inside of buildings is permitted.

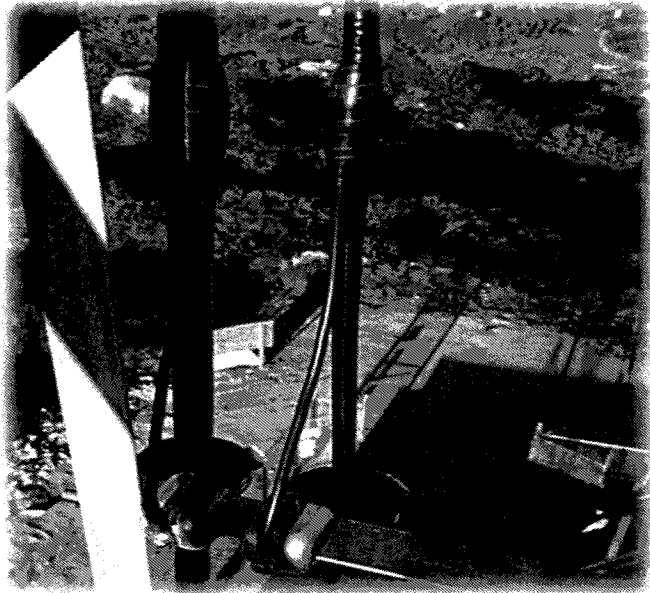
EXHIBIT G

County of Riverside Site Installation Standards

When Andrew LDF5-50A antenna feed line is used for the primary run, it shall terminate (when cable trays are provided) approximately twelve inches prior to being centered over a radio rack or radio cabinet. A jumper cable utilizing Andrew LDF4-50A shall be constructed to connect the antenna feed line to a base station, duplexer, transmitter combiner or receiver combiner, etc. In some cases RG-214, RG-142, RG-400 or Andrew FSJ4-50B may be permitted

A coax protector is to be utilized for the installation, it shall be installed in the cable tray between the 7/8" run of antenna feed line and the jumper cable going to the equipment. The coax protector shall be connected to the ground bus at this point. A SPD shall be used for single station installations and an IS-PT50HN-MA or similar shall be used for installations with combiners.

All antenna feed line runs shall have cable identification tags and shall denote antenna location on tower. An antenna location chart and antenna feed line run chart shall be provided by the RCIT Site Manager for each County-controlled site.



The antenna feed line point of connection to a vertical antenna (Stationmaster type) shall be sealed with electrical tape. A minimum of three wraps shall be utilized. All other types of antennas, with exposed connectors, shall be sealed with Andrew Type 34283 Connector Burial Kit. This shall consist of one wrap of electrical tape, one wrap of Type 34283 Connector Burial Kit and three additional wraps of electrical tape. All wraps shall be properly cut and sealed.

The point of connection of the jumper Andrew LDF4-50A and LDF5-50A (on the antenna end) shall be sealed. This shall consist of one wrap of electrical tape, one wrap of Andrew Type 34283 Connector Burial Kit and three additional wraps of electrical tape. All wraps shall be properly cut and sealed. All transmission lines shall be labeled per county guidelines. County guidelines will be provided by the Site Manager prior of installation.

9. RF Transmission Line and Preamplifier Grounding

All antenna feed line runs shall be grounded and **shall** comply with all applicable codes in use by the authority having jurisdiction. Grounding systems **shall** be installed in a neat and workmanlike manner (NFPA 70-2005, Article 110.12 and NFPA 780-2004, section 1.4). This will require the installation of a grounding kit similar to Andrew Type 204989-2 Strap Kit (for Andrew LDF5-50A) or appropriate kit number for the antenna feed line being used. All transmission lines **shall** be installed and bonded to the tower using ground kits as follows:

- Each transmission line run shall have entry port boots (inside and/or outside), lightning protectors and associated mounting brackets, and any additional jumpering required by the site specific RF configuration. Some manufacturers provide transmission line kits, which include

EXHIBIT G

County of Riverside Site Installation Standards

the main line connectors, top and bottom jumpers, line grounding kits (typically three per line), hoist grips, and weatherproofing materials.

- Coaxial cable transmission lines shall be bonded and grounded in accordance with the installation practices listed below. To minimize the formation of condensation and ice on transmission lines, a drip loop should be created at the point where the direction of the transmission lines changes from vertical to horizontal. To lessen the likelihood of moisture on the cables getting into the shelter, the cables should be installed with a slight upward incline as they approach the shelter.
- Transmission line ground kits shall be installed per manufacturer specifications.
- Transmission line ground kits shall be sealed from the weather to prevent water and corrosion damage to the transmission line (ANSI T1.313-2003, section 10.5).
- When a tower bus bar is not available the transmission line ground kits shall be attached to an effectively grounded vertical member of the tower, using tower manufacturer-approved methods (typically a type of mechanical clamp).
- Transmission line ground kits shall be attached to a tower bus bar if available.
- Transmission line ground kit grounding conductors shall be installed without drip loops, parallel to the transmission line, and pointed down towards the ground to provide a direct discharge path for lightning (ANSI T1.313-2003, section 10.5.1).
- Transmission line ground kits shall be installed at the first point of contact, near the antenna (ANSI T1.334-2002, section 6.6; ANSI T1.313-2003, section 10.5.1; and MIL-HDBK-419A).
- Transmission line ground kits shall be installed at the bottom of the tower near the vertical to horizontal transition point (ANSI T1.313-2003, section 10.5.1; ANSI T1.334-2002, section 6.6; and MIL-HDBK-419A). The ground kits shall be bonded to the tower or tower ground bus bar (TGB) if installed.
- If the tower is greater than 61 m (200 ft.) in height, an additional ground kit shall be installed at the tower midpoint (ANSI T1.334-2002, section 6.6 and MIL-HDBK-419A). Additional ground kits shall be installed as necessary to reduce the distance between ground kits to 61 m (200 ft.) or less.
- In high lightning prone geographical areas, additional ground kits should be installed at spacing between 15.2 to 22.9 m (50 to 75 ft.) (ANSI T1.313, section 10.5.1 and ANSI T1.334-2002, section 6.6). This is especially important on towers taller than 45.7 m (150 ft.).

All antennas and transmission lines supported by wooden poles, or installed on the side of a structure will be handled and designed on a case by case basis and approved by the Site Manager.

The use of Andrew FSJ4-50B SUPERFLEXIBLE cable shall be permitted only in those cases where the bending radius required cannot be achieved when using Andrew LDF4-50A. The use of Andrew FSJ1-50 or Andrew LDF2-50 shall not be permitted. Any variation from the above shall require the approval of the Site Manager for County-controlled facilities. Coordination and approval shall be required with other controlling agencies.

EXHIBIT G

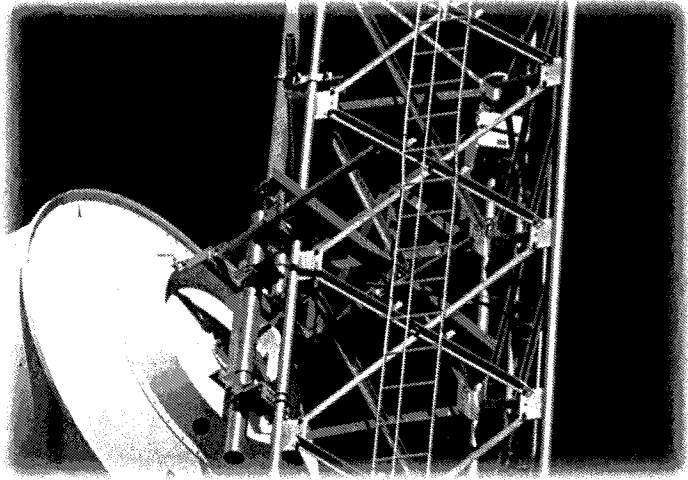
County of Riverside Site Installation Standards

10. Microwave Dish Installation

All microwave dish mounts shall be HOT-DIPPED GALVANIZED after fabrication. Each microwave dish leg mount shall be constructed and mounted so as to be plumb. All microwave dishes, after mounting, shall have a stabilizer arm attached and shall be properly anchored so as to prohibit the microwave dish from moving during high winds. Mounting of microwave dishes between tower legs shall be considered on an "as-needed" basis.

Elliptical waveguide shall be utilized for all microwave installations from 6 GHz through 18 GHz. When RF transmitters are installed they must be maintained per manufacture guidelines and must be in compliance. This includes ensuring all shields are maintained properly and installed correctly, this includes but not limited to:

- Not allowing transmit antennas inside equipment rooms or near the ground level of sites.
- Ensuring all microwave dishes are directed away from facilities.
- Proper use and installation of transmission lines and connectors. When waveguide carrying high power is used, verification of fitting integrity must be performed to ensure there is no RF leakage.
- Each transmission line run shall have entry port boots (inside and/or outside), lightning protectors and associated mounting brackets, and any additional jumpering required by the site specific RF configuration. Some manufacturers provide transmission line kits, which include the main line connectors, top and bottom jumpers, line grounding kits (typically three per line), hoist grips, and weatherproofing materials.
- Strain relief devices shall be used a minimum of every 60.8 m (200 ft.) during transmission line installation and shall remain in place to support the cable after installation. A support cable should be used between the grips to prevent damage to the transmission line caused by lifting from only one point.
- Coaxial cable transmission lines shall be bonded and grounded in accordance with antenna installation grounding installation.
- To minimize the formation of condensation and ice on transmission lines, a drip loop should be created at the point where the direction of the transmission lines changes from vertical to horizontal. To lessen the likelihood of moisture on the cables getting into the shelter, the cables should be installed with a slight upward incline as they approach the shelter.



All microwave waveguide shall be grounded by following the same procedure as that of antenna feed line grounding. The required grounding kit shall be obtained from the Andrew reference catalog for the type of waveguide being utilized. Special consideration shall be given to

EXHIBIT G

County of Riverside Site Installation Standards

microwave waveguide installations and shall require contacting the Site Manager. All transmission lines shall be labeled per county guidelines. County guidelines will be provided from the Site Manager prior of installation.

When equipment/users vacate a communications building, the antenna(s), transmission line(s) along with all hardware and appurtenances are to be removed from the tower and inside the comm. building.

11. Documentation

All systems, when installed shall provide the following prior to acceptance:

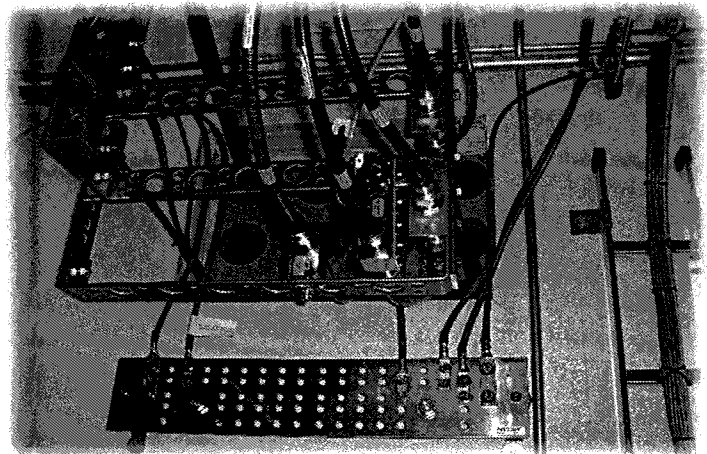
- Transmitter frequency by antenna mount
- Power out of transmitter
- FCC License

Coordination with the Site Manager shall be required when multiplex channels are to be installed in the County Microwave System.

12. Surge Protection Devices (SPDS)

All surge protection devices and outside telecommunication cable metallic shields including, but not limited to, items listed below **shall** be effectively bonded back to the internal grounding (earthing) system with a 16 mm² csa (#6 AWG) or coarser equipment grounding conductor by using the following requirements and connection methods described within this document:

- Individual RF Surge Protection Devices
- Primary Surge Protection Devices
- Secondary Surge Protection Devices
- Telecommunication Cable Metallic Shields
- GPS Cable Metallic Shields



13. RF Surge Protection Devices

RF transmission SPDs **shall** be bonded to the MGB within 610 mm (24 in.) of entry into the equipment shelter, equipment room or equipment area. A separate equipment grounding (earthing) conductor **shall** be used to bond each of these devices to the MGB or to a SSGB. RF transmission line SPDs may also be bonded directly to a SSGB, MGB, or the copper integrated entry panel with the proper securing hardware.

EXHIBIT G

County of Riverside Site Installation Standards

14. AC/UPS Power Specifications

All tenant provided UPS's shall be rack mounted and approved by the Site Manager.

15. Grounding Installation check list

- All grounding conductors shall be installed and routed so that personal safety is not compromised and that all equipment is serviceable. The following requirements shall apply:
- Length: conductors shall be no longer than required to achieve their purpose and shall be installed and routed in a professional and workmanlike manner.
- Support: conductors shall be secured or attached to surfaces as required to ensure they do not become damaged or disconnected. Conductors shall be secured in a manner that permits associated equipment to be easily serviced. Conductors shall be secured at no greater than 3 foot intervals.
- Protection: conductors installed in areas where they may be subjected to damage shall be sleeved in electrical non-metallic tubing, or other conduit, that is securely attached to the surface over which it is routed.
- In locations where metallic tubing or conduit is required for adequate protection, the conductor(s) routed through the metallic tubing or conduct must be effectively bonded to each end of the conduit using suitable listed means and devices.
- When ground conductor tap joints are used, they shall be properly insulated as to prevent the bare conductor or connection device from making incidental contact with metallic surfaces.

16. Grounding Routing

- At points where conductors are routed through holes within metallic surfaces, the surfaces shall be suitably protected with grommets or other material to minimize damage to the conductor or insulation.
- Conductors shall be routed toward the MGB. Connections to bus conductors shall always be made with the tap conductors routed toward the MGB.
- At points where conductors must pass through a hole in a metallic surface and the hole is slightly larger than the conductor, the conductor shall be bonded to the metallic surface through which it passes. If the hole or opening is much larger than the conductor and is intended to accommodate several conductors, the conductor is not required to be bonded.
- Ground bus conductors may be routed within cable trays, on the outside of cable trays where suitable support is provided, or along equipment platforms.
- Equipment grounding conductors shall be installed along the rack rail.
- Ground bus conductors shall be routed using the shortest possible routes.
- Bending radius: Ground bus conductors of all sizes shall maintain a minimum bending radius of 8 inches. The angle of any bend shall not be less than 90 degrees.

EXHIBIT G

County of Riverside Site Installation Standards

17. Tenant Communication

If there are situations in which one tenant needs to communicate with another tenant regarding equipment at the site, all communication will go through the Riverside County Site Manager. Unless directed by the Site Manager, or a life and death emergency, tenants **shall not** contact other tenants regarding the site, equipment, interference, etc.

18. Check in - check out procedure

- Central call in number for site personnel
- Installers/techs to provide work authorization number provided by county prior to work performed.

19. Ingress Procedures

To enter County of Riverside Communications Center and Other Communications Facilities, contact the RCIT Radio Maintenance Group at 951-955-3580. This number is to be used during regular business hours and after hours. Our regular business hours are

Mon-Thurs 7:00 AM – 4:30 PM

Fri 7:00 AM – 3:30 PM

Closed the Following Holidays: New Year's Day, Martin Luther King Day, Lincoln's Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, Day After Thanksgiving, Christmas Day.

When Christmas or New Year's Day falls on a Tuesday, the County will be closed the day before the holiday. When Christmas or New Year's Day falls on a Thursday, the County will be closed the day after the holiday.

Ingress Procedures – Scheduled Maintenance, Regular Business Hours

Contact the RCIT Radio Maintenance Group (Radio Shop) three (3) business days prior to the scheduled work to be performed. Notify the Radio Shop of the estimated duration and nature of the scheduled work, the number of personnel to be on site, and the number of vehicles expected to be used.

Ingress Procedures – Scheduled Maintenance, After-Hours

Contact the Radio Shop three (3) business days prior to the maintenance work to notify them of the estimated time and nature of the scheduled work, the number of personnel to be on site, and the number of vehicles expected to be used.

Ingress Procedures – Scheduled System Outage, Regular Business Hours

Contact the Radio Shop five (5) business days prior to the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

Ingress Procedures – Scheduled System Outage, After-Hours

Contact the Radio Shop five (5) business days prior to the outage. Notify them of the nature of the outage, the number of personnel and vehicles required to make the necessary repairs, and the estimated time and duration of the site visit.

EXHIBIT G

County of Riverside Site Installation Standards

Ingress Procedures – Unscheduled System Outage, Regular Business Hours

Contact the Radio Shop as soon as you are aware of the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

Ingress Procedures – Unscheduled System Outage, After-Hours

Contact the Radio Shop as soon as you are aware of the outage. Notify them of the nature of the outage, the estimated time repair personnel will be on site, and the estimated number of staff and vehicles that will be required.

20. Site Logbook

All site work is to be recorded in the Site Logbook.

- All personnel entering a communications site are to record, in the Site Log Book, the date of their entry, a brief description of the work performed and the names of the personnel performing the work.
- Contact/User information listed in Site Log Book.
- A section of the Site Log Book will be set aside to record all pertinent contact information for the current site users. This information will include Name, Telephone and Email of the responsible person or department to contact in case of questions or emergency. It is the responsibility of each site user to keep the information current. If the information should change, the County site administrator is to be notified.

21. Copy of valid FCC license(s) and COR Technical Data Form posted for location

A copy of the current FCC license must be posted in the Communications Site for the equipment installed.

- The equipment installation must meet with the license terms.
- A copy of the license must be provided to the County site administrator before the transmitting equipment will be allowed to be placed in service.

A copy of the Riverside County Application and Technical Data Form as approved by Riverside County Facilities Management must be posted in the site.

Market: Los Angeles
Site Number: DC001B
AT&T Site No: C256
Site Name: Chuckwalla

EXHIBIT H
SCOPE OF WORK FOR MICROWAVE ADDITION
See the attached thirteen (12) pages.

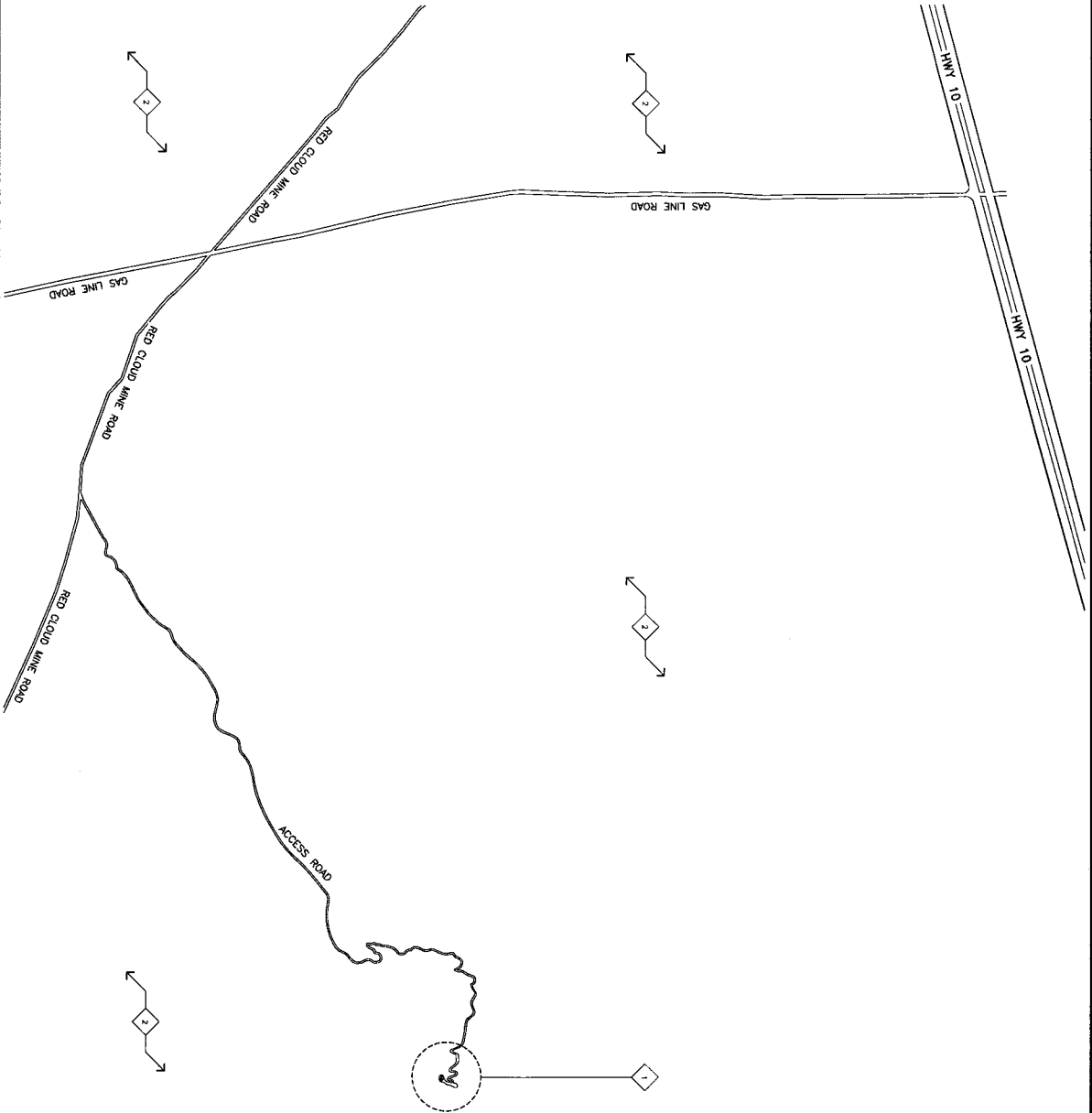
STRUCTURAL SPECIFICATIONS

- [illegible]

08 NUMB

OVERALL SITE PLAN KEYNOTES

- 1) GROUND LEASE AREA WITHIN (E) JENSEN COUNTY COMMERCIAL ZONE DISTRICT 10-11.
- 2) (C) OPEN SPACE.



OVERALL SITE PLAN

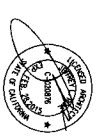
SCALE: 1"=1200'

1



Jeffrey Reme Associates
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San Antonio, TX 78204-4444
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APPROVALS

| | |
|-------------------------------|----------|
| ANITA JEN | 03/28/13 |
| 90% COS | DATE |
| JEFF REME | 04/22/13 |
| 100% COS | DATE |
| JEFF REME | 12/16/13 |
| 100% COS WITH STRUCTURES DATE | |
| CONSTRUCTION | DATE |
| SITE ACQUISITION | DATE |

PROJECT NAME
MICROWAVE UPGRADE
SITE NAME
CHUCKWALLA/AC256
TX, 104685
10086616

DESIGNER CHUCKWALLA PEAK
DESIGN CENTER, CALIFORNIA 92239

| | | |
|----------|-----------|---------|
| 03/28/13 | 90% COS | (71-81) |
| 04/22/13 | 100% COS | (71-82) |
| 12/16/13 | STRUCTURE | (71-83) |
| 07/20/13 | STRUCTURE | (71-84) |
| 07/20/13 | STRUCTURE | (71-85) |

SHEET TITLE

OVERALL SITE PLAN

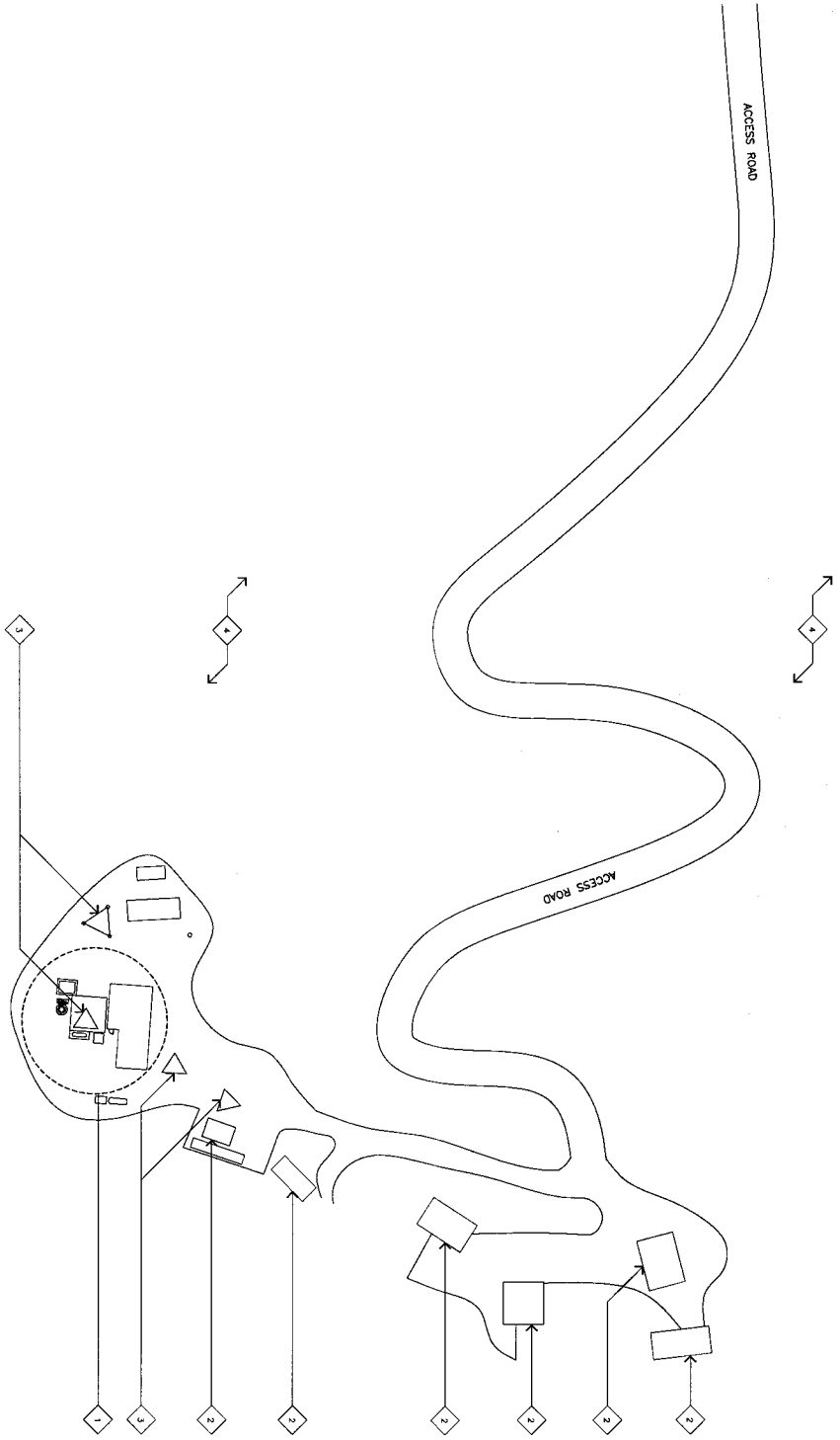
A-0

SITE PLAN KEYNOTES

- 1 (A) Aerial view within (C) Riverside County, California with new microwave antennas, see sheet A-1.1.
- 2 (B) BUILDINGS.
- 3 (C) LANTIER TOWERS.
- 4 (D) OPEN SPACE.



SITE PLAN



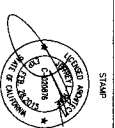
SCALE: 1"=30'

A-1



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 tel 949.760.3929 | fax 949.760.3931

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AMIA JCN 02/28/13
 GRC CDS DATE
 JEFF ROOM 04/22/13
 TONG CDS DATE
 JEFF ROOM 12/16/13
 TONG CDS WITH STRUCTURE DATE

CONSTRUCTION DATE

SITE ACQUISITION DATE

PROJECT NAME
 MICROWAVE UPGRADE
 SITE NAME
 CHUCKWALLA/LAC256
 EX. NUMBER
 10086616

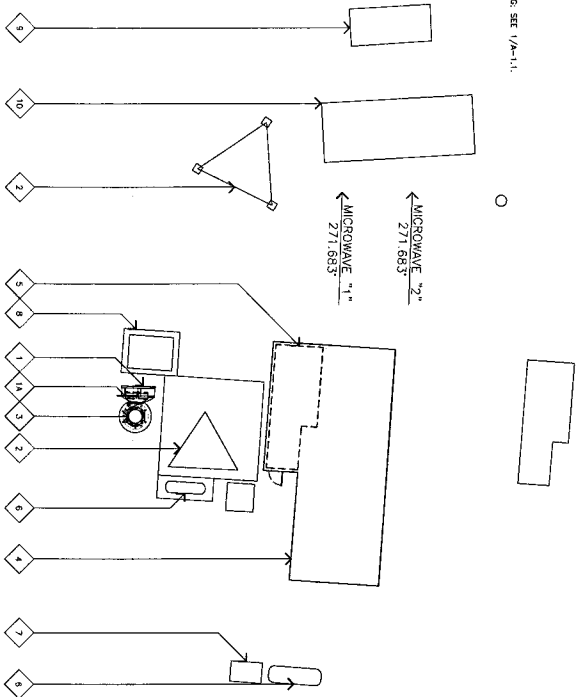
DESIGN CENTER CALIFORNIA 92235
 CHUCKWALLA PEAK
 DRAWING DATES
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 04/22/13 TONG CDS (P1-82)
 12/16/13 JEFF ROOM (P1-83)
 12/16/13 STRUCTURE (P1-84)
 02/28/13 TONG CDS (P1-85)
 02/28/13 JEFF ROOM (P1-86)

SHEET TITLE

SITE PLAN

ENLARGED SITE PLAN KEYNOTES

- (1) ANTENNA 6'-0" MICROWAVE ANTENNA
- (2) ANTENNA 6'-0" MICROWAVE ANTENNA
- (3) ANTENNA 6'-0" MICROWAVE ANTENNA
- (4) ANTENNA 6'-0" MICROWAVE ANTENNA
- (5) ANTENNA 6'-0" MICROWAVE ANTENNA
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- (9) ANTENNA 6'-0" MICROWAVE ANTENNA
- (10) ANTENNA 6'-0" MICROWAVE ANTENNA



ENLARGED SITE PLAN GENERAL NOTES

- ANTENNA 6'-0" MICROWAVE ANTENNA
- ANTENNA 6'-0" MICROWAVE ANTENNA
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- ANTENNA 6'-0" MICROWAVE ANTENNA

ENLARGED SITE PLAN

SCALE: 1/16"=1'-0"



2

EQUIPMENT PLAN

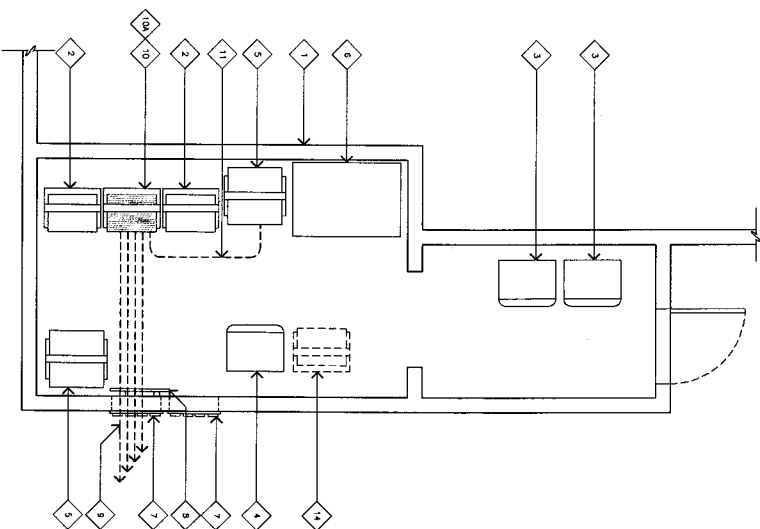
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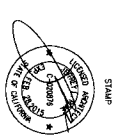
EQUIPMENT PLAN KEYNOTES

- (1) ANTENNA 6'-0" MICROWAVE ANTENNA
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- (5) ANTENNA 6'-0" MICROWAVE ANTENNA
- (6) ANTENNA 6'-0" MICROWAVE ANTENNA
- (7) ANTENNA 6'-0" MICROWAVE ANTENNA



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APPROVALS

| | |
|-------------------------------|----------|
| ARCH. ENR. | 02/28/13 |
| ENR. CDS | DATE |
| JEFF RONE | 04/22/13 |
| 100% CDS | DATE |
| JEFF RONE | 12/18/13 |
| 100% CDS WITH STRUCTURAL DATE | |
| CONSTRUCTION | DATE |
| SITE ACQUISITION | DATE |

PROJECT NAME
MICROWAVE UPGRADE
SITE NAME
CHUCKWALL/LAC256

DESIGNER
JEFF RONE
100086016
CHUCKWALL/LAC256

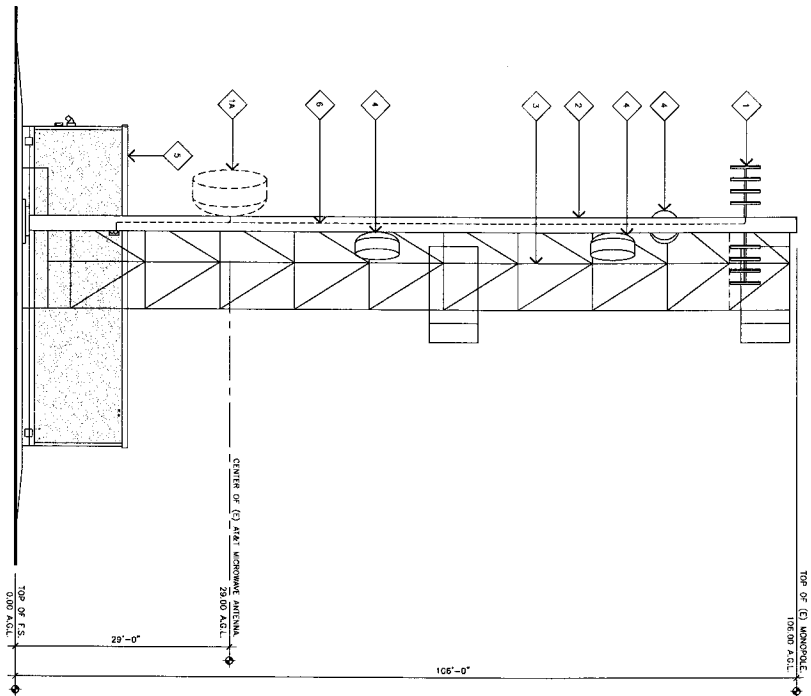
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04/22/13 ENR. CDS (P-40)
12/18/13 JEFF RONE (P-40)
07/20/14 UPDATED SITE PLAN (P-40)

SHEET TITLE

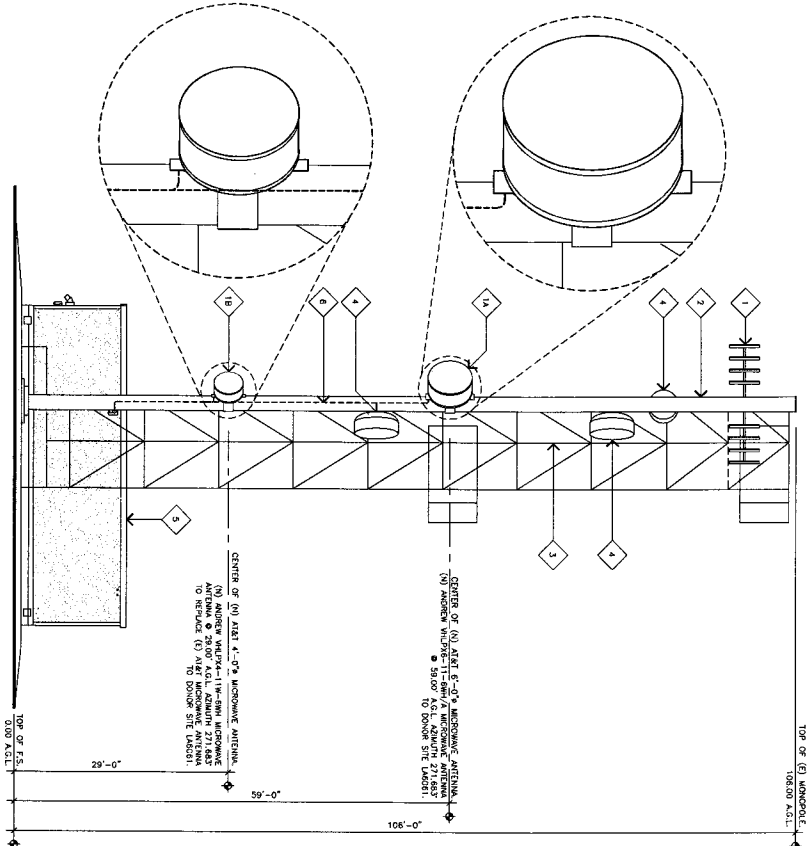
**ENLARGED SITE PLAN AND
EQUIPMENT PLAN**

A-1.1

- 1 (F) AER PAUL ANTENNAS MOUNTED TO (E) MONOPOLE.
- 2 (F) MONOPOLE.
- 3 (F) OTHER CARRIER TOWER.
- 4 (F) AER ANTENNAS MOUNTED ON (E) MONOPOLE.
- 5 (F) AER EQUIPMENT SHELTER.
- 6 (F) AER WAREHOUSE CABLES.




SCALE: 0 4' 8'

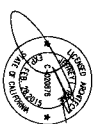
[illegible]

SCALE: 1/8"=1'-0"

Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 1550 Jeanine Plaza, Suite 250
 Newport Beach, California 92660
 Tel 949.760.3573 | Fax 949.760.3593



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| APPROVALS | |
|--------------------------|----------|
| AMDA JEN | 03/28/13 |
| 90% COS | DATE |
| JEFF ROME | 04/22/13 |
| 100% COS | DATE |
| JEFF ROME | 12/16/13 |
| 100% COS WITH STRUCTURAL | DATE |

| CONSTRUCTION | DATE |
|------------------|------|
| SITE ACQUISITION | DATE |

PROJECT NAME
MICROWAVE UPGRADE

SITE NAME
CHUCKWALLA/LAC256

FA NUMBER
10086616

CHUCKWALLA PEAK
DESERT CENTER, CALIFORNIA 92739

| DRAWING DATES | |
|---------------|-----------------------------|
| 03/28/13 | 90% CD REVIEW (P1-B1) |
| 04/22/13 | 100% FINAL CDS (P1-B2) |
| 04/23/13 | CLIENT COMMENTS (P1-B3) |
| 12/05/13 | STRUCTURAL COMMENTS (P1-B4) |
| 12/16/13 | STRUCTURALS (P1-B5) |
| 01/20/14 | UPDATED SITE PLAN (P1-B6) |

SHEET TITLE

**EXISTING & PROPOSED
ELEVATIONS**

A-2

SITE PRO 1 COAX SUPPORT KIT

SCALE: NONE

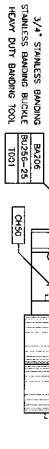
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NOT USED

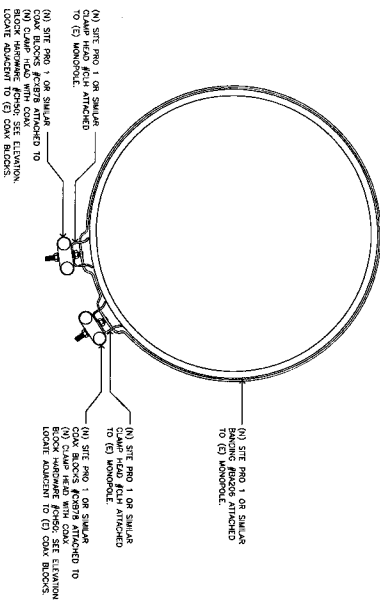
SCALE: NONE

1

| PARTS LIST | | |
|------------|----------------------|-----|
| ITEM | DESCRIPTION | QTY |
| 1 | 1/2" DIA. COAX BLOCK | 1 |
| 2 | 1/2" DIA. COAX BLOCK | 1 |
| 3 | 1/2" DIA. COAX BLOCK | 1 |
| 4 | 1/2" DIA. COAX BLOCK | 1 |
| 5 | 1/2" DIA. COAX BLOCK | 1 |
| 6 | 1/2" DIA. COAX BLOCK | 1 |
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| 100 | 1/2" DIA. COAX BLOCK | 1 |



ELEVATION

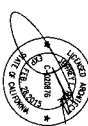


PLAN VIEW



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San Joaquin, CA 95834
tel 949.760.3929 | fax 949.760.3931

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PREPARED FOR



APPROVALS

| | |
|-----------|----------|
| ARCH. JEN | 02/28/13 |
| DATE | |
| JEFF ROME | 04/22/13 |
| DATE | |
| JEFF ROME | 12/16/13 |
| DATE | |

100% COX WITH STRUCTURE DATE

CONSTRUCTION DATE

SITE ACQUISITION DATE

PROJECT NAME
MICROWAVE UPGRADE

SITE NAME
CHUCKWALLA/LAC256

10086616

DESIGNER
CHUCKWALLA PEAK

DESIGNER
CHUCKWALLA PEAK

DRAWING DATES
02/28/13
04/22/13
12/16/13
01/29/14

SHEET TITLE

A-3.1

Product Specifications



Antenn Solutions
VH1P26-11-6WH/A
1.4 m | 4.6 ft ValueLine® High Performance Low Profile Antenna



General Specifications

| | |
|------------------------|---|
| Packing | Standard pack |
| Radome Color | White |
| Radome Material | Polymer |
| Reflector Construction | One-piece reflector |
| Antenna Input | CR90GC |
| Antenna Color | White |
| Antenna Type | VH1PX - ValueLine® High Performance Low Profile Antenna |
| Diameter, nominal | 1.8 m 6 ft |
| Flash included | No |
| Polarization | Dual |

Mechanical Specifications

| | |
|-------------------------------|--------------------|
| Fire Azimuth Adjustment | ±20° |
| Fire Elevation Adjustment | ±15° |
| Mounting Pipe Diameter | 115 mm 4.5 in |
| Net Weight | 62 kg 137 lb |
| Side Struts, Included | 1 inboard |
| Wind Velocity Operational | 200 km/h 124 mph |
| Wind Velocity Survival Rating | 200 km/h 124 mph |

Wind Forces At Wind Velocity Survival Rating

| | |
|---------------------------------------|-------------------|
| Axial Force (FA) | 7128 N 1602 lbf |
| Side Force (FS) | 3521 N 794 lbf |
| Twisting Moment (MT) | 3157 N-m |
| Weight with 1/2 in (12 mm) Radial Ice | 205 kg 452 lb |
| ZCG with 1/2 in (12 mm) Radial Ice | 450 mm 18 in |
| ZCG without Ice | 425 mm 17 in |

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Went 21 2013

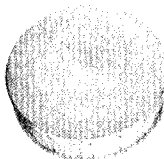
ANTENNA SPECIFICATIONS

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| SCALE: | NONE |
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Product Specifications



Antenn Solutions
VH1P41-1W-6WH
1.2 m | 4 ft ValueLine® High Performance Low Profile Antenna



General Specifications

| | |
|------------------------|---|
| Packing | Standard pack |
| Radome Color | White |
| Radome Material | Polymer |
| Reflector Construction | One-piece reflector |
| Antenna Input | CR90GC |
| Antenna Color | White |
| Antenna Type | VH1PX - ValueLine® High Performance Low Profile Antenna |
| Diameter, nominal | 1.2 m 4 ft |
| Flash included | No |
| Polarization | Dual |

Mechanical Specifications

| | |
|-------------------------------|--------------------|
| Fire Azimuth Adjustment | ±15° |
| Fire Elevation Adjustment | ±15° |
| Mounting Pipe Diameter | 115 mm 4.5 in |
| Net Weight | 40 kg 88 lb |
| Side Struts, Included | 1 inboard |
| Wind Velocity Operational | 200 km/h 124 mph |
| Wind Velocity Survival Rating | 200 km/h 124 mph |

Wind Forces At Wind Velocity Survival Rating

| | |
|---------------------------------------|-------------------|
| Axial Force (FA) | 5326 N 1197 lbf |
| Side Force (FS) | 2628 N 593 lbf |
| Twisting Moment (MT) | 2370 N-m |
| Weight with 1/2 in (12 mm) Radial Ice | 75 kg 165 lb |
| ZCG with 1/2 in (12 mm) Radial Ice | 310 mm 12 in |
| ZCG without Ice | 210 mm 8 in |

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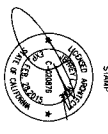
ANTENNA SPECIFICATIONS

| | |
|--------|------|
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| 1 | |



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APPROVALS

ANALYST: 02/28/13

DATE: 04/22/13

DATE: 12/16/13

DATE: 12/16/13

DATE: 12/16/13

DATE: 12/16/13

DATE: 12/16/13

DATE: 12/16/13

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A-4

Installation Instructions

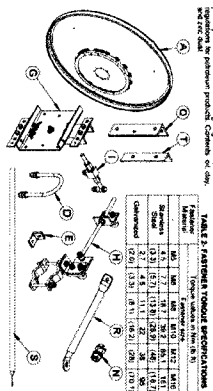
TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

Important: Before you begin the installation, please read the instructions carefully. The instructions must be followed exactly as written. Failure to follow the instructions may result in damage to the antenna or injury to personnel. The instructions must be followed exactly as written. Failure to follow the instructions may result in damage to the antenna or injury to personnel.

TABLE 1: ANTENNA MOUNTING LIMITS

| Antenna Type | Max. Weight (lbs.) | Max. Wind Speed (mph) | Max. Ice Load (in.) | Max. Snow Load (in.) |
|--------------|--------------------|-----------------------|---------------------|----------------------|
| Horizontal | 100 | 75 | 1.0 | 1.0 |
| Vertical | 100 | 75 | 1.0 | 1.0 |
| Diagonal | 100 | 75 | 1.0 | 1.0 |

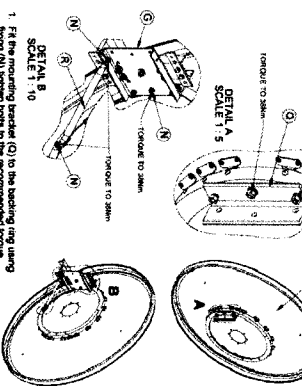


Installation Instructions

TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

Mount Assembly



1. Fit the mounting bracket (C) to the existing ring using the following (N) tighten bolts to the recommended torque.
2. Using the bracket (N) tighten the bolts to the recommended torque.
3. Tighten the bracket (N) to the recommended torque.
4. Tighten the bracket (N) to the recommended torque.

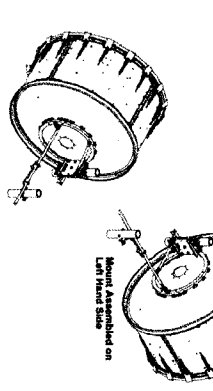
ANTENNA MOUNTING DETAILS

Installation Instructions

TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

Assembling the Mount
The antenna may be assembled with the mount on the right or the left side of the pole as shown. The right side can be used for the left side of the pole as shown. The right side can be used for the left side of the pole as shown. The right side can be used for the left side of the pole as shown.



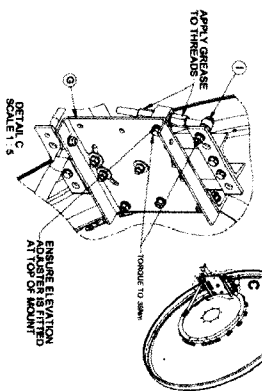
Note:
Only the left side assembly is described. The right side assembly is identical except for the side of the pole. The right side assembly is identical except for the side of the pole. The right side assembly is identical except for the side of the pole. The right side assembly is identical except for the side of the pole.

Installation Instructions

TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

Attaching the Elevation Adjuster



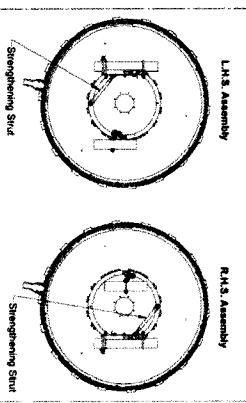
1. Fit elevation adjuster (I) to the position shown on the mount (G). Tighten the elevation adjuster (I) to the position shown on the mount (G). Tighten the elevation adjuster (I) to the position shown on the mount (G). Tighten the elevation adjuster (I) to the position shown on the mount (G).

Installation Instructions

TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

Orientation of Strengthening Strut Poles on Mount



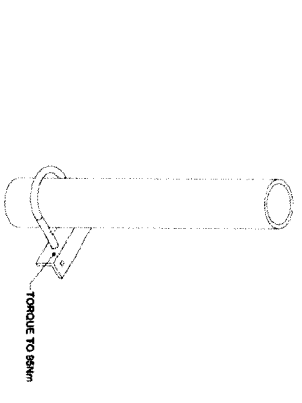
1. For mounting assembled on the Left Hand Side, the strengthening strut (A) is attached to the top of the pole (B) and the pole (B) is attached to the top of the pole (B).
2. For mounting assembled on the Right Hand Side, the strengthening strut (A) is attached to the top of the pole (B) and the pole (B) is attached to the top of the pole (B).

Installation Instructions

TMW Antenna
Tower Mount for 60 (1.8m) Antennas

Antenna Mount for 60 (1.8m) Antennas
Tower Mount for 60 (1.8m) Antennas

ATTACH SAFETY BRACKET



1. Fit the mounting bracket (C) to the existing ring using the following (N) tighten bolts to the recommended torque.
2. Using the bracket (N) tighten the bolts to the recommended torque.
3. Tighten the bracket (N) to the recommended torque.
4. Tighten the bracket (N) to the recommended torque.

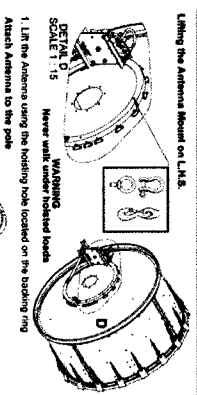
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A-5

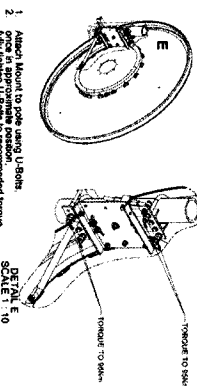
Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Lift the Antenna using the hoisting hole located on the hoisting ring. Attach Antenna to the pole.

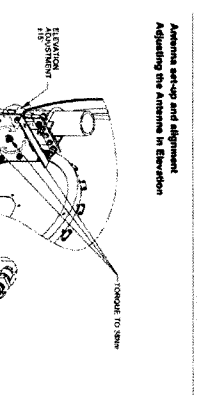


2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

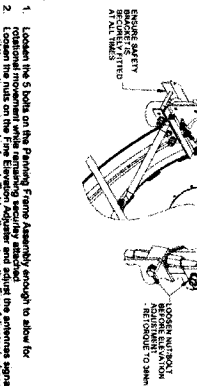
Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Lift the Antenna using the hoisting hole located on the hoisting ring. Attach Antenna to the pole.



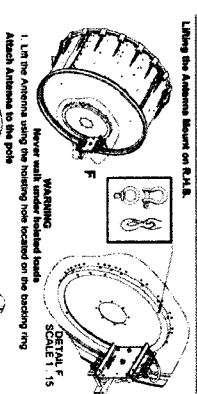
2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

1. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement with the antenna mounted.
2. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement with the antenna mounted.
3. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement with the antenna mounted.

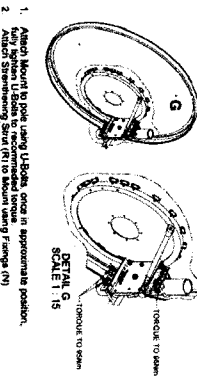
Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Lift the Antenna using the hoisting hole located on the hoisting ring. Attach Antenna to the pole.

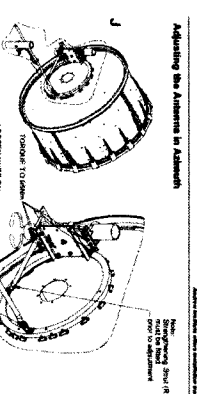


2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

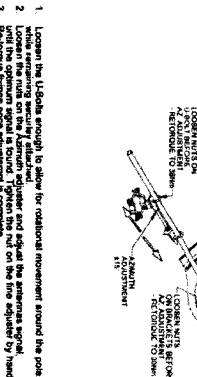
Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Lift the Antenna using the hoisting hole located on the hoisting ring. Attach Antenna to the pole.



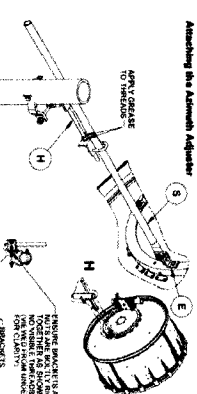
2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

1. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.
2. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.
3. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.

Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Assemble Brackets (E) together with Flange (M), attach to antenna assembly.

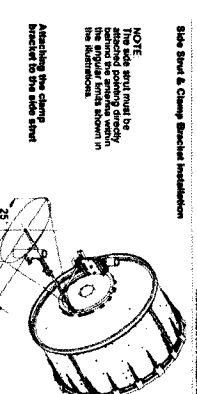


2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

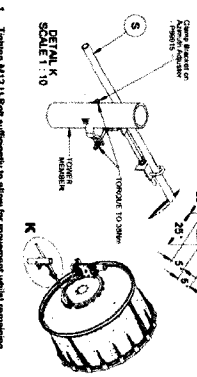
Installation Instructions

100W Antenna
Tower Mount for 60 (1.5m) Antennas

1. Lift the Antenna Mount on R.A.S.



1. Assemble Brackets (E) together with Flange (M), attach to antenna assembly.



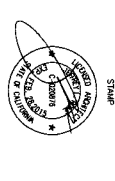
2. Attach Mount to pole using U-Bolts. Tighten U-Bolts to recommended torque.

1. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.
2. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.
3. Loosen the 5 bolts on the Flaring Frame Assembly enough to allow for rotational movement around the pole.



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APPROVALS
DATE 02/28/13
DATE 04/22/13
DATE 12/16/13

PROJECT NAME
MICROWAVE UPGRADE
SITE NAME
CHUCKWALLA/LAC256
10086616
DESIGN CENTER CHUCKWALLA 92239

SHEET TITLE
ANTENNA MOUNTING DETAILS
A-5.1