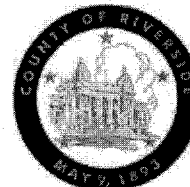


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.13
(ID # 3601)

MEETING DATE:

Tuesday, February 27, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Ratification and Approval of Amended and Restated Communications Site Ground Lease Agreement with STC One LLC – 5 year lease, and Approval of Memorandum of Amended and Restated Communications Site Ground Lease Agreement – Fire Station Number 81, District 4, CEQA Exempt [\$0] (Clerk to file Notice of Exemption)

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 15061(b)(3), "Common Sense" Exemption and Section 15301, Existing Facilities Exemption;
2. Ratify and approve the attached Amended and Restated Communications Site Ground Lease Agreement with STC One LLC and authorize the Chairman of the Board to execute the same on behalf of the County;

Continued on page 2

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA 1/25/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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, Perez and Ashley
Nays: None
Absent: None
Date: February 27, 2018
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached Memorandum of Amended and Restated Communications Site Ground Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
4. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to administer all actions necessary to complete or memorialize this transaction; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within 5 days of approval by the Board.

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- 2046/47	

C.E.O. RECOMMENDATION: Approved

BACKGROUND:

Summary

In 2010, the County of Riverside (County) entered into a Communications Site Lease Agreement (Lease) with STC One LLC, a Delaware limited liability company, by Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney in Fact (STC One) for the purpose of allowing STC One to maintain and operate a communications facility, including tower structures, antennas, equipment shelters, communications equipment, and related improvements and structures, on the County owned property located at 37955 Washington Street, Indio, CA 92211 (commonly known as Fire Station 81).

The current Lease will expire August 17, 2020. STC One recently requested an extension to their lease term, in order to make their site more attractive to carriers. The proposed Amended and Restated Communications Site Ground Lease Agreement (New Lease) will amend and restate the prior Lease by deleting it in its entirety and replacing it with the terms and conditions set forth in the New Lease. The New Lease shall commence on January 1, 2018 and will expire on December 31, 2022. STC One will also be granted five options to extend the term, by five years each. At the commencement of the New Lease the rent shall increase from \$3,142.75 to \$3,237.03. The Real Estate Division of the Economic

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

Development Agency (EDA) supports the extension of the existing term and consents to the continuous occupancy of Sprint as the subtenant at the facility.

The New Lease and Memorandum of Amended and Restated Communications Site Ground Lease Agreement have been reviewed and approved by County Counsel as to legal form.

The attached New Lease 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), "Common Sense" exemption and Section 15301 Class 1, Existing Facility exemption, 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: STC One, LLC, a Delaware limited liability company
Global Signal Acquisitions II LLC, a Delaware limited liability company
its Attorney in Fact

Premises Location: 37955 Washington Street
Palm Desert, California

	Current	New
Term:	August 18, 2010 – August 17, 2020	January 1, 2018 – December 31, 2022
Option to Extend:	None	Five options of five years each
Premises:	781 square feet	781 square feet
Rent:	\$3,142.75	\$3,237.03
Utilities:	Provided by Lessee	No Change
Maintenance:	Provided by Lessee	No Change
Assignment and Subleasing:	40% shared revenue	40% shared revenue

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

In consideration for the restructuring of the New Lease, STC One has agreed to pay the EDA a one-time off-set payment of \$7,500.00 to cover EDA costs to transact.

Impact on Citizens and Businesses

There will be no change to the current communications facility. The negotiated revenue from this facility will continue to help fund and pay for public safety communications throughout the County which will benefit both citizens and businesses alike.

SUPPLEMENTAL:

Additional Fiscal Information

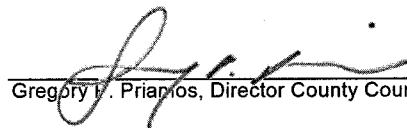
There are no costs associated with this transaction as all processing and transaction costs are covered by the Lessee.

Attachments:

- Aerial Image
- Amended and Restated Communications Site Ground Lease Agreement
- Memorandum of Amended and Restated Communications Site Ground Lease Agreement
- Notice of Exemption

RF:HM:VY:JR:ra IN055 18.656 13503 MinuteTrak #3601


Renini Dasika, Principal Management Analyst 2/20/2018


Gregory V. Priamos, Director County Counsel 2/6/2018

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

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SOURCE OF FUNDS: N/A Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 2016/17-2046/47	

C.E.O. RECOMMENDATION: Approved

BACKGROUND:

Summary

In 2010, the County of Riverside (County) entered into a Communications Site Lease Agreement (Lease) with STC One LLC, a Delaware limited liability company, by Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney in Fact (STC One) for the purpose of allowing STC One to maintain and operate a communications facility, including tower structures, antennas, equipment shelters, communications equipment, and related improvements and structures, on the County owned property located at 37955 Washington Street, Indio, CA 92211 (commonly known as Fire Station 81).

The current Lease will expire August 17, 2020. STC One recently requested an extension to their lease term, in order to make their site more attractive to carriers. The proposed Amended and Restated Communications Site Ground Lease Agreement (New Lease) will amend and restate the prior Lease by deleting it in its entirety and replacing it with the terms and conditions set forth in the New Lease. The New Lease shall commence on January 1, 2018 and will expire on December 31, 2022. STC One will also be granted five options to extend the term, by five years each. At the commencement of the New Lease the rent shall increase from \$3,142.75 to \$3,237.03. The Real Estate Division of the Economic Development Agency (EDA) supports the extension of the existing term and consents to the continuous occupancy of Sprint as the subtenant at the facility.

The New Lease and Memorandum of Amended and Restated Communications Site Ground Lease Agreement have been reviewed and approved by County Counsel as to legal form.

The attached New Lease 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), "Common Sense" exemption and Section 15301 Class 1, Existing Facility exemption, 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.

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

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Global Signal Acquisitions II LLC, a Delaware limited liability company
its Attorney in Fact

Premises Location: 37955 Washington Street
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In consideration for the restructuring of the New Lease, STC One has agreed to pay the EDA a one-time off-set payment of \$7,500.00 to cover EDA costs to transact.

Impact on Citizens and Businesses

There will be no change to the current communications facility. The negotiated revenue from this facility will continue to help fund and pay for public safety communications throughout the County which will benefit both citizens and businesses alike.

SUPPLEMENTAL:

Additional Fiscal Information

There are no costs associated with this transaction as all processing and transaction costs are covered by the Lessee.


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

Attachments:

- Aerial Image
- Amended and Restated Communications Site Ground Lease Agreement
- Memorandum of Amended and Restated Communications Site Ground Lease Agreement
- Notice of Exemption

RF:HM:VY:JR:ra IN055 18.656 13503 MinuteTrak #3601


Rohini Bhande, Principal Management Analyst 2/20/2018


Gregory V. Priaplos, Director County Counsel 2/6/2018



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

2/28/18 lb
Date Initial

NOTICE OF EXEMPTION

January 29, 2018

Project Name: County of Riverside, Economic Development Agency (EDA) Amended and Restated Communication Site Lease, North Bermuda Dunes Fire Station #81, Riverside County

Project Number: FM0473341005500

Project Location: 37955 Washington Street, north of I-10; Palm Desert, California; Assessor's Parcel Number (APN) 748-390-004 (See Attached Exhibit)

Description of Project: The County of Riverside (County) entered into a Communications Site Lease Agreement with STC One LLC, A Delaware limited liability company, by Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney in Fact (Lessee) for the purpose of maintaining and operating a communications facility on 781 square feet of space, which includes tower structures, antennas, equipment shelters, communications equipment, and related improvements and structures on County-owned property, located at 37955 Washington Street, Indio, California 92211, commonly known as Fire Station No. 81. The current lease will expire on August 17, 2020. The proposed new Lease Agreement will amend and restate the prior lease by deleting it in its entirety and replacing it with the terms and conditions set forth on the Amended and Restated Lease Agreement, which is identified as the proposed Project under the California Environmental Quality Act (CEQA). The term of the proposed Lease Agreement will be five years and will commence on January 1, 2018 and will expire on December 31, 2022. The Lessee will be granted five options to extend the term by five years each. The use of the site under the Amended and Restated 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, STC One LLC, by Global Signal Acquisitions II LLC

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.

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.

FEB 27 2018 3.13

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

org

Administration
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Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Amended and Restated Communication Site Lease-North Bermuda Dunes
Fire Station #81, Riverside County

Accounting String: 524830-47220-7200400000- FM0473341005500

DATE: January 29, 2018

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: 

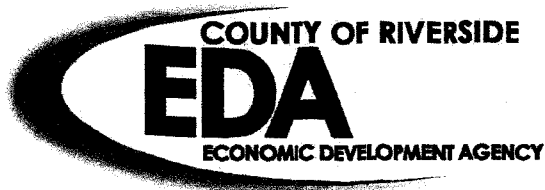
PRESENTED BY: Jose Ruiz, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY:

DATE:

RECEIPT # (S)



Date: January 29, 2018

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 # FM0473341005500**
Amended and Restated Communication Site Lease -North Bermuda Dunes Fire Station #81,
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

WHEN RECORDED RETURN TO:

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

A.P.N. 748-390-004

**MEMORANDUM OF AMENDED AND RESTATED
COMMUNICATIONS SITE GROUND LEASE AGREEMENT**

This Memorandum of Amended and Restated Communications Site Ground Lease Agreement ("Memorandum") is made effective this 27th day of February, 2018 by and between COUNTY OF RIVERSIDE, a political subdivision of the State of California, with a mailing address of 3403 10th Street, Suite 400, Riverside, California 92501 ("County") and STC ONE LLC, a Delaware limited liability company, registered in California as TOWER COMPANY ONE LLC, by and through its attorney in fact, GLOBAL SIGNAL ACQUISITIONS III LLC, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 ("Lessee").

1. County and Lessee have entered into an Amended and Restated Communications Site Ground Lease Agreement (the "Lease"), of which this is a Memorandum, whereby Lessee leased certain real property, together with access and utility easements, located in Riverside County, California (the "Premises") from County, all located within certain real property owned by County (the "Property"). The Property, of which the Premises are a part, is more particularly described in Exhibit A attached hereto.

Documentary Transfer Tax \$ _____
____ Computed on full value of property
____ Computed on full value less liens and
encumbrances remaining at time of sale
____ Computed on full value of lease surpassing the
35-year term limit _____
____ Computed on leased area of the property

Site Name: Fire Station #81
Business Unit #: 879935

1

FEB 27 2018 3.13


Signature of Declarant or agent – Firm Name

2. County and Cox PCS Assets, L.L.C., a Delaware limited liability company (“Original Lessee”) entered into a Lease dated June 27, 2001 , as amended by that certain First Amendment to Lease dated November 5, 2001 (collectively, the “Prior Lease”).
3. STC One LLC, which is registered in California as Tower Company One LLC, is the ultimate successor in interest to the Original Lessee under the Prior Lease.*
4. County and Lessee entered into a Communications Site Lease Agreement dated August 18, 2010 (the “Original Lease”) which deleted the Prior Lease in its entirety and replaced it with the terms and conditions set forth in the Original Lease.
5. The Lease amends the Original Lease by deleting it in its entirety and restating the Original Lease as provided for in the Lease.
6. The Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.
7. The term of the Lease, including all extensions, is for approximately thirty (30) years, commencing on January 1, 2018 and expiring on December 31, 2047.
8. County agrees, at no expense to County, to cooperate with Lessee, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Lessee’s and Lessee’s sublessees or licensees intended use of the Premises.
9. In the event of any inconsistency between this Memorandum and the Lease, the Lease shall control.
10. The terms, covenants and provisions of the Lease shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of County and Lessee.
11. This Memorandum does not contain the social security number of any person.
12. A copy of the Lease is on file with County and Lessee.

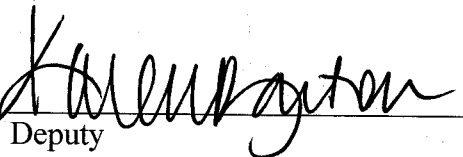
[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, County and Lessee have caused this Memorandum to be duly executed on the day and year first written above.

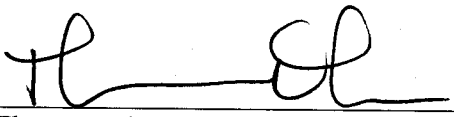
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Chuck Washington, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

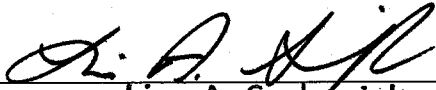
By: 
Thomas Oh
Deputy County Counsel

[Acknowledgment Appears on Following Page]

LESSEE:

STC ONE LLC,
a Delaware limited liability company,
registered in California as TOWER COMPANY
ONE LLC,

By: Global Signal Acquisitions III LLC, a
Delaware limited liability company
Its: Attorney In Fact

By: 
Print Name: Lisa A. Sedgwick
Title: RET Manager

[Acknowledgment Appears on Following Page]

State of Texas

County of Harris

Before me, Veronica N. Odom, a Notary Public, on this day personally appeared Lisa Sedgwick, RET Manager of **GLOBAL SIGNAL ACQUISITIONS III LLC**, a Delaware limited liability company, as Attorney in Fact for **STC ONE LLC**, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of January, 2018

Veronica N. Odom

(Personalized Seal)

Notary Public's Signature

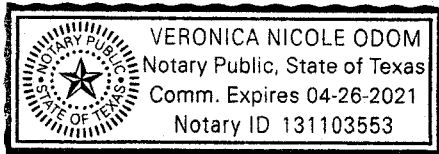


EXHIBIT A
(Legal Description of the Property)

That portion of Section 36, Township 4 South, Range 6 East San Bernardino Base and Meridian being described as follows:

Beginning at the Northwest corner of Section 6, Township 5 South, Range 7 East, THENCE along the South line of said Section 36, North 89 degrees 28 minutes 03 seconds West 30.00 feet, to the beginning of a non-tangent curve concave Southeasterly having a radius of 530.00 feet to which a radial bears South 89 degrees 43 minutes 06 seconds East;

Thence Northeasterly 28.89 feet along said curve through a central angle of 03 degrees 07 minutes 25 seconds, to a point on the Northerly right of way of 38th Street and the Westerly right of way of Washington Street, vacated per Instrument 85541 recorded on March 8, 1993 records of Riverside County, State of California, said point also being the True Point of Beginning;

THENCE continuing Northeasterly 387.22 feet along said Westerly right of way and curve through a central angle of 41 degrees 51 minutes 40 seconds;

THENCE continuing along said Westerly right of way, North 45 degrees 15 minutes 59 seconds East 529.89 feet, to the Northwesterly prolongation of the Southwesterly line of that real property described within Instrument No. 469366 recorded on November 24, 1993 records of said county;

THENCE along said Southwesterly line South 42 degrees 25 minutes 30 seconds East 151.14 feet, to the beginning of a curve concave Northwesterly having a radius of 1203.00 feet to which a radial bears North 60 degrees 18 minutes 53 seconds West;

THENCE Southwesterly 148.43 feet along said curve through a central angle of 07 degrees 04 minutes 10 seconds;

THENCE South 36 degrees 45 minutes 17 seconds West 526.83 feet, to the Southeasterly prolongation of the Northeasterly line of that real property described within Instrument No. 469365 also being the beginning of a non-tangent curve, concave Southeasterly, having a radius of 510.00 feet to which a radial bears South 71 degrees 24 minutes 11 seconds East;

THENCE Southwesterly 117.29 feet along said curve and Northwesterly line through a central angle of 13 degrees 10 minutes 38 seconds;

THENCE South 37 degrees 44 minutes 46 seconds East 28.59 feet to a point on the Northerly right of way of said 38th Street (60.00 feet wide), said point also being the beginning of a non-tangent curve, concave Southwesterly, having a radius of 330.00 feet to which a radial bears South 12 degrees 04 minutes 48 seconds West;

THENCE Northwesterly 39.32 feet along said curve and right of way through a central angle of 06 degrees 49 minutes 35 seconds to the True Point of Beginning.

PROPERTY ADDRESS

37955 Washington Street
Palm Desert, California 92211

PARCEL NUMBER

APN # 748-390-004

AMENDED AND RESTATED COMMUNICATIONS SITE GROUND LEASE AGREEMENT

THIS AMENDED AND RESTATED COMMUNICATIONS SITE GROUND LEASE AGREEMENT ("Lease") dated February 27, 2018, is between **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("County") whose address is 3403 10th Street, Suite 400, Riverside, CA 92501 and **STC ONE LLC**, a Delaware limited liability company, registered in California as TOWER COMPANY ONE LLC, by and through **Global Signal Acquisitions III LLC**, a Delaware limited liability company, its attorney in fact (collectively referred to hereafter as "Lessee") whose address is 2000 Corporate Drive, Canonsburg, PA 15317.

WHEREAS, County and Cox PCS Assets, L.L.C., a Delaware limited liability company ("Original Lessee") entered into a Lease dated June 27, 2001, as amended by that certain First Amendment to Lease dated November 5, 2001 (collectively, the "Prior Lease"); and

WHEREAS, since entering into the Prior Lease, Original Lessee has legally changed its name and assignments have been made whereby STC One LLC, which is registered in California as Tower Company One LLC, is the current "Lessee" and ultimate successor in interest to Original Lessee; and

WHEREAS, County and Lessee entered into a Communications Site Lease Agreement dated August 18, 2010 (the "Original Lease") which deleted the Prior Lease in its entirety and replaced it with the terms and conditions set forth in the Original Lease.

NOW THEREFORE, effective upon the Commencement Date, this Lease will amend and restate the Original Lease by deleting the Original Lease in its entirety and replacing it with the terms and conditions set forth herein.

1. Premises. County represents that it owns the real property legally described in Exhibit "A" commonly known as 37955 Washington Street, Palm Desert California, Assessor's Parcel Number: 748-390-004 (the "Property"). Subject to the following terms and conditions, County leases to Lessee that portion of the Property consisting of an area of 779 square feet, along with easements for ingress and egress and utilities, as legally described in Exhibit "B" and more particularly depicted in Exhibit "C" (the "Premises"). Leasing said real property is in the public interest and the use thereof will not substantially conflict or interfere with County's use of its own electronic communications equipment nearby.

2. Use. The Premises may be used by Lessee for any lawful activity in connection with the provisions of mobile/wireless communications services, including without limitation, the transmission and the reception of radio communication signals on various frequencies and the construction, maintenance and operation of related communications facilities. County agrees, at no expense to County, to cooperate with Lessee, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Lessee's and Lessee's sublessees or licensees intended use of the Premises.

County consents to the continued occupancy of the Premises by Lessee's existing sub-tenants, Sprint PCS and its affiliates, successors or assigns ("Sprint"). The sublease and any further subleasing shall be in accordance with Paragraphs 4(c) and 13 herein.

3. Term. The initial term of this Lease shall be for a period of five (5) years commencing on January 1, 2018 ("Commencement Date") and expiring on December 31, 2022 ("Initial Term"). At the conclusion of the Initial Term, Lessee shall be entitled to five (5) extensions of five (5) years each, with the final lease extension expiring on December 31, 2047 (each extension is referred to as a "Renewal Term"). The Initial Term and any Renewal Term shall be collectively referred to as the "Term". The Term shall automatically be extended for each successive Renewal Term unless Lessee notifies County of its intention not to renew at least ninety (90) days prior to the expiration of the then current five (5) year term. Upon the commencement of the term of this Lease, the Original Lease, which is hereby amended, restated and replaced in its entirety with this Lease, shall terminate automatically, and shall become null and void, of no further force or effect.

4. Rent.

(a) Upon the first day of the second full month following full execution of this Lease, Lessee shall pay County, as rent, the sum of Three Thousand Two Hundred Thirty-Seven and 03/100 Dollars (\$3,237.03) ("Rent") per month. Rent shall be payable on the first (1st) day of each month in advance to County at County's address specified in Paragraph 19 of this Lease.

(b) Beginning on January 1, 2019, and on each anniversary thereafter, monthly Rent shall increase by three percent (3%) over the previous year's monthly Rent.

(c) Upon written County consent to sublease or license in accordance with Paragraph 13 herein, Lessee agrees to pay to County forty percent (40%) of the rental, license or similar payments actually received by Lessee (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) within thirty (30) days after receipt of said payment by Lessee ("Additional Rent"). The obligation to pay Additional Rent will not apply to subtenant Sprint referenced in Paragraph 2 above.

5. Improvements; Access.

(a) Lessee has the right to construct, maintain, install, repair, replace and operate on the Premises wireless 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, 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. In connection therewith, Lessee has the right to do all work necessary to prepare, add, maintain and alter the Premises for 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 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, its subtenants or their respective equipment lessors, successors 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 an early termination of this Lease. All portions of Lessee's Facility 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. County covenants and agrees that no part of the communication facility 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 County 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. At County's option, Lessee will be required to remove from the Premises or the Property foundations to a depth of three (3) feet below ground, underground utilities (except footings and conduit), 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 any conditions of approval issued by the appropriate jurisdiction and all other local, state and federal government requirements and regulations.

(c) County shall provide access to Lessee, Lessee's employees, agents, contractors, sublessees, licensees and their employees, agents and contractors to the leased premises twenty-four (24) hours a day, seven (7) days a week. County 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 required to construct, maintain, install and operate Lessee's Facilities on the Premises, and to remove them there from. Lessee's exercise of such rights shall not cause undue inconvenience to County.

(d) County shall maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow reasonable access. County shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused by Lessee's use of such roadways. If Lessee causes any such damage, it shall promptly repair same.

(e) Lessee shall have the right to install utilities, at Lessee's expense, subject to County's approval of the location, which approval shall not be unreasonably withheld, conditioned or delayed, which existing utilities servicing the Premises are deemed approved by County. Lessee shall have the right to place utilities on County's Property in order to service the Premises and Lessee's Facilities.

(f) Lessee shall fully and promptly 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 surrender the Premises to County 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 County's Property in the event of Abandonment of Lessee's Facilities. ("Abandonment of Lessee's Facilities" shall have the meaning provided in County of Riverside ("County") Ordinance No. 348.)

6. Maintenance, Repairs Right to Enter

(a) Lessee shall at all times from and after the Commencement Date, at its own cost and expense, maintain the Premises and all of Lessee's equipment and improvements in a commercially reasonable condition. Upon surrender of the Premises, Lessee shall deliver the Premises to County in good order, condition and state of repair, but shall not be responsible for damages resulting from ordinary wear and tear.

(b) If Lessee refuses or neglects to repair, replace, or maintain the Premises, or any part thereof, County shall have the right, upon giving Lessee reasonable 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 cost thereof to County, as additional rent, promptly upon receipt of an invoice together with reasonable evidence of the cost therefore.

7. Interference with Communications.

(a) Lessee agrees not to cause interference to the radio frequency communication operations of County, County's tenants, or anyone holding an agreement with County to operate on the Property, so long as equipment utilized in such operations is installed prior to the execution of the Original Lease.

(b) After the execution of this Lease, County shall not install or modify, or permit the installation or modification of, any equipment such that it will interfere with or restrict the operations of Lessee. Such interference shall be deemed a material breach of this Lease by County. Should County have knowledge of any interference (actual or contemplated) or should any such interference occur, County shall promptly take all necessary action, at no cost to Lessee, to eliminate the cause of said interference, including, if necessary, removing, or causing any tenant to remove, equipment creating said interference.

(c) Lessee shall operate its facilities in compliance with all Federal Communications Commission (FCC) regulations.

8. Taxes. If personal property taxes are assessed, Lessee shall pay any portion of such taxes directly attributable to Lessee's Facilities. Lessee acknowledges that this Lease may create a possessory interest subject to property taxation, and further agrees to pay any such obligation during the

Term. The Property is, and shall remain, tax exempt so long as County of Riverside remains the owner of the Property.

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 sixty (60) days of receipt of written notice of default, provided, both County and Lessee shall have such extended period as may be required beyond the sixty (60) days if the nature of the cure is such that it reasonably requires more than sixty (60) days and the cure commences within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion.

(b) This Lease may also be terminated by Lessee without further liability on one hundred eighty (180) days prior written notice (i) if Lessee is unable to reasonably obtain or maintain any certificate, license, permit, authority or approval from any governmental authority, thus, restricting Lessee from installing, removing, replacing, maintaining or operating Lessee's Facilities or using the Premises in the manner described in Paragraph 2 above; 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 the Lessee's Facilities are destroyed or damaged, in Lessee's judgment, to the extent that the Premises or Lessee's Facilities are unusable by Lessee for uses consistent with Lessee's existing use immediately preceding such damage or destruction, County shall make available to Lessee within a reasonable amount of time a temporary site on the Property; provided such temporary site is available, is reasonably practicable and is reasonably acceptable to Lessee. Lessee may construct, operate, and maintain substitute Lessee's Facilities thereon until Lessee's Facilities are fully restored and operational on the Premises. In the event a temporary site is not available and Lessee is unable to operate Lessee's Facilities on the Property for uses consistent with Lessee's existing use immediately preceding such damage or destruction, rent shall abate in full until such time Lessee Facilities are fully restored and operational on the Premises. Alternatively, Lessee may elect to terminate this Lease as of the date of the damage or destruction by notifying County in writing within 30 days following the date that the parties have determined, in good faith, whether or not a reasonably practical and acceptable temporary site is available.

11. Condemnation. If County receives notice of a proposed taking by eminent domain of any party of the Premises or the easements, County will notify Lessee of the proposed taking within five (5) days of receiving said notice and Lessee will have the option to: (i) declare this Lease null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the Premises and easements that will not be taken, in which event there shall be an equitable adjustment in rent on account of the portion of the Premises and easements so taken. With either option Lessee shall have the right to contest the taking and directly pursue an award.

12. Insurance. Without limiting or diminishing 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 coverages during the term of this Lease. "COUNTY", only as used in this Insurance Paragraph, means 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.

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 COUNTY.

B. Commercial General Liability: Commercial General Liability insurance coverage, including but not limited to, premises liability, 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. The policy shall name COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$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.

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 not less than \$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. The policy shall name 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-: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County 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 \$500,000 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 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 County with either i) a properly executed original Certificate(s) of Insurance and copies of endorsements effecting coverage as required herein, or ii) if requested in writing by the County Risk Manager, Lessee shall make available for review at Lessee's place of business copies of policies. Policies shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to County prior to cancellation, except for non-payment of premium. Lessee will provide County written notice within five (5) days upon receipt of any notice of modification or reduction in policy limits or coverages affecting the requirements herein.

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

5) It is understood and agreed to by the parties hereto that the Lessee's 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, which will add additional exposures (such as the use of aircraft, watercraft, cranes, etc.); or, the term of this Lease, including any extensions thereof, exceeds five (5) years, County reserves the right to adjust the types of insurance and the monetary limits of liability required under

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this Paragraph, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by Lessee has become inadequate.

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

8) Lessee agrees to notify County of any notice of claim by a third party arising from Lessee's tenancy pursuant to 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 County's consent, which consent will not be unreasonably withheld, conditioned or delayed; provided however, that Lessee may assign or sublease without County's consent its interest to its parent company, to Sprint, or any of their respective subsidiaries or affiliates or to any of their respective successors-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any, in this Lease acknowledged by written notice to County. Upon written consent, of County of such 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. Notwithstanding anything in this Paragraph 13 to the contrary, Lessee may mortgage or grant a security interest in this Lease and Lessee's Facilities, and may assign this Lease and Lessee's Facilities to any such mortgagees or holders of security interests including their successors and assigns (hereinafter collectively referred to as "Secured Parties"). If requested, County shall execute such consent to leasehold financing as may reasonably be required by Secured Parties.

14. Title and Quiet Enjoyment.

(a) County represents and warrants that it has full right, power, and authority to execute this Lease. County further warrants that Lessee shall have quiet enjoyment of the Premises during the Term of this Lease or any Renewal Term. County hereby represents and warrants that it has obtained all necessary approvals and consents, and has taken all necessary action to enable County to enter into this Lease and allow Lessee to install and operate Lessee's Facilities on the Premises, including without limitation, approvals and consents as may be necessary from other tenants, licensees and occupants of County's Property.

(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 County.

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 of themselves or in combination with other materials (collectively, "hazardous materials") except for those contained in 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,

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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. County does not represent that the Premises have not been used for the generation, storage, treatment or disposal of hazardous materials, hazardous substances or hazardous wastes. In addition, County does not represent that 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. County agrees that it will not use, generate, store or dispose of any hazardous material on, under, about or within the Premises in violation of any 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.

17. Indemnity.

(a) Lessee shall indemnify and hold harmless County, 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 act or omission 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 Indemnitors from this Lease, except in the event of Indemnitees' negligent act or omission, or willful misconduct. 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.

(b) With respect to any action or claim subject to indemnification herein by Lessee, Lessee shall, at its 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.

(c) 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.

(d) The specified insurance limits required in this Lease shall in no way limit or circumscribe Lessee's obligations to indemnify and hold harmless the Indemnities herein from third party claims.

(e) In the event there is conflict between this Paragraph and California Civil Code Section 2782, this Paragraph 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.

18. Limitation of Liability. Neither party shall be liable to the other, or any of their respective agents, representatives, employees for any lost anticipatory profits, incidental, punitive, indirect, special or consequential damages, or loss of data, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

19. Notice.

Notices shall be in writing and shall be delivered to:

Lessee:

County:

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STC One LLC
c/o Crown Castle USA Inc.
Attn: Real Estate Department
2000 Corporate Drive
Canonsburg, PA 15317
BUN#: 879862

County of Riverside
Economic Development Agency
Real Estate Division
3403 10th Street, Suite 400
Riverside, CA 92501
RE: IN055 Fire Station #81

or to the address specified in the most recent written notice of any change in address. Delivery of notices shall be made by hand, U.S. mail return receipt requested or reliable overnight courier. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. IRS Form W 9. County agrees to provide Lessee with a completed IRS Form W 9, or its equivalent, upon execution of this Lease and at such other times as may be reasonably requested by Lessee. In the event the Property is transferred, the succeeding lessor shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W 9, or its equivalent, and other related paper work to effect a transfer in the rent to the new lessor. County's failure to provide the IRS Form W 9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

21. Miscellaneous.

(a) This Lease shall extend to and bind the heirs, personal representative, successors and assigns of the parties hereto.

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

(c) 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.

(d) 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. Any action of law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Lease shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other county.

(e) Upon request either party may require that a memorandum of lease be recorded confirming the (i) Commencement Date, (ii) expiration date of the Term, and (iii) the duration of any Renewal Terms.

(f) This Lease constitutes the entire agreement between the parties, and supersedes all understandings, offers, negotiations and other agreements 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. Terms and conditions of this Lease which by their sense and context survive the termination, cancellation, or expiration of this Lease will so survive.

(g) The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon 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

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this Lease. The captions 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.

(h) Lessee will pay a one-time processing fee of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00), payable to County of Riverside ("Processing Fee") for the benefit of the Economic Development Agency, Real Estate Division, within sixty (60) days of the full execution of this Lease. In the event that this Lease (and any applicable memorandum) is not fully executed by both County and Lessee for any reason, Lessee shall have no obligation to pay the Processing Fee to County.

[Execution Page Follows]


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

Date: FEB 27 2018

LESSOR:

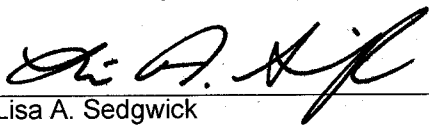
COUNTY OF RIVERSIDE,
a political subdivision

By: 
Chuck Washington, Chairman
Board of Supervisors

LESSEE:

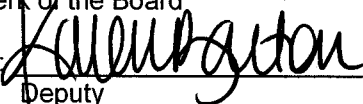
STC ONE LLC,
a Delaware limited liability company,
registered in California as TOWER COMPANY
ONE LLC

By: GLOBAL SIGNAL ACQUISITIONS III, LLC,
a Delaware limited liability company
Its: Attorney in Fact

By: 
Lisa A. Sedgwick
RET Manager

ATTEST:

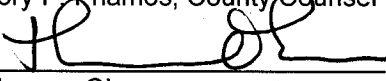
Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

County of Riverside Tax ID#: 95-6000930

APPROVED AS TO FORM:

Gregory P. Priamos, County Counsel

By: 
Thomas Oh
Deputy County Counsel

JR:ra/020917/IN055/18.654

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EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

That portion of Section 36, Township 4 South, Range 6 East San Bernardino Base and Meridian being described as follows:

Beginning at the Northwest corner of Section 6, Township 5 South, Range 7 East, THENCE along the South line of said Section 36, North 89 degrees 28 minutes 03 seconds West 30.00 feet, to the beginning of a non-tangent curve concave Southeasterly having a radius of 530.00 feet to which a radial bears South 89 degrees 43 minutes 06 seconds East;

Thence Northeasterly 28.89 feet along said curve through a central angle of 03 degrees 07 minutes 25 seconds, to a point on the Northerly right of way of 38th Street and the Westerly right of way of Washington Street, vacated per Instrument 85541 recorded on March 8, 1993 records of Riverside County, State of California, said point also being the True Point of Beginning;

THENCE continuing Northeasterly 387.22 feet along said Westerly right of way and curve through a central angle of 41 degrees 51 minutes 40 seconds;

THENCE continuing along said Westerly right of way, North 45 degrees 15 minutes 59 seconds East 529.89 feet, to the Northwesterly prolongation of the Southwesterly line of that real property described within Instrument No. 469366 recorded on November 24, 1993 records of said county;

THENCE along said Southwesterly line South 42 degrees 25 minutes 30 seconds East 151.14 feet, to the beginning of a curve concave Northwesterly having a radius of 1203.00 feet to which a radial bears North 60 degrees 18 minutes 53 seconds West;

THENCE Southwesterly 148.43 feet along said curve through a central angle of 07 degrees 04 minutes 10 seconds;

THENCE South 36 degrees 45 minutes 17 seconds West 526.83 feet, to the Southeasterly prolongation of the Northeasterly line of that real property described within Instrument No. 469365 also being the beginning of a non-tangent curve, concave Southeasterly, having a radius of 510.00 feet to which a radial bears South 71 degrees 24 minutes 11 seconds East;

THENCE Southwesterly 117.29 feet along said curve and Northwesterly line through a central angle of 13 degrees 10 minutes 38 seconds;

THENCE South 37 degrees 44 minutes 46 seconds East 28.59 feet to a point on the Northerly right of way of said 38th Street (60.00 feet wide), said point also being the beginning of a non-tangent curve, concave Southwesterly, having a radius of 330.00 feet to which a radial bears South 12 degrees 04 minutes 48 seconds West;

THENCE Northwesterly 39.32 feet along said curve and right of way through a central angle of 06 degrees 49 minutes 35 seconds to the True Point of Beginning.

PROPERTY ADDRESS

37955 Washington Street
Palm Desert, California 92211

PARCEL NUMBER

APN # 748-390-004

EXHIBIT "B"
LEGAL DESCRIPTION OF THE PREMISES

TOWER LEASE AREA DESCRIPTION

A portion of Section 36, Township 4 South, Range 6 East of the San Bernardino Base and Meridian, located in the unincorporated territory of Riverside County, State of California and being more particularly described as follows:

COMMENCING at a Brass Cap #26401 found on the center line of Washington Street, said brass cap bears North 36 degrees 45 minutes 17 seconds East, a distance of 503.34 feet from a Brass Cap #26401 also found on the center line of Washington Street; Thence South 36 degrees 45 minutes 17 seconds West, a distance of 101.58 feet, along the center line of Washington Street; THENCE leaving said center line, North 52 degrees 31 minutes 56 seconds West, a distance of 47.00 feet, to a point on the Northwestern right-of-way line of Washington Street and also being the Southeasterly line of the Parent Parcel; THENCE leaving said Northwestern line and continuing, North 52 degrees 31 minutes 56 seconds West, a distance of 96.57 feet to the POINT OF BEGINNING of the irregular shaped Tower Lease Area; THENCE continuing North 52 degrees 31 minutes 56 seconds West, a distance of 42.27 feet, to a point of the Southeast side of an existing block wall; THENCE along the Southeast side of said block wall, North 70 degrees 53 minutes 10 seconds East, a distance of 26.75 feet, to a projected wall intersection with the Southwest side of an existing block wall; THENCE along the Southwest side of said block wall from the projected intersection, South 52 degrees 31 minutes 56 second East, a distance of 57.54 feet, to a point on an existing block wall; THENCE leaving said block wall, South 37 degrees 28 minutes 04 seconds West, a distance of 22.33 feet to the POINT OF BEGINNING of the irregular shaped Tower Lease Area, containing 779 square feet (0.0178 acre) of land more or less.

NON-EXCLUSIVE ACCESS EASEMENT AREA DESCRIPTION

A portion of Section 36, Township 4 South, Range 6 East of the San Bernardino Base and Meridian, located in the unincorporated territory of Riverside County, State of California and being more particularly described as follows:

COMMENCING at a Brass Cap #26401 found on the center line of Washington Street, said brass cap bears North 36 degrees 45 minutes 17 seconds East, a distance of 503.34 feet from a Brass Cap #26401 also found on the center line of Washington Street; THENCE South 36 degrees 45 minutes 17 second West, a distance of 124.13 feet, along the center line of Washington Street; THENCE leaving said center line, North 52 degrees 31 minutes 56 seconds West, a distance of 47.00 feet, to a point on the Northwestern right-of-way line of Washington Street and also being the Southeasterly line of the Parent Parcel and the POINT OF BEGINNING of the generally 20.00 feet wide Non-Exclusive Access Easement, being 10.00 feet on each side of the following described centerline; THENCE leaving said Northwestern right-of-way line, North 53 degrees 14 minutes 43 seconds West, a distance of 83.16 feet, to a point hereafter known as reference point 'A'; THENCE from reference point 'A' continuing, North 53 degrees 14 minutes 43 seconds West, a distance of 28.20 feet; THENCE North 36 degrees 45 minutes 17 seconds East, a distance of 23.93 feet to the NORTHEAST TERMINUS of the 20.00 feet wide Non-Exclusive Access Easement; THENCE from said reference point 'A' and the start of an 8.00 feet wide Non-Exclusive Access Easement, being 4.00 feet on each side of the following described centerline, North 35 degrees 41 minutes 11 seconds East, a distance of 50.60 feet; THENCE North 52 degrees 31 minutes 46 seconds West, a distance of 21.50 feet; THENCE South 37 degrees 28 minutes 04 seconds West, a distance of 4.67 feet to the SOUTHWEST TERMINUS of the 8.00 feet wide Non-Exclusive Access Easement; Said generally 20.00 feet wide Non-Exclusive Access Easement contains 3,240 square feet (0.0743 acre) of land more or less, the sidelines of said easement to be lengthened or shortened to terminate respectfully in the Southwest and Northeast lines of the Tower Lease Area and begin in the Northwestern right-of-way line of Washington Street.

UTILITY EASEMENT #1 AREA DESCRIPTION

A portion of Section 36, Township 4 South, Range 6 East of the San Bernardino Base and Meridian, located in the unincorporated territory of Riverside County, State of California and being more particularly described as follows:

COMMENCING at a Brass Cap #26401 found on the center line of Washington Street, said brass cap bears North 36 degrees 45 minutes 17 seconds East, a distance of 503.34 feet from a Brass Cap #26401 also found on the center line of Washington Street; THENCE South 36 degrees 45 minutes 17 seconds West,

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BUN #879935

a distance of 101.58 feet, along the center line of Washington Street; THENCE leaving said center line, North 52 degrees 31 minutes 56 seconds West, a distance of 47.00 feet, to a point on the Northwestern right-of-way line of Washington Street and also being the Southeasterly line of the Parent Parcel; THENCE leaving said Northwestern line and continuing, North 52 degrees 31 minutes 56 seconds West, a distance of 96.57 feet to the Southwest corner of the Tower Lease Area; THENCE continuing North 52 degrees 31 minutes 56 seconds West, a distance of 42.27 feet, to a point on the Southeast side of an existing block wall and also being the Northwest corner of the Tower Lease Area; THENCE along the Southeast side of said block wall, North 70 degrees 52 minutes 10 seconds East, a distance of 3.89 feet, to the POINT OF BEGINNING of the 8.00 feet wide Utility Easement #1, being 4.00 feet on each side of the following described centerline; THENCE leaving the Southeast side of said block wall, North 19 degrees 06 minutes 50 seconds West, a distance of 4.67 feet; THENCE South 70 degrees 53 minutes 10 seconds West, a distance of 93.00 feet; THENCE South 49 degrees 23 minutes 12 seconds West, a distance of 45.32 feet; THENCE South 37 degrees 01 minutes 22 seconds West, a distance of 36.69 feet; THENCE South 52 degrees 58 minutes 38 seconds East, a distance of 13.75 feet to the SOUTHEAST TERMINUS of the 8.00 feet wide Utility Easement #1 containing 1,547 square feet (0.0355 acre) of land more or less, the sidelines of said easement to be lengthened or shortened to terminate in a line perpendicular to the Southeast Terminus and begin in the Northwest line of the Tower Lease Area.

UTILITY EASEMENT #2 AREA DESCRIPTION

A portion of Section 36, Township 4 South, Range 6 East of the San Bernardino Base and Meridian, located in the unincorporated territory of Riverside County, State of California and being more particularly described as follows:

COMMENCING at a Brass Cap #26401 found on the center line of Washington Street, said brass cap bears North 36 degrees 45 minutes 17 seconds East, a distance of 503.34 feet from a Brass Cap #26401 also found on the center line of Washington Street; THENCE South 36 degrees 45 minutes 17 seconds West, a distance of 101.58 feet, along the center line of Washington Street; THENCE leaving said center line, North 52 degrees 31 minutes 56 seconds West, a distance of 47.00 feet, to a point on the Northwestern right-of-way line of Washington Street and also being the Southeasterly line of the Parent Parcel; THENCE leaving said Northwestern line and continuing, North 52 degrees 31 minutes 56 seconds West, a distance of 96.57 feet to the Southwest corner of the Tower Lease Area; THENCE North 37 degrees 28 minutes 04 seconds East, a distance of 22.33 feet, to a point on the Southwest side of an existing block wall and also being the Southeast corner of the Tower Lease Area; THENCE along the Southwest side of said block wall, North 52 degrees 31 minutes 56 seconds West, a distance of 4.72 feet, to the POINT OF BEGINNING of the 8.00 feet wide Utility Easement #2, being 4.00 feet on each side of the following described centerline; THENCE leaving the Southwest side of said block wall, South 71 degrees 23 minutes 23 seconds East, a distance of 103.51 feet; THENCE North 36 degrees 45 minutes 17 seconds East, a distance of 70.65 feet to the start of a tangent curve concave to the Northwest; THENCE Northeasterly along said tangent curve having a Radius of 1199.00 feet through a Central Angle of 01 degrees 23 minutes 09 seconds an Arc Length of 29.00 feet to the NORTHEAST TERMINUS of the 8.00 feet wide Utility Easement #2 containing 1,625 square feet (0.0373 acre) of land more or less, the sidelines of said easement to be lengthened or shortened to terminate in a line perpendicular to the Northeast terminus and begin in the Northeast line of the Tower Lease Area.

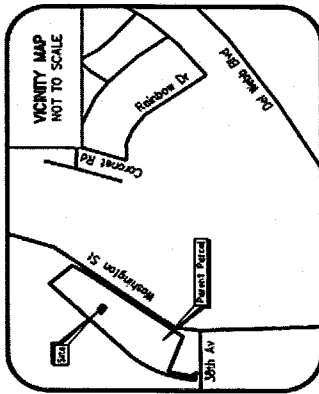
SITE NAME: Fire Station #81
BUN #879935

EXHIBIT "C"
DEPICTION OF THE PREMISES

The Premises consist of those areas depicted/shown below where Lessee's communications tower, antennae, equipment, cables and utilities are situated on County's Property.

See Attached.

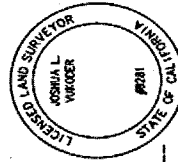
AS-BUILT SURVEY



EASEMENT AREAS SUMMARY		
Area	Square Feet	Acreage
Tower Lease	779	0.0178
Access Esmnt	3,240	0.0743
Utility Esmnt #1	1,547	0.0355
Utility Esmnt #2	1,625	0.0373

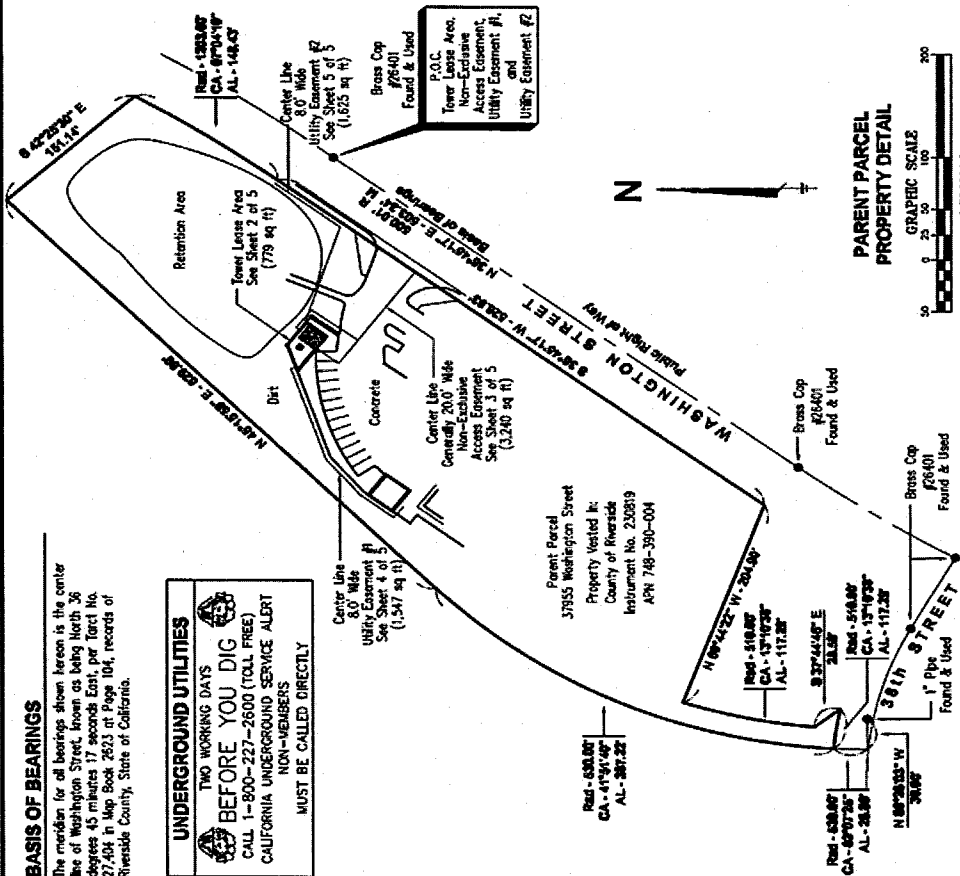
SURVEYOR'S CERTIFICATE

I, Joshua L. Valodier, do hereby certify to Crown Castle USA and Stewart Title Guaranty Company that all tower improvements are contained within the described areas and that the above and all following pages are a true representation of an accurate survey made on the ground under my supervision.



Joshua L. Valodier
State of California No. 3281
EXP. 31 DEC 2011
Date of Survey: February 03, 2010

Sheet 1 of 5



BASIS OF BEARINGS

The meridian for all bearings shown hereon is the center line of Washington Street, known as being North 26 degrees 45 minutes 17 seconds East, per Tract No. 27,494 in Map Book 2623 at Page 104, records of Riverside County, State of California.

UNDERGROUND UTILITIES
TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-227-2600 (TOLL FREE)
CALIFORNIA UNDERGROUND SERVICE ALERT
NON-NEARERS
MUST BE CALLED DIRECTLY

SYMBOL LEGEND

- Centerline
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- Grounding Box
- Concrete Area
- Fence
- Utility Pole
- Monument Found

PARENT PARCEL LEGAL DESCRIPTION

That portion of Section 36, Township 4 South, Range 6 East, San Bernardino Base and Meridian being described as follows:

Beginning of the Northwest corner Section 6, Township 5 South, Range 7 East, THENCE along the South line of said Section 36, North 89 degrees 28 minutes 03 seconds West 30.00 feet, to the beginning of a non-tangent curve concave Southwesterly having a radius of 530.00 feet to which a radial bears South 89 degrees 43 minutes 06 seconds East;

THENCE Northwesterly 28.89 feet along said curve through a central angle of 63 degrees 07 minutes 25 seconds, to a point on the Northern right of way of 38th Street and the Western right of way of Washington Street, as noted per Instrument 85541 recorded on March 8, 1993, records of Riverside County, State of California, said point also being the True Point Of Beginning;

THENCE continuing Northwesterly 387.22 feet along said Westerly right of way and curve through a central angle of 41 degrees 51 minutes 40 seconds;

THENCE continuing along said Westerly right of way, North 45 degrees 15 minutes 59 seconds East 529.89 feet, to the Northwesterly prolongation of the Southwesterly line of that real property described within Instrument No. 469,366 recorded on November 24, 1993, records of said county;

THENCE along said Southwesterly the South 42 degrees 25 minutes 30 seconds East 151.14 feet, to the beginning of a curve concave Northwesterly having a radius of 1203.00 feet to which a radial bears North 50 degrees 16 minutes 53 seconds West;

THENCE Southwesterly 148.43 feet along said curve through a central angle of 07 degrees 04 minutes 10 seconds;

THENCE South 58 degrees 45 minutes 17 seconds West 578.83 feet, to the Southwesterly prolongation of the Northwesterly line of that real property described within Instrument No. 469,365 recorded on November 24, 1993, records of said county;

THENCE along said Northwesterly line North 69 degrees 44 minutes 22 seconds West 204.50 feet to the Northwesterly line of said Instrument No. 469,365 also being the beginning of a non-tangent curve, concave Southwesterly, having a radius of 510.00 feet to which a radial bears South 71 degrees 24 minutes 11 seconds East;

THENCE Southwesterly 117.29 feet along said curve and Northwesterly the through a central angle of 13 degrees 10 minutes 38 seconds;

THENCE South 37 degrees 44 minutes 46 seconds East 28.59 feet to a point on the Northern right of way of 38th Street (60.00 feet wide), said point also being the beginning of a non-tangent curve, concave Southwesterly, having a radius of 3300.00 feet to which a radial bears South 12 degrees 04 minutes 48 seconds West;

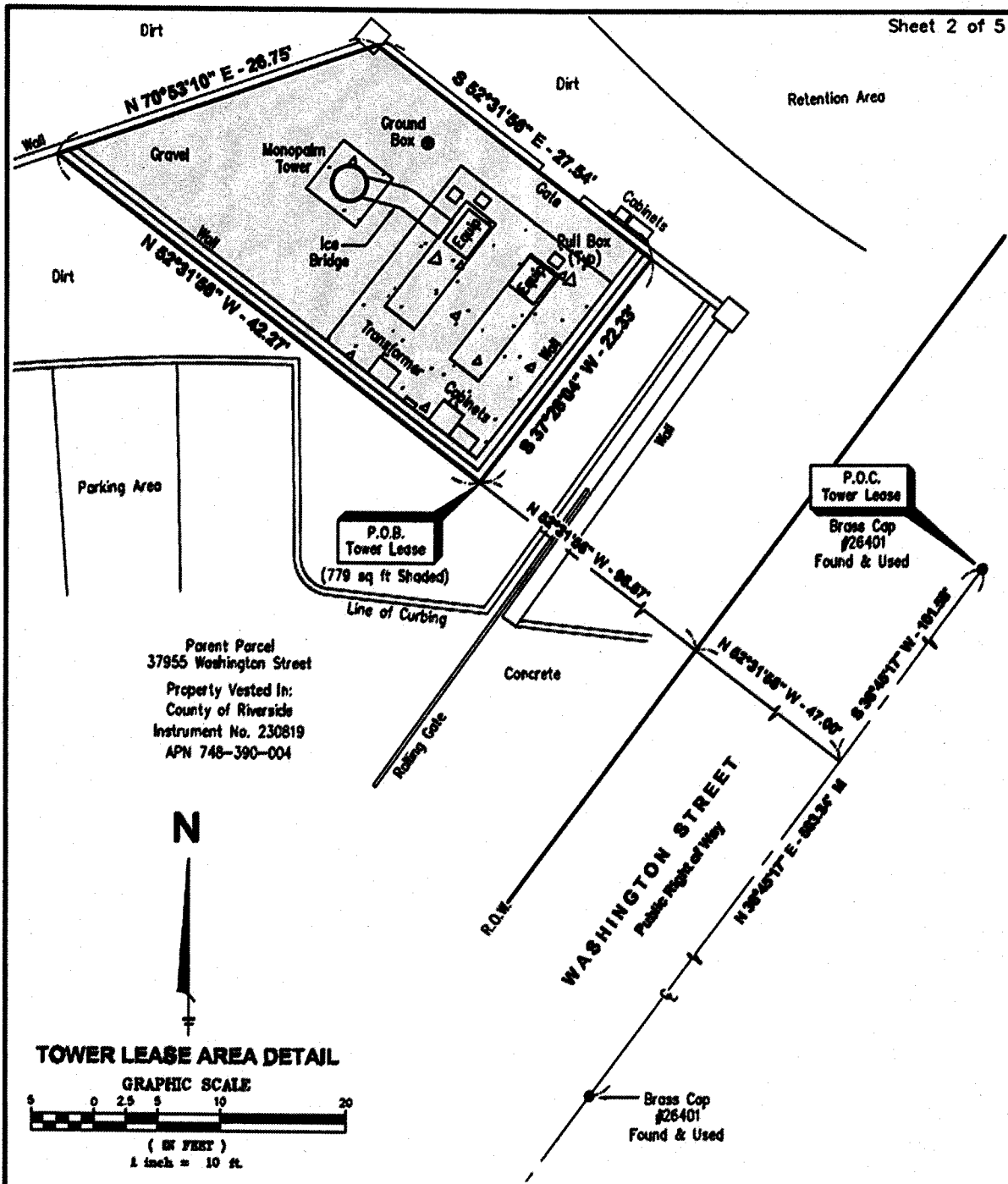
THENCE Northwesterly 39.32 feet along said curve and right of way through a central angle of 06 degrees 49 minutes 35 seconds to the True Point Of Beginning.

GEOLINE Surveying, Inc.
1340 Mt. KAHN, Temecula, Calif. 92591
(951) 692-9988 Fax (951) 692-9988
www.geoline.com

MERCADYNE
37960 Washington Street
Perris, CA 92370
Phone (951) 254-9950 Fax (951) 254-2395

SITE NAME: Fire Station #81
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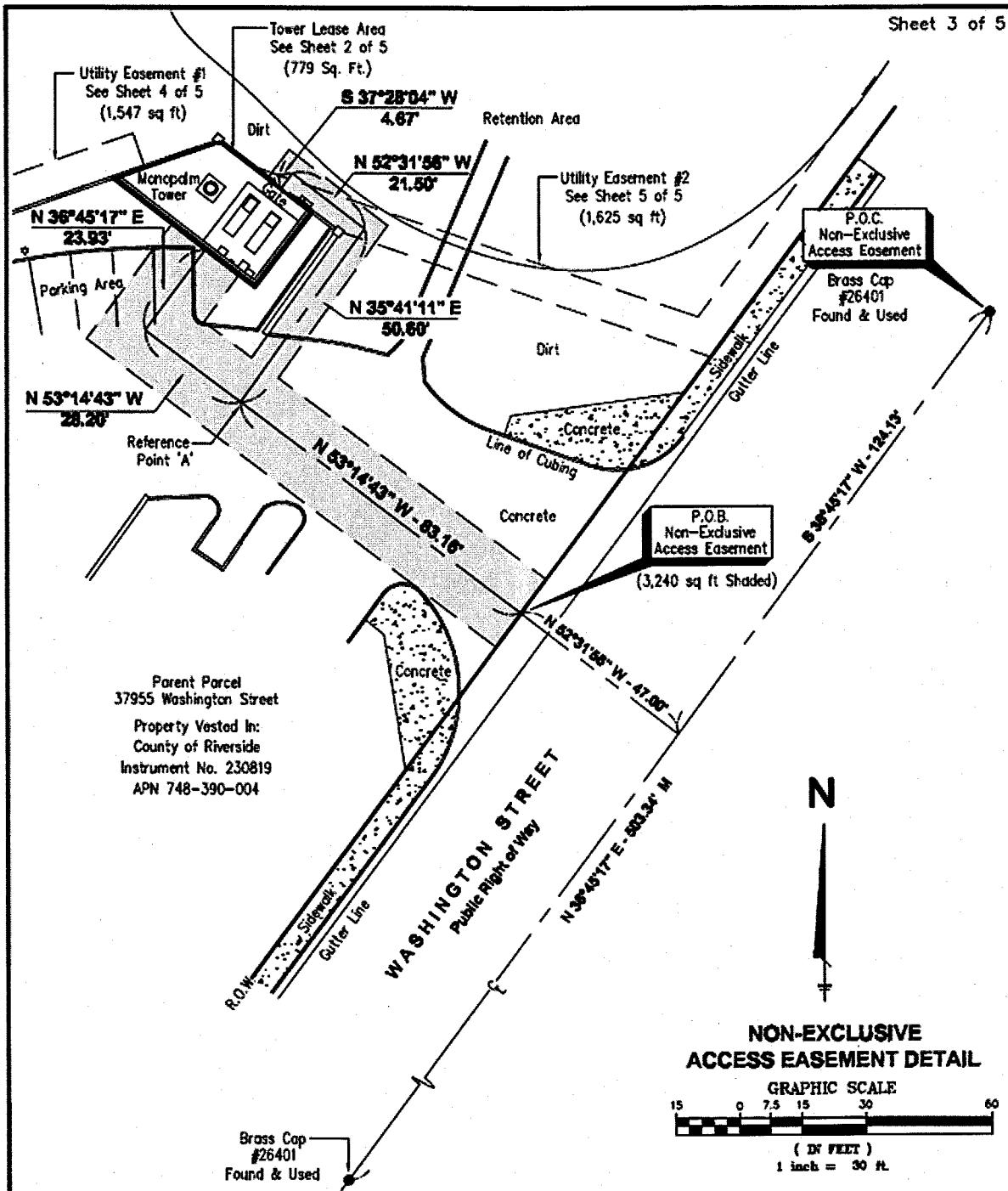
Sheet 2 of 5



NATIONAL SURVEY SERVICES COORDINATION BY:	SURVEY PREPARED FOR:	SURVEY WORK PERFORMED BY:
GEOLINE Surveying, Inc. 13430 NW 104th Terrace, Suite A, Alachua, FL 32815 (386) 418-0500 Office (386) 462-9966 Fax WWW.GEOLINE.COM	MCROWN CASTLE SITE NAME: Fire Station #81 BUN#: 879935 SITE: 37955 Washington Street ADDRESS: Palm Desert, California 92211 Riverside County	J.V. Surveying A.C. - Builders - Topography 15127 W. Cactuswood Street Surprise, Arizona 85374 Phone: (623) 256-1950 Fax: (623) 556-2398 Date: 02/19/10 Revision: 03/03/10 Job#: 2008

SITE NAME: Fire Station #81
 BUN #879935

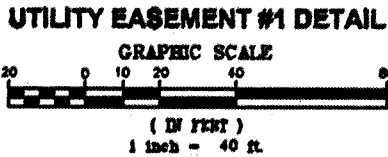
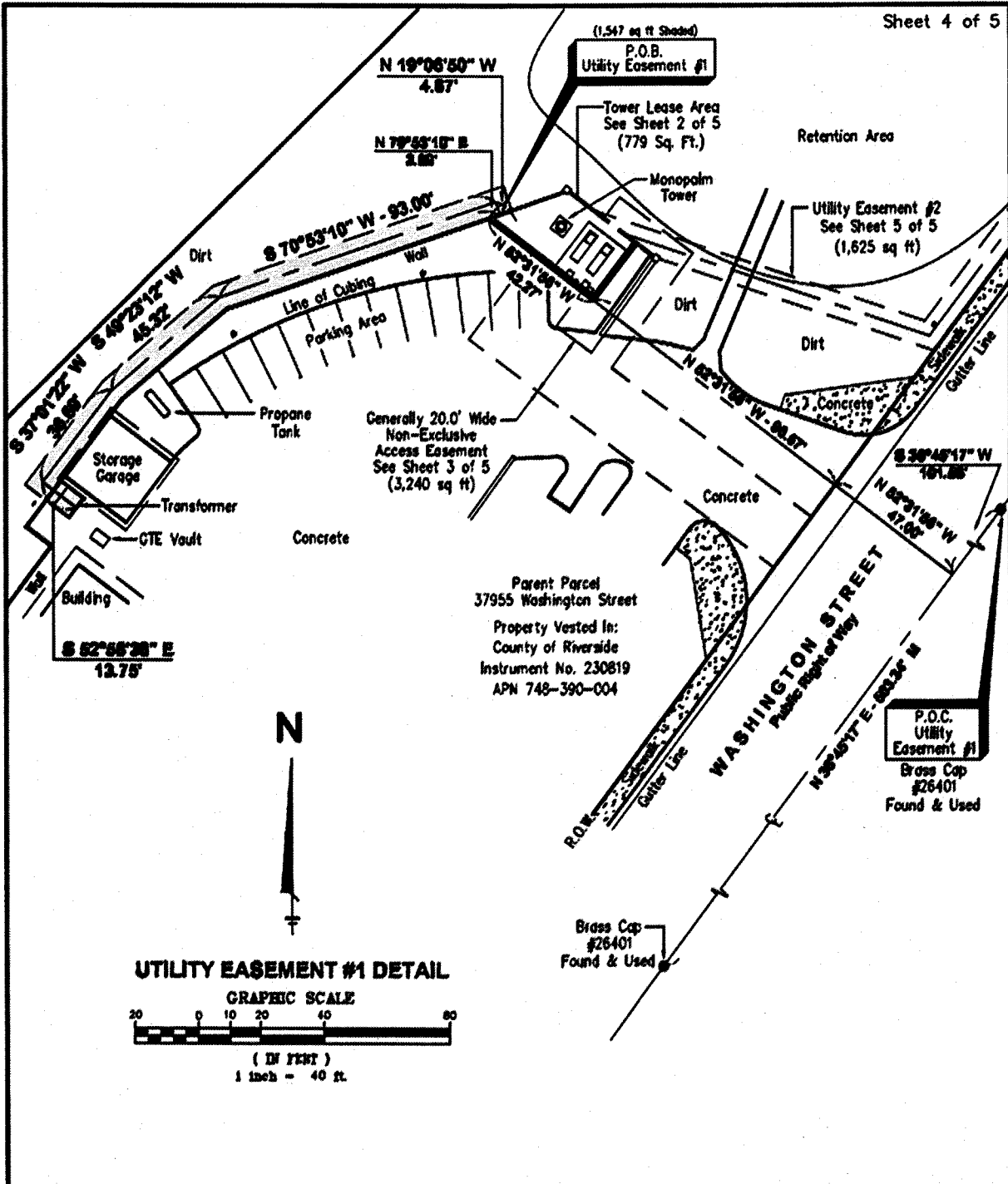
Sheet 3 of 5



NATIONAL SURVEY SERVICES COORDINATION BY:	SURVEY PREPARED FOR:	SURVEY WORK PERFORMER BY:
GEO LINE Surveying, Inc. 13430 NW 104th Terrace, Suite A, Alachua, FL 32815 (386) 418-0500 Office (386) 462-9986 Fax WWW.GEOLINE.COM	MACROW CASTLE SITE NAME: Fire Station #81 BUN: 879935 SITE: 37955 Washington Street ADDRESS: Palm Desert, California 92211 Riverside County	J.V. Surveying P.L.L.C. - Phoenix - Tempe 15177 W. Cottonwood Street Surprise, Arizona 85374 Phone: (602) 256-1950 Fax: (602) 556-2388
		Date: 02/19/10 Revision: 03/03/10 Job#: 2028

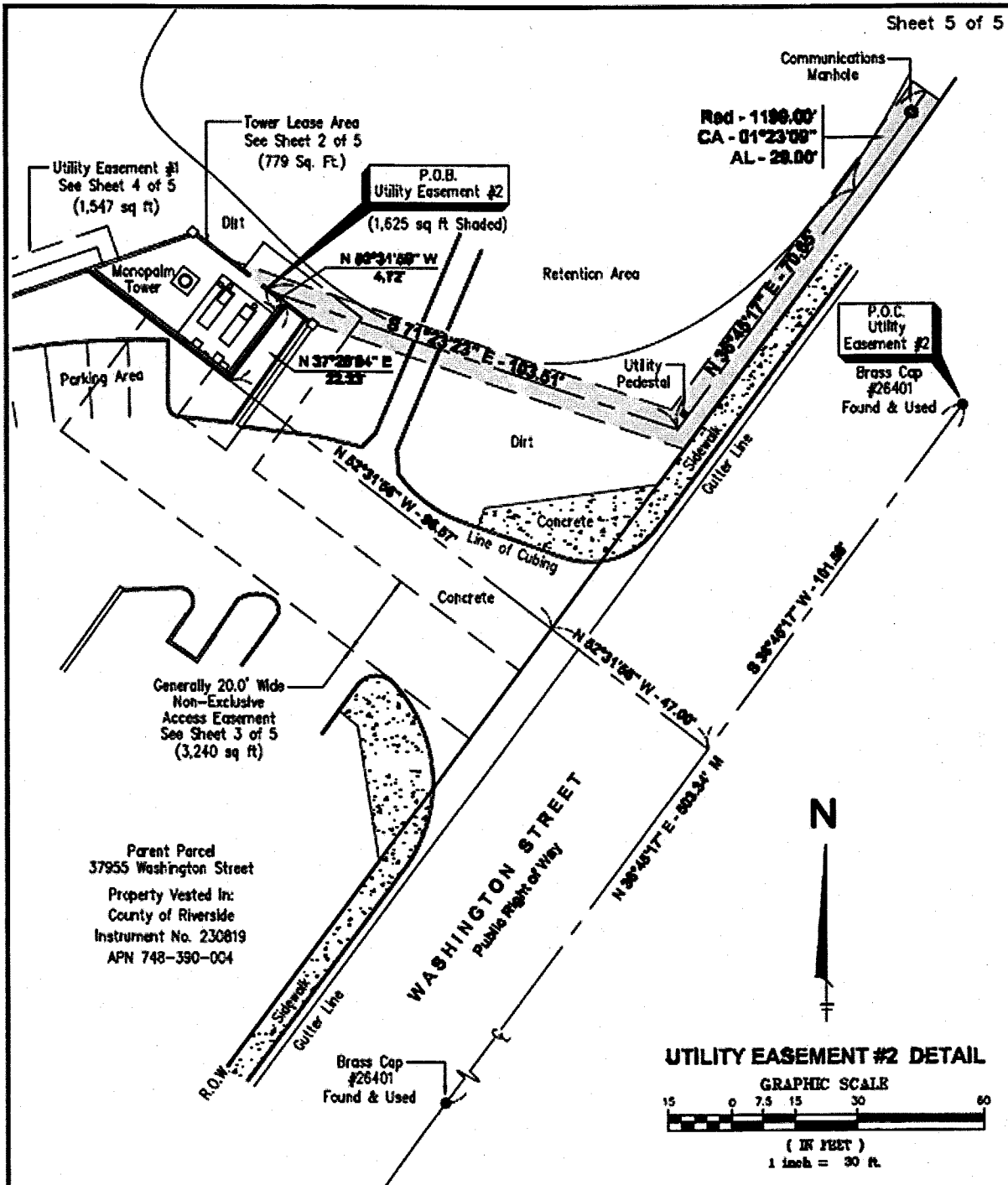
SITE NAME: Fire Station #81
 BUN #879935

Sheet 4 of 5



NATIONAL SURVEY SERVICES COORDINATION BY:	SURVEY PREPARED FOR:	SURVEY WORK PERFORMED BY:
<p>GEOLINE Surveying, Inc. 13430 NW 104th Terrace, Suite A, Alachua, FL 32815 (386) 418-0500 Office (386) 462-9986 Fax WWW.GEOLINE.COM</p>	<p>CROWN CASTLE SITE NAME: Fire Station #81 BUN: 879935 SITE: 37955 Washington Street ADDRESS: Palm Desert, California 92211 Riverside County</p>	<p>J.V. Surveying A.C.A. - Division - Topography 15127 N. Coltonwood Street Surprise, Arizona 85374 Phone: (623) 256-1950 Fax: (623) 556-2388</p> <p>Date: 02/10/10 Revisions: 03/03/10 Job#: 8028</p>

SITE NAME: Fire Station #81
 BUN #879935



NATIONAL SURVEY SERVICES COORDINATION BY:	SURVEY PREPARED FOR:	SURVEY WORK PERFORMED BY:
<p>GEOLINE Surveying, Inc. 13430 NW 104th Terrace, Suite A, Alachua, FL 32815 (386) 418-0500 Office (386) 462-9986 Fax WWW.GEOLINE.COM</p>	<p>CROWN CASTLE SITE NAME: Fire Station #81 BUN#: 879935 SIZE: 37955 Washington Street ADDRESS: Palm Desert, California 92211 Riverside County</p>	<p>J.V. Surveying A.T.A. - Surveyors - Transducers 1527 W. Coltonwood Street Sapulpa, Arizona 85374 Phone (623) 254-2850 Fax (623) 556-2318</p> <p>Date: 02/19/10 Revision: 03/08/10 Job#: 2028</p>