

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



**ITEM: 3.17
(ID # 24333)**

MEETING DATE:
Tuesday, May 21, 2024

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Approval of Ground Lease Agreement with Global Signal Acquisitions III LLC, Temecula, Five Year Ground Lease; California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3); District 3. [\$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 State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached Ground Lease between the County of Riverside, a political subdivision of the State of California, and Global Signal Acquisitions III LLC, a Delaware limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or 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 with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

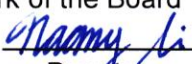
ACTION:Policy


Rose Salgado, Director of Facilities Management 7/19/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 21, 2024
xc: FM-RE, Recorder/State Clearinghouse

Kimberly A. Rector
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: Revenue Lease			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 28/29	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside owns real property identified by Assessor’s Parcel Numbers 957-541-024 (County Property), located in the city of Temecula. Global Signal Acquisitions III LLC (Lessee) owns Assessor’s Parcel Number 957-541-025 (Lessee’s Property), which is landlocked by County’s Property, and has an existing telecommunications tower onsite. Lessee approached the County requesting the use of a small land area to accommodate the installation of a generator pad on County’s Property to support the equipment on Lessee’s Property. The proposed ground lease will accommodate this request.

Pursuant to the California Environmental Quality Act (CEQA), the Ground Lease was reviewed and determined to be categorically exempt from State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. The proposed project, the Ground Lease, is the letting of property involving existing facilities.

Facilities Management-Real Estate (FM-RE) negotiated the terms on the attached Ground Lease Agreement (Ground Lease).

This is a revenue lease and is summarized below:

- Lessee: Global Signal Acquisitions III LLC.
- Premises: Assessor’s Parcel Number 957-541-024
- Size: Approximately 73 square feet
- Term: Five (5) years, effective upon commencement of construction activities.
- Options: Two (2) automatic extension options, five (5) years each, with notice to the County at least 90 days prior to the expiration of the prior Term if Lessee elects not to extend the Lease.

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

Rent: \$13.70 per square foot
 \$1,000 per month
 \$12,000 per year

Annual Escalator: Monthly rent shall be increased by two percent (2%) on each anniversary of the lease.

Utilities: Provided by Lessee

Maintenance: Provided by Lessee

Impact on Residents and Businesses

The proposed Ground Lease will enable Lessee to install a generator pad and equipment to support their tower operations and the services they provide to its customers.

Additional Fiscal Information

This is a revenue lease, and all funds will be dispersed according to Board Policy B-26.

Contract History and Price Reasonableness

The lease rate is deemed competitive based on the current real estate market.

ATTACHMENT


- Ground Lease Agreement
- Notice of Exemption
- Aerial

SC:sc/02222024/1011T/30.XXX


Veronica Santillan, Principal Management Analyst 5/1/2024


Aaron Gettis, Chief of Deputy County Counsel 5/1/2024

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY		
F I L E D / P O S T E D		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202400567 05/22/2024 01:16 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

February 22, 2024

Project Name: Temecula Communications Site Ground Lease Agreement with Global Signal Acquisitions III LLC

Project Number: FM0473462012000

Project Location: north of Joseph Road; west of Parkview Drive, Temecula, California; Assessor's Parcel Number (APN) 957-541-024

Description of Project: The County of Riverside owns real property identified by APN 957-541-024 (County Property), located in the city of Temecula. Global Signal Acquisitions III LLC (Lessee) owns Assessor's Parcel Number 957-541-025 (Lessee's Property), which is landlocked by County's Property, and has an existing telecommunications tower onsite. Lessee approached the County requesting a ground lease to accommodate the installation of a generator pad on County's Property to support the equipment on Lessee's Property. The Ground Lease Agreement with Global Signal Acquisitions III LLC is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities; no substantial expansion of the existing facility will occur. The operation of the facility will continue to provide communication services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

GROUND LEASE AGREEMENT

LESSOR: County of Riverside

LESSEE: Global Signal Acquisitions III LLC

Site LSSNA02123A / EASTGATE

39674 Joseph Road Temecula, CA 92591

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THIS GROUND LEASE AGREEMENT (this “Agreement”) is made effective this _____ day of _____, 20__ (“Effective Date”) by and between COUNTY OF RIVERSIDE, a political subdivision of the State of California (“Lessor”) and GLOBAL SIGNAL ACQUISITIONS III LLC, a Delaware limited liability company (“Lessee”).

For and in consideration of a one-time fee of Two Hundred Fifty and 00/100 Dollars (\$250.00) to be paid by Lessee to Lessor within sixty (60) days after full execution of this Agreement, the parties agree as follows:

1. Lessor’s Property. Lessor’s Property shall refer to the parcel of land located in the City of Temecula, County of Riverside, State of California, as Assessor’s Parcel Number 957-541-024, being further described on **Exhibit “A”** (“Lessor’s Property”).

2. Leased Premises; Survey. Subject to the following terms and conditions, Lessor leases to Lessee that portion of Lessor's Property depicted and described in **Exhibit “B”** attached hereto (the “Leased Premises”). The boundary survey (“Survey”) is part of and included in **Exhibit “B”** and also depicts and identifies the boundaries of the Leased Premises and the Easements.

3. Intentionally Deleted.

4. Due Diligence Investigation.

(A) Inspection Rights. During the Lease Term (as defined in Section 7), Lessee shall have the right to analyze the suitability of the Leased Premises for its intended use. Lessee and its employees, agents, contractors, engineers, and surveyors shall have the right to enter upon Lessor's Property to inspect, conduct, perform and examine soil borings, drainage testing, material sampling, surveys and other geological or engineering tests or studies of Lessor's Property, to apply for and obtain all licenses and permits required for Lessee's use of the Leased Premises from all applicable governmental or regulatory entities, and to do those things on Lessor's Property that are necessary to determine the physical condition of Lessor's Property, the environmental history of Lessor's Property, Lessor's title to Lessor's Property and the feasibility or suitability of the Leased Premises for Lessee's use as defined in this Agreement, all at Lessee's expense (the "Due Diligence"). Activities conducted in connection with Lessee's Due Diligence shall not be deemed to constitute commencement of construction of the Improvements, as defined in Section 10. Upon completion of Lessee's Due Diligence activities, Lessee shall promptly restore Lessor's Property to its prior condition, reasonable wear and tear excepted. On or after the Commencement Date (as defined in Section 7), Lessee shall provide Lessor with no less than forty-eight (48) hours prior written notice prior to commencing any Due Diligence.

(B) Temporary Access Road and Easement for Due Diligence. To facilitate Lessee's Due Diligence, Lessor hereby grants Lessee and its employees, agents, contractors, engineers and surveyors the right, and an easement to construct and use a temporary pedestrian and vehicular access roadway from a public road, across Lessor's Property, to the Leased Premises. The location of said temporary pedestrian and vehicular access roadway on Lessor's Property is shown on **Exhibit "B"**. Such construction shall not be deemed to constitute commencement of construction of the Improvements, as defined in Section 10, herein.

5. Lessor's Cooperation. During the Lease Term, Lessor shall: (i) reasonably cooperate with Lessee in its efforts to perform its Due Diligence and to obtain all of the certificates, permits, licenses and other approvals necessary for its intended use of the Leased Premises ("Approvals"), including all appeals; and (ii) take no action that would materially adversely affect the Leased Premises. Lessor acknowledges that Lessee's ability to use the Leased Premises is contingent upon Lessee obtaining and maintaining the Approvals. Lessor understands that any such application and/or the satisfaction of any requirements thereof may require Lessor's cooperation. Lessor shall not do or permit anything that will unreasonably interfere with or negate any Approvals pertaining to the Improvements or Leased Premises or cause them to be in nonconformance with applicable local, state or federal laws. Lessor agrees to execute such commercially reasonable documents as may be necessary to obtain and thereafter maintain the Approvals. Lessee shall be named as the applicant for said Approvals, unless said Approvals require Lessor to be named as the applicant and in such case, Lessor agrees to be named as the applicant for said Approvals.

6. Easements. Effective on the Commencement Date (as defined in Section 7), Lessor grants the following non-exclusive easements and rights-of-way over, under and upon Lessor's Property to Lessee, Lessee's employees, agents, contractors, sublessees, licensees and their employees, agents and contractors: (i) a non-exclusive easement over such portion of Lessor's Property as is reasonably necessary to obtain or comply with any Approvals, including any landscaping requirements therein; (ii) a thirty foot (30') wide non-exclusive easement in the location shown in **Exhibit "B"** for access, ingress, egress and for construction purposes including without limitation staging and storing of equipment, vehicles, cranes and materials seven (7) days per week, twenty-four (24) hours per day, for pedestrians and all types of motor vehicles, to extend from the nearest public right-of-way to the Leased Premises; and (iii) a non-exclusive utility easement (the "Utility Easement") in the location shown in **Exhibit "B"** for the installation, repair, replacement and maintenance of utility wires, poles, fiber, cables, conduits and pipes; provided that in the event that any public utility is unable or unwilling to use the Utility Easement in the location shown in **Exhibit "B"**, Lessor shall grant an alternate easement either to Lessee or directly to the public utility in a location acceptable to Lessor, Lessee and the public utility pursuant to Lessor's receipt of an administrative deposit not to exceed One Thousand and 00/100 Dollars (\$1,000.00) to review any easement package (collectively, the "Easements"). The term of the Easements shall run concurrently with the term of this Agreement, thereafter for a reasonable period of time, not to exceed forty-five (45) days, for Lessee to remove its Improvements. Further, Lessee shall continue to pay rent until the title of Lessor's Property is cleared of any and all liens related to Tenant's use of the Leased Premises.

7. Lease Term. Effective upon commencement of construction activities within the Leased Premises ("Commencement Date"), Lessor leases the Leased Premises to Lessee for a period of five (5) years ("Initial Term"). The initial term shall be followed by two (2) automatic five (5) year renewal terms, unless Lessee gives to Lessor written notice of its election not to extend this Agreement term at least ninety (90) days prior to the expiration of the Initial Term or any renewal thereof. In

no case shall any further extensions be granted without the approval of the Riverside County Board of Supervisors. The Initial Term and any renewal thereof shall be collectively referred to as the "Lease Term".

(A) At such time as the Commencement Date of this Lease has been determined, either Party may deliver to the other Party a notice in the form set forth in the attached **Exhibit "E"**, which the receiving Party shall execute, after making any corrections necessary to conform the information to the provisions of this Lease, and return to the forwarding Party within thirty (30) days after receipt. Either Party will use reasonable efforts to deliver the notice to the other Party within thirty (30) days after the Lease Commencement Date. Anything to the contrary notwithstanding, failure to forward or execute said notice shall not invalidate or nullify the provisions of this Lease.

8. Termination.

(A) **Lessee's Right to Terminate; Effect of Termination by Lessee.** Lessee shall have the right to terminate this Agreement, at any time, without cause, by providing Lessor with ninety (90) days' prior written notice. Upon such termination, this Agreement shall become null and void and neither party shall have any further rights or duties hereunder, except that any monies owed by either party to the other up to the date of termination shall be paid within thirty (30) days of the termination date.

(B) **Termination by Lessor.** Lessor shall have the right to immediately terminate this Agreement if:

1) In the event a petition is filed for voluntary or involuntary bankruptcy for the adjudication of Lessee as a debtor, which is not dismissed within sixty (60) days.

2) In the event that Lessee makes a general assignment, or Lessee's interest hereunder is assigned involuntarily or by operation of law, for the benefit of creditors.

3) In the event of abandonment of the Leased Premises by Lessee, provided that Lessee shall not be deemed to abandon the Leased Premises so long as Lessee continues to pay Rent.

4) In the event Lessee fails to cure monetary obligations within the time set forth in Section 19.

5) In the event Lessee fails to cure non-monetary defaults within the time set forth in Section 19.

6) Lessor shall have the right to terminate this Agreement in the event either (1) the County, City of Temecula, or other local agency approves any public use of the Property, or (2) the Joseph Road Park Project ("Project") moves forward and (3) such public use of the Property or the Project is incompatible with Lessee's Permitted Use. In the event either of these actions moves forward, Lessor shall provide Lessee with twenty-four (24) months' prior written notice. Upon the effective date of such termination, this Agreement shall become null and void and neither party shall have any further rights or duties hereunder, except that any monies owed by either party to the other up to the date of termination shall be paid within thirty (30) days of the termination date.

9. Rent. Beginning on the Commencement Date, Lessee shall pay Lessor Twelve Thousand and 00/100 Dollars (\$12,000.00) per year, to be paid in equal monthly installments of One Thousand Dollars and 00/100 Dollars (\$1,000.00) ("Rent"). The first payment of Rent shall be due and payable on the first day of the first full month following the Commencement Date. On the first anniversary of this date and every year thereafter, the Rent shall increase by two percent (2.0%) above the Rent being paid during the most recent year.

10. Use of Property. The Leased Premises and the Easements shall be used solely for the purpose of (i) constructing, maintaining, and operating telecommunication equipment related to Lessee's equipment on Assessor's Parcel Number 957-541-025 ("Improvements") and, (ii) any uses incidental thereto, including without limitation, installation of equipment to accommodate new technologies or future innovations for receiving, storing and transmitting signals for Lessee's use and the use of its sublessees, licensees customers, or invitees (collectively the "Permitted Use"), as described and depicted on **Exhibit "C"**, attached hereto and incorporated herein. Lessee may place a block wall, around the perimeter of the Leased Premises. All Improvements shall be constructed at Lessee's sole expense. Lessee will maintain the Leased Premises in a safe condition. It is the intent of the parties that Lessee's Improvements shall not constitute a fixture. Any Improvements outside of the Scope of Work described in the construction drawings set forth in **Exhibit "C"** will need County's review and approval prior to installation.

11. Hazardous Materials.

(A) Lessee's Obligation and Indemnity. Lessee shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from the Leased Premises in any manner prohibited by law. Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the release of any Hazardous Materials on the Leased Premises if caused by Lessee or persons acting under Lessee.

(B) Lessor's Obligation and Indemnity. Lessor shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on, over, under or from the Leased Premises in any manner prohibited by law. Lessor shall indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Materials on, over, under or from the Leased Premises unless caused by Lessee or persons acting under Lessee.

(C) For purposes of this Agreement, the term "Hazardous Materials" means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials, or (viii) radioactive materials. "Environmental Laws" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251 et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Materials.

(D) During the term of this Agreement 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 Leased Premises including, but not limited to, soil and groundwater conditions. Further, Lessee, its successors, assigns and sublessees, shall not use, generate, manufacture, produce, store or dispose of on, under or about the Leased Premises or transport to or from the Leased 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") in violation of law.

(E) Lessor and Lessee agree that any hazardous material permitted on the Leased Premises or Lessor's Property of which it is a part and all containers therefore shall be used, kept, stored and disposed of in a manner that complies with all applicable federal, state and local laws or regulations pertaining to any such hazardous material, and shall not cause public or private nuisance or trespass.

(F) Upon termination of this Agreement and at the written request of Lessor, Lessee, at its sole cost and expense, shall remove in the manner required by applicable law any storage tanks or other hazardous materials located upon the Leased Premises by Lessee solely as a result of Lessee's actions or the actions of Lessee's agents, employees, contractors or invitees, within sixty (60) days.

12. Insurance and Indemnity.

(A) **Insurance.** Without limiting or diminishing the Lessee's obligation to indemnify or hold the COUNTY harmless, Lessee shall carry and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to this 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.

(i) Workers' Compensation:

If the Lessee has employees as defined by the State of California, the Licensee 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 of \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

(ii) Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability unmodified to lessen coverage provided by the ISO CG 00 01 04 13 coverage form, 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 name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 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. Policy shall name the COUNTY as Additional Insureds.

(iii) Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, 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 each accident 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. Policy shall name the COUNTY as Additional Insureds.

(iv) General Insurance Provisions – All lines:

1) Any insurance carriers providing insurance coverage hereunder shall be eligible to do business in 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'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) 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 Agreement. 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 Agreement 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 a properly executed original Certificate(s) of Insurance and original copies of Endorsements effecting coverage as required herein if a claim has been denied. Lessee shall provide the COUNTY Risk Manager with a minimum of thirty (30) days written notice prior to any material modification, cancellation, expiration or reduction in coverage of such insurance as such effects the COUNTY. If Lessee's insurance carrier(s) policies does not meet the minimum notice requirement found herein, Lessee shall cause Lessee's insurance carrier(s) to furnish a thirty (30) day Notice of Cancellation Endorsement of cancellation or nonrenewal of any required coverage that is not replaced.

4) In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance Lessee shall not commence operations until the COUNTY has been furnished proof of insurance. Original Certificate(s) of Insurance and copies of endorsements and if requested, original policies of insurance including all endorsements and any and all other attachments as required in this Section shall be provided if a claim has been denied. Lessee shall provide an ACORD form certificate of insurance signed by its broker authorized by Lessee to bind coverage on its behalf.

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

6) If, during the term of this Agreement or any extension thereof, there is a material change in the use of

Leased Premises; or, there is a material change in the equipment on the Leased Premises; or, the term of this Agreement, 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 Agreement, 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 Agreement may be met with a program(s) of self-insurance unless acceptable to the COUNTY.

8) Lessee agrees to notify the 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 Agreement.

(B) **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, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, 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, subcontractors, agents or representatives Indemnitors from this Agreement, except to the extent caused by the negligence or willful misconduct of the County of Riverside and/or Indemnities. Lessee shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

(i) 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 Lessor; 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.

(ii) Lessee's obligation hereunder shall be satisfied when Lessee has provided to Lessor the appropriate form of dismissal relieving Lessor and/or its Indemnitees from any liability for the action or claim involved.

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

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 Lessee from indemnifying the Indemnitees to the fullest extent allowed by law.

13. Removal of Obstructions. Lessee has the right to remove obstructions from Lessor's Property, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Leased Premises or the Easements.

14. Intentionally Deleted. Right of Refusal – Intentionally Deleted

15. Intentionally Deleted. Real Estate Taxes – Intentionally Deleted

16. Intentionally Deleted. Waiver of Claims and Rights of Subrogation – Intentionally Deleted

17. Intentionally Deleted. Limitation of Damages – Intentionally Deleted

18. Intentionally Deleted. Hold Harmless – Intentionally Deleted

19. Default. Notice of Default; Cure Period. In the event that there is a default by Lessor or Lessee (the "Defaulting Party") with respect to any of the provisions of this Agreement or Lessor's or Lessee's obligations under this Agreement, the other party (the "Non-Defaulting Party") shall give the Defaulting Party written notice of such default. After receipt of such written

notice, the Defaulting Party shall have thirty (30) days in which to cure any monetary default and sixty (60) days in which to cure any non-monetary default. The Defaulting Party shall have such extended periods as may be required beyond the sixty (60) day cure period to cure any non-monetary default if the nature of the cure is such that it reasonably requires more than sixty (60) days to cure, and Defaulting Party commences the cure within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion. The Non-Defaulting Party may not maintain any action or effect any remedies for default against the Defaulting Party unless and until the Defaulting Party has failed to cure the same within the time periods provided in this Section.

20. Lessor's Covenant of Title. Lessor covenants that Lessor holds good and marketable fee simple title to Lessor's Property and the Leased Premises and has full authority to enter into and execute this Agreement.

21. Interference with Lessee's Business. Lessor agrees that it will not permit the construction, installation or operation on Lessor's Property of any equipment or device that materially interferes with Lessee's use of the Lease Premises for a wireless communications facility. Each of the covenants made by Lessor in this Section is a covenant running with the land for the benefit of the Leased Premises.

22. Eminent Domain. If Lessor receives notice of a proposed taking by eminent domain of any part of the Leased Premises or the Easements, Lessor will notify Lessee of the proposed taking within fifteen (15) days of receiving said notice and Lessee will have the option to: (i) declare this Agreement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the Leased 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 Leased Premises and Easements so taken. With either option Lessee shall have the right to pursue all available remedies at law or equity.

23. Applicable Law and Venue. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of California, where the Leased Premises is located. The parties agree that the venue for any litigation regarding this Agreement shall be in the state or federal courts in the County of Riverside, where the Leased Premises is located.

24. Notices. All notices hereunder shall be in writing and shall be given by (i) established national courier service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

Lessor: County of Riverside
Facilities Management – Real Estate Division
3450 14th Street, Suite 200
Riverside, California 92501
Attention: Deputy Director of Real Estate
Telephone: (951) 955-4820
Other Inquiries: FM-Leasing@rivco.org

Lessee: Global Signal Acquisitions III LLC
Attn: Legal - Real Estate
2000 Corporate Drive
Canonsburg, PA 15317-8564

25. Assignment, Sublease, Licensing and Encumbrance. Lessee has the right to assign its interest in this Agreement and to sublease or license use of the Leased Premises, Easements and Improvements, upon making a written request to Lessor for each such transaction and the obtaining of Lessor's prior written consent, said consent not to be unreasonably withheld, conditioned or delayed. Assignment of this Agreement by Lessee shall be effective upon Lessee sending written notice to Lessor, and receiving Lessor's written consent. Notwithstanding the foregoing, Lessee shall have the right to assign this Agreement and sublease or license use of the Lease Premises to an Affiliate (defined below) without Lessor's written consent. For purposes of this Agreement, the term "Affiliate" shall mean a person or business entity, corporate or otherwise, that directly or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with Lessee. The term "control" means the right and power, directly or indirectly, to direct or cause the direction of the management and policies of a person or business entity, corporation or otherwise, through ownership or voting securities, by contract or

otherwise. Upon request to Lessor from any leasehold mortgagee, Lessor agrees to give the holder of such leasehold mortgage written notice of any default by Lessee and an opportunity to cure such default within fifteen (15) days after such notice with respect to monetary defaults and within a commercially reasonable time after such notice with respect to any non-monetary default.

26. Mortgages. In the event that the Leased Premises is currently encumbered or shall become encumbered by such a mortgage, Lessor shall obtain and furnish to Lessee a non-disturbance agreement for each such mortgage, in recordable form.

27. Intentionally Deleted. Sale of Property – Internationally Deleted

28. Surrender of Property. Upon expiration or termination of this Agreement, Lessee shall, within a reasonable time, remove all above ground Improvements and restore the Leased Premises to its original condition, ordinary wear and tear excepted.

29. Quiet Enjoyment. Lessor covenants that Lessee, on paying Rent and performing the covenants of this Agreement, shall peaceably and quietly have, hold and enjoy the Leased Premises and Easements.

30. Lessor's Waiver. Lessor hereby waives and releases any and all liens, whether statutory or under common law, with respect to any of Lessee's improvements now or hereafter located on the Leased Premises.

31. Workmanship Standards. The installation and maintenance of the electronic equipment of Lessee shall be performed in a good and workmanlike manner and shall conform in all respects to the fire, safety and construction standards deemed applicable to such installation by industry standards and in conformance with the Approvals of the COUNTY in its jurisdictional capacity as a governmental agency. All electronic equipment will be installed according to Exhibit "D", County of Riverside Site Installation Standards attached hereto and incorporated herein by this reference.

32. Permits, Licenses and Taxes.

(A) Lessee shall secure, at its expense, all necessary permits and licenses as it may be required by law to obtain, and Lessee shall pay for all fees and taxes levied or required by any authorized public entity governing the Leased Premises that are directly attributable to Lessee's use of the Leased Premises. Lessee recognizes and understands that this Agreement 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. Lessor will cooperate with Lessee at no expense to Lessor, in Lessee's effort to obtain such approvals in connection with said permits, licenses or other approvals.

(B) If personal property taxes are assessed, Lessee shall pay any portion of such taxes directly attributable to Lessee's equipment. Lessor's Property is, and shall remain, tax exempt as long as County of Riverside remains the owner of Lessor's Property. The COUNTY shall pay all real property taxes, assessments and deferred taxes on Lessor's Property.

33. Miscellaneous.

(A) Intentionally Deleted.

(B) Entire Agreement. Lessor and Lessee agree that this Agreement contains all of the agreements, promises and understandings between Lessor and Lessee. No oral agreements, promises or understandings shall be binding upon either Lessor or Lessee in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by the parties hereto. The terms, covenants and provisions of this Agreement shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

(C) Captions. The captions preceding the Sections of this Agreement are intended only for convenience of reference and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

(D) Construction of Document. Lessor and Lessee acknowledge that this document shall not be construed in favor of or against the drafter by virtue of said party being the drafter and that this Agreement shall not be construed as a binding offer until signed by Lessee.

(E) Partial Invalidity. If any term of this Agreement is found to be void or invalid, then such invalidity shall not affect

the remaining terms of this Agreement, which shall continue in full force and effect.

(F) Counterparts. This Agreement may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

(G) Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this Section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

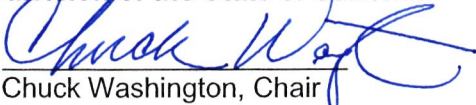
(H) IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee. In the event Lessor's Property is transferred, the succeeding Lessor shall have a duty at the time of such transfer to provide Lessee with a Change of Ownership Form as provided for by Lessee, a completed IRS Form W-9, or its equivalent, and other related paperwork to effect a transfer in Rent to the new Lessor. Lessor'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.

[Execution Page Follows]

IN WITNESS WHEREOF, Lessor and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Agreement as of the day and year this Agreement is fully executed.

LESSOR:

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

By: 
Chuck Washington, Chair
Board of Supervisors


ATTEST:

Kimberly A. Rector
Clerk of the Board

By: 
Deputy


APPROVED AS TO FORM:

Minh C. Tran, County Counsel

By: 
Ryan Yabko
Deputy County Counsel

LESSEE:

GLOBAL SIGNAL ACQUISITIONS III LLC,
a Delaware limited liability company

By: 
C405A6BC4B274B7...

Print Name: Matthew Norwood

Print Title: Director Nat'l Real Estate Operations

Date: 3/13/2024 | 12:36:39 PM CDT

MAY 21 2024 3.17

EXHIBIT "A"
Lessor's Property

LOT 68 OF TRACT 29245, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPTING THAT PORTION OF LOT 68 AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, 1152.45 FEET; THENCE N 17° 23' 01" W, 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 06' 21" AN ARC DISTANCE OF 43.65 FEET; THENCE N 25° 42' 06" W, 67.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 04' 12" AN ARC DISTANCE OF 92.56 FEET; THENCE N 09° 37' 54" W, 112.77 FEET; THENCE N 18° 46' 20" W, 86.90 FEET; THENCE N 46° 31' 58" W, 46.62 FEET, THENCE N 17° 42' 01" W, 98.27 FEET TO THE POINT OF BEGINNING; THENCE S 85° 12' 02" W, 10.19 FEET; THENCE N 85° 44' 02" W, 7.54 FEET; THENCE N 05° 35' 08" E, 35.11 FEET; THENCE S 89° 58' 32" E, 6.75; THENCE S 21° 15' 36" E, 36.65 FEET; THENCE S 85° 12' 02" W, 5.81 FEET TO THE POINT OF BEGINNING.

PARCEL ID#: 957-541-024

THIS BEING THE SAME PROPERTY CONVEYED TO COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC FROM OLD TOWN DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN A DEED DATED AUGUST 2, 2004 AND RECORDED AUGUST 24, 2004, IN INSTRUMENT NO. 2004-0667917, RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "B"
Leased Premises and Easements

Tower Parcel Description (As Provided per Grant Deed Doc. No. 20040667917)

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, 1152.45 FEET;

THENCE N 17° 23' 01" W, 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 06' 21" AN ARC DISTANCE OF 43.65 FEET; THENCE N 25° 42' 06" W, 67.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 04' 12" AN ARC DISTANCE OF 92.56 FEET; THENCE N 09° 37' 54" W, 112.77 FEET; THENCE N 18° 46' 20" W, 86.90 FEET; THENCE N 46° 31' 58" W, 46.62 FEET, THENCE N 17° 42' 01" W, 98.27 FEET TO THE POINT OF BEGINNING;

THENCE S 85° 12' 02" W, 10.19 FEET;
THENCE N 85° 44' 02" W, 7.54 FEET;
THENCE N 05° 35' 08" E, 35.11 FEET;
THENCE S 89° 58' 32" E, 6.75;
THENCE S 21° 15' 36" E, 36.65 FEET;
THENCE S 85° 12' 02" W, 5.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 533 SQUARE FEET OR 0.0122 ACRES OF LAND, MORE OR LESS.

Lease Area Description (As Surveyed)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, 1152.45 FEET;
THENCE N 17° 23' 01" W, 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 06' 21" AN ARC DISTANCE OF 43.65 FEET;
THENCE N 25° 42' 06" W, 67.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 04' 12" AN ARC DISTANCE OF 92.56 FEET;
THENCE N 09° 37' 54" W, 112.77 FEET;
THENCE N 18° 46' 20" W, 86.90 FEET; THENCE N 46° 31' 58" W, 46.62 FEET;
THENCE N 17° 42' 01" W, 98.27 FEET; THENCE S 85° 12' 02" W, 10.19 FEET;
THENCE N 85° 44' 02" W, 7.54 FEET;
THENCE N 05° 35' 08" E, 18.11 FEET TO THE POINT OF BEGINNING;

THENCE N 84° 24' 52" W, 6.67 FEET;
THENCE N 05° 35' 08" E, 11.00 FEET;
THENCE S 84° 24' 52" E, 6.67 FEET;
THENCE S 05° 35' 08" W, 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 73 SQUARE FEET OR 0.0017 ACRES OF LAND, MORE OR LESS.

Access & Utility Easement Description (As Surveyed)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 12.00 FEET WIDE, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACE 29245; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, 1152.45 FEET;

THENCE N 17° 23' 01" W, 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 06' 21" AN ARC DISTANCE OF 43.65 FEET TO THE POINT OF BEGINNING;

THENCE N 25° 42' 06" W, 67.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 04' 12" AN ARC DISTANCE OF 92.56 FEET;

THENCE N 09° 37' 54" W, 112.77 FEET;

THENCE N 18° 46' 20" W, 86.90 FEET;

THENCE N 46° 31' 58" W, 46.62 FEET;

THENCE N 17° 42' 01" W, 98.27 FEET TO THE END OF SAID STRIP.

THE SIDELINES OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED TO THE SOUTHERLY LINE OF SAID LOT 68 AND TO THE SOUTHERLY LINE OF THE HEREINBEFORE DESCRIBED TELECOMMUNICATIONS TOWER SITE.

CONTAINING 6,055 SQUARE FEET OR 0.1390 ACRES OF LAND, MORE OR LESS.

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 8.00 FEET WIDE, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, 1152.45 FEET;
THENCE N 17° 23' 01" W, 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 27' 50" AN ARC DISTANCE OF 26.36 FEET TO THE POINT OF BEGINNING;

THENCE N 21° 10' 03" W, 80.61 FEET;
THENCE N 16° 52' 45" W, 146.00 FEET;
THENCE N 09° 37' 54" W, 56.77 FEET;
THENCE N 21° 06' 17" W, 229.21 FEET;
THENCE S 77° 20' 42" W, 15.23 FEET TO THE END OF SAID STRIP.

THE SIDELINES OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED TO THE SOUTHERLY LINE OF SAID LOT 68 AND TO THE EASTERLY LINE OF THE HEREINBEFORE DESCRIBED TELECOMMUNICATIONS TOWER SITE.

CONTAINING 4,227 SQUARE FEET OR 0.0970 ACRES OF LAND, MORE OR LESS.

PROPERTY INFORMATION

OWNER: GLOBAL SIGNAL ACQUISITIONS IV
DEED: NOT PROVIDED


APN: 957-541-025

39674 JOSEPH ROAD, TEMECULA, CA 92591

TOWER SURVEY

879923

(F2) OVERFLOW PARKING
 39764 JOSEPH RD
 TEMECULA, CA
 RIVERSIDE COUNTY

SURVEY PERFORMED FOR:

 1500 Corporate Drive
 Canonsburg, PA 15317

SURVEY COORDINATED BY:
 GEOLINE SURVEYING, INC.
 13430 NW 10th Terrace, Suite A, Alachua, FL 32615
 Tele: (800) 418-0500 | Fax: (386) 462-9886

SURVEY PERFORMED BY:
 NVS
 3550 W. MARKET ST., SUITE 200, AKRON, OH 44333
 Tele: (800) 787-8397 | www.NVS.com

DRAWN BY: WFC **CHECKED BY:** JLV **JOB NO.:** S202209650

SURVEYOR'S CERTIFICATION:
 I hereby certify to Global Signal Acquisitions III LLC, Crown Castle USA Inc., including its parents, subsidiaries and affiliated entities, and Westcor Land Title Insurance Company.
 SURVEYOR NAME: JOSHUA L. VUKODER
 CALIFORNIA CERTIFICATE NO. 8281

 SIGNATURE
 MARCH 8, 2024
 DATE

LEASE AREA ZONING:
 MDR (MEDIUM DENSITY RESIDENTIAL)

LEASE AREA FLOOD NOTE:
 ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08065C, EFFECTIVE AUGUST 28, 2008, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

BASIS OF NORTH:
 THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON GPS OBSERVATION AND RELATED TO THE DATA PROJECTED IN STATE PLANE CALIFORNIA COORDINATE SYSTEM ZONE 9, EPSG: 2230, NAD83.

NOTES:
 1. SURVEY PERFORMED ON 11/18/2022.
 2. DATA PROJECTED IN STATE PLANE CALIFORNIA COORDINATE SYSTEM ZONE 9, EPSG: 2230, NAD83, WITH NAVD83 VERTICAL DATUM.
 3. BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DETECTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
 5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
 6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
1	11-23-22	FIRST DRAFT	WFC
2	12-7-22	COMMENTS	WFC
3	1-10-23	COMMENTS	WFC
4	3-4-24	COMMENTS	WFC
5	12-8-24	COMMENTS	WFC

SITE INFORMATION:
 Name (F2) OVERFLOW PARKING
 BUN 879923
 Address 39764 JOSEPH RD
 TEMECULA, CA
 County RIVERSIDE COUNTY

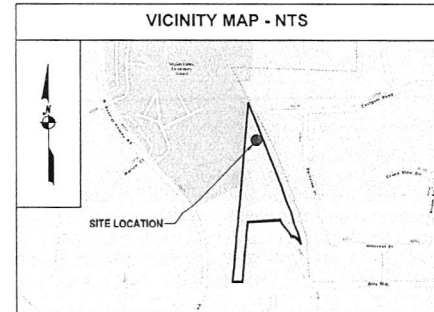
SITE LOCATED IN:
 PORTION OF LOT 68, TRACT NO. 29245, BK 319, PG'S 85-88

TOWER SURVEY

SHEET TITLE: COVER SHEET

LEGEND

ADDITIONAL LAND	IP / REBAR MONU	TRANSFORMER
BUILDING	IP / REBAR - MONU - FOUND	TRANSFORMER PAD
ASPHALT PAVEMENT	CASED MONU	CATCH BASIN
CONTOUR - MAJOR	CASED MONU - FOUND	INLET
CONTOUR - MINOR	TRAVERSE POINT	CULVERT
EASEMENT	SURVEY POINT	UTILITY VAULT
GUIDERAIL	GRAVEL	MANHOLE
JURISDICTION LINE	DIRT	HANDHOLE
PROPERTY LINE	CONCRETE	PULL BOX
PROPERTY TIE	RETAINING WALL	PEDESTAL
PARENT PROPERTY	STAIRS	RISER
TOWER EASEMENT	DOOR / GATE	METER
RIGHT OF WAY	DOUBLE DOOR / GATE	VALVE
SETBACK	GATE - SLIDING	CLEANOUT
TREELINE	SIGNS	JUNCTION BOX
WETLAND	MAILBOX	PUMP STATION
RAILROAD TRACKS	COLUMN	UTILITY BOX
CENTERLINE	UTILITY POLE	CONTROLLER
ROAD CENTERLINE	GUYED POLE	HVAC
STREAM	POLE	GENERATOR
STREAM (DIRECTIONAL)	LIGHTPOLE	
DITCH	BOLLARD	
CHANNEL	FIRE HYDRANT	
FENCE	FLAG POLE	
CABLE TV	SHRUB	
CABLE U.G.	TREE - PALM	
COMBINED SEWER	TREE - CONFEROUS	
CABLE TV & ELEC	TREE - DECIDUOUS	
CABLE TV & ELEC U.G.	METAL PLATFORM	
CABLE, ELEC & TELE	FUEL TANKS	
CABLE, ELEC & TELE U.G.	TRAFFIC SIGNAL CONTR.	
ELECTRIC	TOPO - HIGH POINT	
ELECTRIC U.G.	TOPO - LOW POINT	
FIBER	PROPERTY TIE	
FIBER U.G.		
GAS		
SEWER		
STORM		
TELEPHONE		
TELEPHONE U.G.		
UNKNOWN UTILITY		
WATER		
BREAKLINE		
MATCH LINE		



SURVEY PROCEDURES & EQUIPMENT

THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY [STATE REQUIREMENTS FOR BOUNDARY SURVEYS].

INSTRUMENTS USED:
 - TRIMBLE R12 GNSS RECEIVER USING THE SMARTNET VRS NETWORK
 - TRIMBLE TSC7 SERIES ROBOTIC TOTAL STATION

CONTENTS

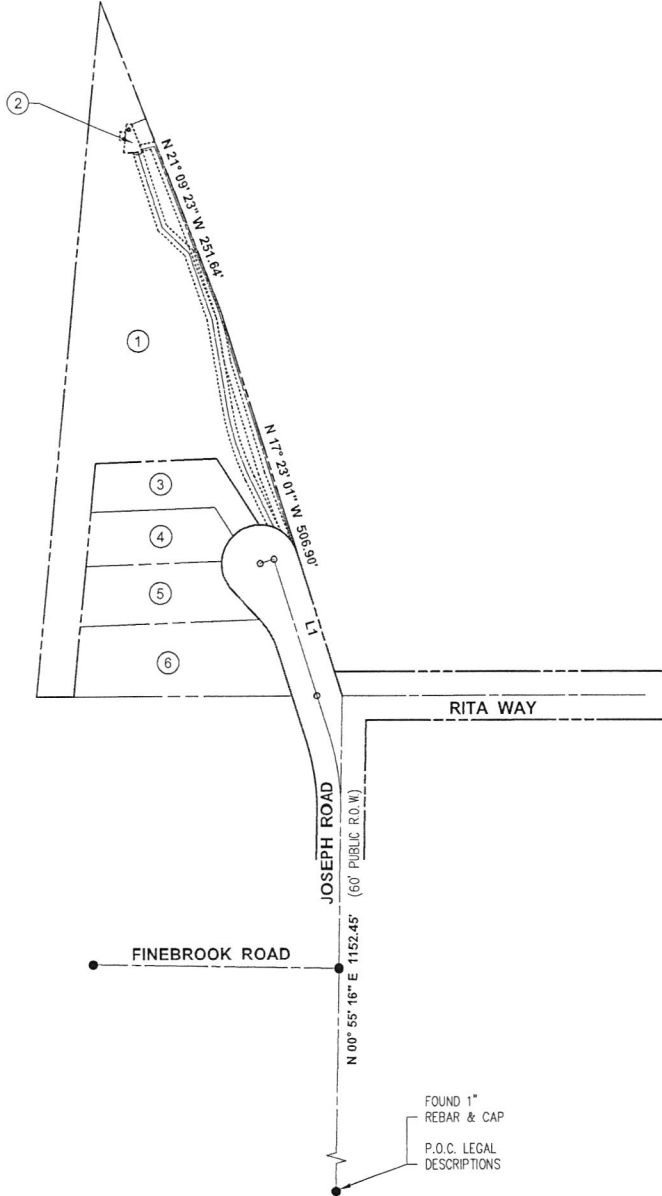
COVER SHEET
PROPERTY OVERVIEW
FEE OVERVIEW
SITE BOUNDARY
SITE OVERVIEW DETAIL (INTERNAL USE)
LEGAL DESCRIPTIONS

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	95,656	2.1960
TOWER PARCEL	533	0.0581
LEASE AREA	73	0.0017
12' ACCESS & UTILITY EASEMENT	7,451	0.1711
8' UTILITY EASEMENT	4,227	0.0970

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
C.L.	CENTERLINE



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	95,656	2.1960
TOWER PARCEL	533	0.0581
LEASE AREA	73	0.0017
12' ACCESS & UTILITY EASEMENT	7,451	0.1711
8' UTILITY EASEMENT	4,227	0.0970

PROPERTY INFORMATION

PARENT PARCEL

① COUNTY OF RIVERSIDE
APN: 957-541-024

TOWER PARCEL

OWNER: GLOBAL SIGNAL ACQUISITIONS IV
DEED: 2004-0667917

② APN: 957-541-025

39674 JOSEPH ROAD, TEMECULA, CA 92591

ADJACENT PARCELS

③ LOVE RAEHELE DAWN
APN: 957-541-022

④ HEASLEY RICHARD / HEASLEY JOAN
APN: 957-541-021

⑤ ANDERSON RICHARD / ANDERSON JESSICA
APN: 957-541-020

⑥ MELTON CHRISTOPHER / MELTON TOBEY D
APN: 957-541-019

SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
1	11-23-22	FIRST DRAFT	WFC
2	12-7-22	COMMENTS	WFC
3	1-10-23	COMMENTS	WFC
4	3-4-24	COMMENTS	WFC
5	3-8-24	COMMENTS	WFC

SITE INFORMATION:

Name (F2) OVERFLOW PARKING

BUN 879923

Address 39674 JOSHEPH RD
TEMECULA, CA

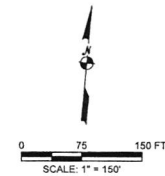
County RIVERSIDE COUNTY

SITE LOCATED IN:
PORTION OF LOT 68, TRACT NO. 29245, BK 319, PG'S 85-88

TOWER SURVEY

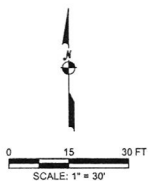
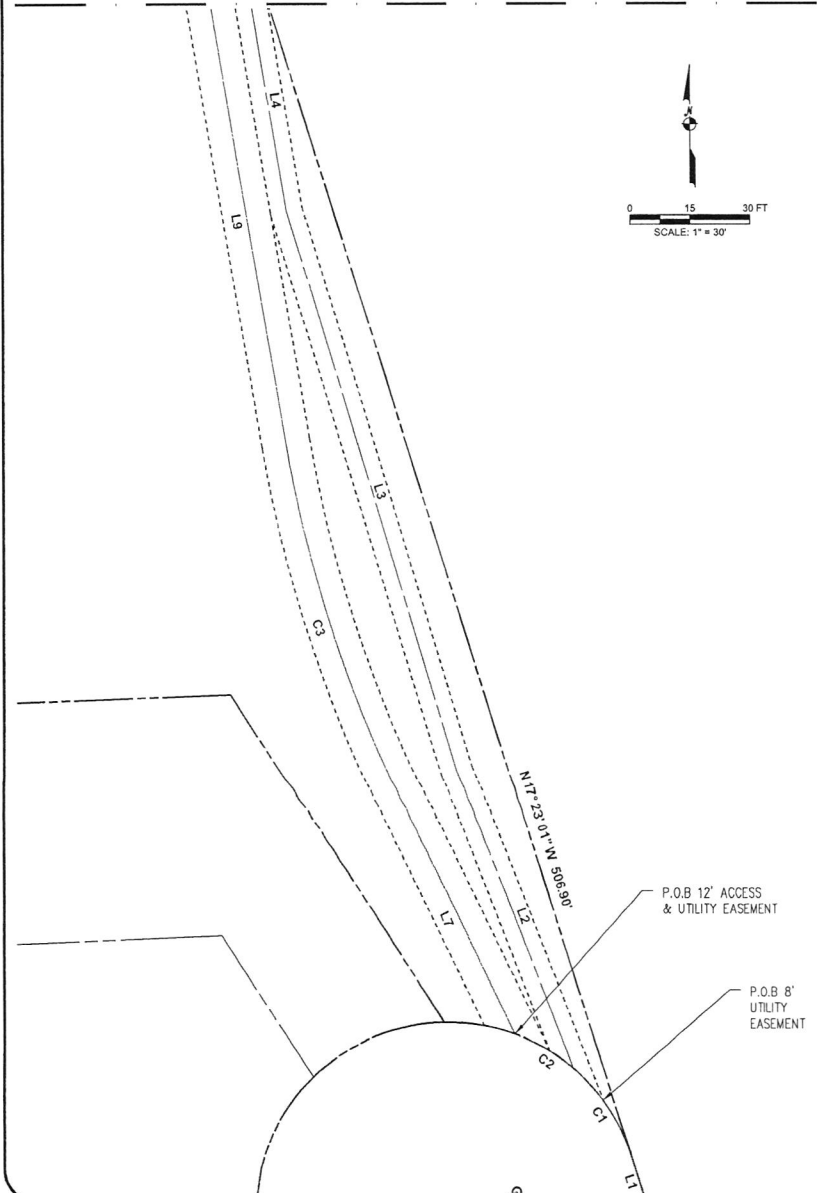
SHEET: PROPERTY OVERVIEW

Line Table		
Line	Direction	Length
L1	N 17° 23' 01" W	187.36'



FOUND 1" REBAR & CAP
P.O.C. LEGAL DESCRIPTIONS

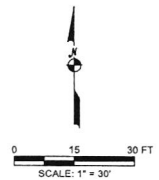
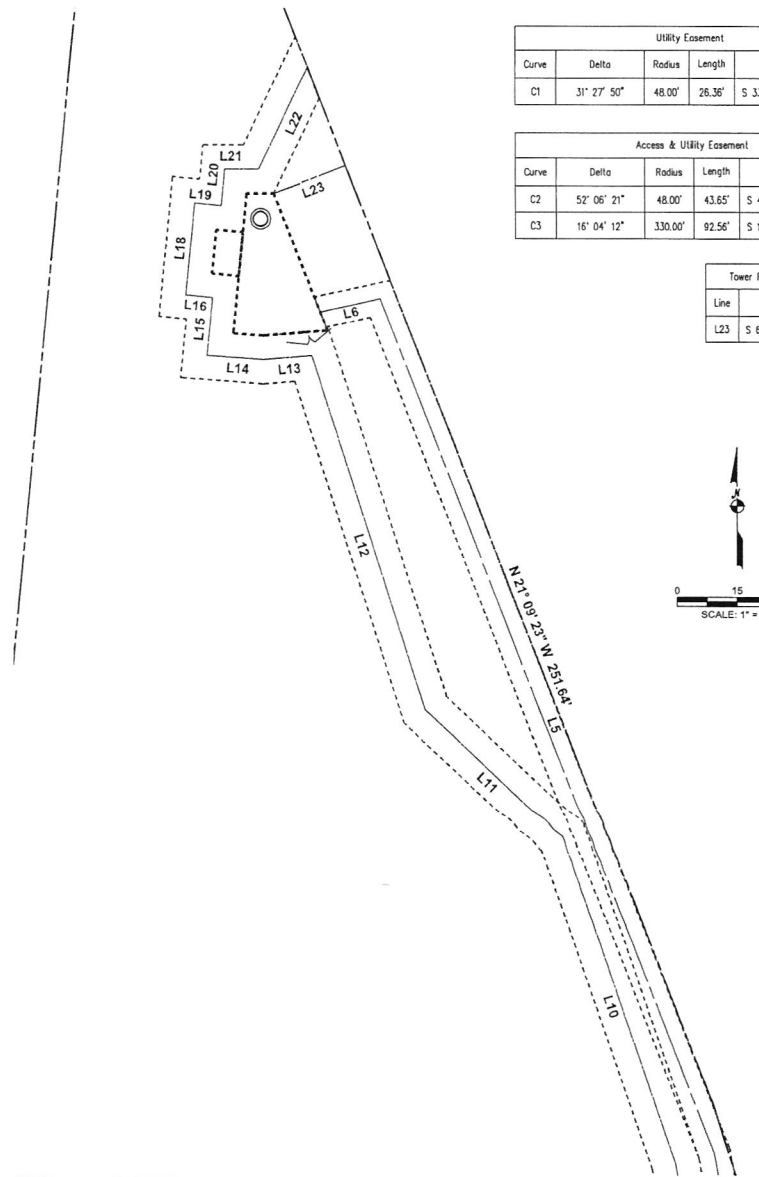
MATCH AT RIGHT



P.O.B 12' ACCESS & UTILITY EASEMENT

P.O.B 8' UTILITY EASEMENT

MATCH AT LEFT



Utility Easement				
Curve	Delta	Radius	Length	Chord
C1	31° 27' 50"	48.00'	26.36'	S 33° 06' 58" E - 26.03'

Access & Utility Easement				
Curve	Delta	Radius	Length	Chord
C2	52° 06' 21"	48.00'	43.65'	S 43° 26' 12" E - 42.16'
C3	16° 04' 12"	330.00'	92.56'	S 17° 40' 00" E - 92.25'

Tower Parcel & Lease Area		
Line	Direction	Length
L23	S 88° 50' 37" W	19.11'

UTILITY EASEMENT		
Line	Direction	Length
L1	N 17° 23' 01" W	187.36'
L2	N 21° 10' 03" W	80.61'
L3	N 16° 52' 45" W	146.00'
L4	N 09° 37' 54" W	56.77'
L5	N 21° 06' 17" W	229.21'
L6	S 77° 20' 42" W	15.23'

Access & Utility Easement		
Line	Direction	Length
L1	N 17° 23' 01" W	187.36'
L7	N 25° 42' 06" W	67.04'
L9	N 09° 37' 54" W	112.77'
L10	N 18° 46' 20" W	86.90'
L11	N 46° 31' 58" W	46.62'
L12	N 17° 42' 01" W	92.11'
L13	S 85° 12' 02" W	12.04'
L14	N 85° 44' 02" W	14.16'
L15	N 05° 35' 08" E	14.59'
L16	N 84° 24' 52" W	6.67'
L18	N 05° 35' 08" E	23.00'
L19	S 84° 24' 52" E	6.67'
L20	N 05° 35' 08" E	9.10'
L21	S 89° 58' 32" E	8.44'
L22	N 25° 59' 07" E	27.89'

SURVEY PERFORMED FOR:

CROWN CASTLE 1500 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	11-23-22	FIRST DRAFT	WFC
2	12-7-22	COMMENTS	WFC
3	1-10-23	COMMENTS	WFC
4	3-4-24	COMMENTS	WFC
5	3-8-24	COMMENTS	WFC

SITE INFORMATION:

Name (F2) OVERFLOW PARKING

BUN 879923

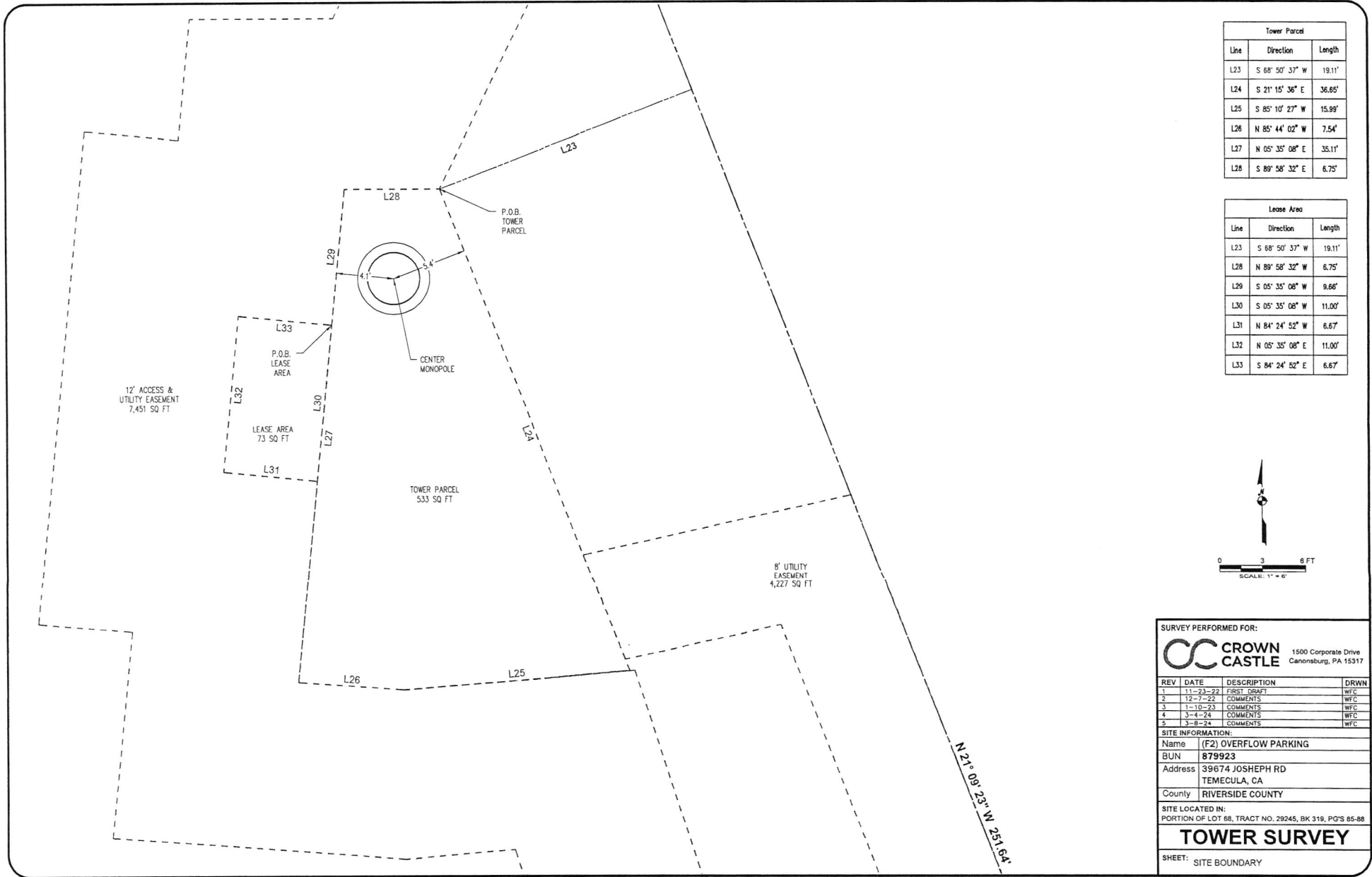
Address 39674 JOSHEPH RD
TEMECULA, CA

County RIVERSIDE COUNTY

SITE LOCATED IN:
PORTION OF LOT 68, TRACT NO. 29245, BK 319, PG'S 85-88

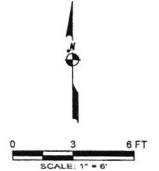
TOWER SURVEY

SHEET: EASEMENT ACCESS OVERVIEW



Tower Parcel		
Line	Direction	Length
L23	S 68° 50' 37" W	19.11'
L24	S 21° 15' 36" E	36.85'
L25	S 85° 10' 27" W	15.99'
L26	N 85° 44' 02" W	7.54'
L27	N 05° 35' 08" E	35.11'
L28	S 89° 58' 32" E	6.75'

Lease Area		
Line	Direction	Length
L23	S 68° 50' 37" W	19.11'
L28	N 89° 58' 32" W	6.75'
L29	S 05° 35' 08" W	9.66'
L30	S 05° 35' 08" E	11.00'
L31	N 84° 24' 52" W	6.67'
L32	N 05° 35' 08" E	11.00'
L33	S 84° 24' 52" E	6.67'



SURVEY PERFORMED FOR:
CROWN CASTLE 1500 Corporate Drive
 Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	11-23-22	FIRST DRAFT	WFC
2	12-7-22	COMMENTS	WFC
3	1-10-23	COMMENTS	WFC
4	3-4-24	COMMENTS	WFC
5	3-8-24	COMMENTS	WFC

SITE INFORMATION:
 Name (F2) OVERFLOW PARKING
 BUN 879923
 Address 39674 JOSSEPH RD
 TEMECULA, CA
 County RIVERSIDE COUNTY

SITE LOCATED IN:
 PORTION OF LOT 68, TRACT NO. 29245, BK 319, PG'S 85-88

TOWER SURVEY

SHEET: SITE BOUNDARY

TOWER PARCEL LEGAL DESCRIPTION

(AS-SURVEYED)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, A DISTANCE OF 1152.45 FEET TO A POINT; THENCE N 17° 23' 01" W, A DISTANCE OF 506.90 FEET TO A POINT; THENCE N 21° 09' 23" W, A DISTANCE OF 251.84 FEET TO A POINT; THENCE S 68° 50' 37" W, A DISTANCE OF 19.11 FEET TO THE POINT OF BEGINNING;

THENCE S 21° 15' 38" E, A DISTANCE OF 38.65 FEET TO A POINT; THENCE S 85° 12' 02" W, A DISTANCE OF 15.99 FEET TO A POINT; THENCE N 85° 44' 02" W, A DISTANCE OF 7.54 FEET TO A POINT; THENCE N 05° 35' 08" E, A DISTANCE OF 35.11 FEET TO A POINT; THENCE S 89° 58' 32" E, A DISTANCE OF 6.75 TO THE POINT OF BEGINNING.

CONTAINING 533 SQUARE FEET OR 0.0122 ACRES OF LAND, MORE OR LESS.

LEASE AREA LEGAL DESCRIPTION

(AS-SURVEYED)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, A DISTANCE OF 1152.45 FEET TO A POINT; THENCE N 17° 23' 01" W, A DISTANCE OF 506.90 FEET TO A POINT; THENCE N 21° 09' 23" W, A DISTANCE OF 251.84 FEET TO A POINT; THENCE S 68° 50' 37" W, A DISTANCE OF 19.11 FEET TO A POINT; THENCE N 89° 58' 32" W, A DISTANCE OF 6.75 FEET TO A POINT; THENCE S 05° 35' 08" W, A DISTANCE OF 9.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 05° 35' 08" W, A DISTANCE OF 11.00 FEET TO A POINT; THENCE N 84° 24' 52" W, A DISTANCE OF 6.67 FEET TO A POINT; THENCE N 05° 35' 08" E, A DISTANCE OF 11.00 FEET TO A POINT; THENCE S 84° 24' 52" E, A DISTANCE OF 6.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 73 SQUARE FEET OR 0.0017 ACRES OF LAND, MORE OR LESS.

12' ACCESS & UTILITY EASEMENT

(AS-SURVEYED)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 12.00 FEET WIDE, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, A DISTANCE OF 1152.45 FEET TO A POINT; THENCE N 17° 23' 01" W, A DISTANCE OF 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68 ON THE NORTHERLY PUBLIC RIGHT OF WAY OF JOSEPH ROAD, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 06' 21" AN ARC DISTANCE OF 43.65 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PUBLIC RIGHT OF WAY, N 25° 42' 08" W, A DISTANCE OF 67.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 04' 12" AN ARC DISTANCE OF 92.56 FEET TO A POINT;

THENCE N 09° 37' 54" W, A DISTANCE OF 112.77 FEET TO A POINT; THENCE N 18° 46' 20" W, A DISTANCE OF 88.90 FEET TO A POINT; THENCE N 48° 31' 58" W, A DISTANCE OF 46.62 FEET TO A POINT; THENCE N 17° 42' 01" W, A DISTANCE OF 92.11 FEET TO A POINT; THENCE S 85° 12' 02" W, A DISTANCE OF 12.04 FEET TO A POINT; THENCE N 85° 44' 02" W, A DISTANCE OF 14.16 FEET TO A POINT; THENCE N 05° 35' 08" E, A DISTANCE OF 14.59 FEET TO A POINT; THENCE N 84° 24' 52" W, A DISTANCE OF 6.67 FEET TO A POINT; THENCE N 05° 35' 08" E, A DISTANCE OF 23.00 FEET TO A POINT; THENCE S 84° 24' 52" E, A DISTANCE OF 6.67 FEET TO A POINT; THENCE N 05° 35' 08" E, A DISTANCE OF 9.10 FEET TO A POINT; THENCE S 89° 58' 32" E, A DISTANCE OF 8.44 FEET TO A POINT; THENCE N 05° 59' 07" E, A DISTANCE OF 27.89 FEET TO THE END OF SAID STRIP.

THE SIDELINES OF SAID STRIP SHOULD, BE PROLONGED OR SHORTENED TO THE SOUTHERLY & EASTERLY LINES OF SAID LOT 68.

CONTAINING 7,451 SQUARE FEET OR 0.1711 ACRES OF LAND, MORE OR LESS.

8' UTILITY EASEMENT

(AS-SURVEYED)

THAT PORTION OF LOT 68 OF TRACT 29245 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 319, PAGES 85 THROUGH 88, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 8.00 FEET WIDE, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF NICHOLAS ROAD AND JOSEPH ROAD AS SHOWN ON SAID TRACT 29245; THENCE ALONG THE CENTERLINE OF SAID JOSEPH ROAD, N 00° 55' 16" E, A DISTANCE OF 1152.45 FEET TO A POINT; THENCE N 17° 23' 01" W, A DISTANCE OF 187.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 68 ON THE NORTHERLY PUBLIC RIGHT OF WAY OF JOSEPH ROAD, SAID POINT BEING IN A CUSP OF A CURVE; SAID CURVE HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 27' 50" AN ARC DISTANCE OF 28.38 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PUBLIC RIGHT OF WAY, N 21° 10' 03" W, A DISTANCE OF 80.61 FEET TO A POINT; THENCE N 16° 52' 45" W, A DISTANCE OF 146.00 FEET TO A POINT; THENCE N 09° 37' 54" W, A DISTANCE OF 56.77 FEET TO A POINT; THENCE N 21° 06' 17" W, A DISTANCE OF 229.21 FEET TO A POINT; THENCE S 17° 20' 42" W, A DISTANCE OF 15.23 FEET TO THE END OF SAID STRIP.

THE SIDELINES OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED TO THE SOUTHERLY LINE OF SAID LOT 68 AND TO THE EASTERLY LINE OF THE HEREINBEFORE DESCRIBED TELECOMMUNICATIONS TOWER SITE.

CONTAINING 4,227 SQUARE FEET OR 0.0970 ACRES OF LAND, MORE OR LESS.

SURVEY PERFORMED FOR:



REV	DATE	DESCRIPTION	DRWN
1	11-23-22	FIRST DRAFT	WFC
2	12-7-22	COMMENTS	WFC
3	1-10-23	COMMENTS	WFC
4	3-4-24	COMMENTS	WFC
5	3-8-24	COMMENTS	WFC

SITE INFORMATION:

Name (F2) OVERFLOW PARKING

BUN 879923

Address 39674 JOSHEPH RD

TEMECULA, CA

County RIVERSIDE COUNTY

SITE LOCATED IN:
PORTION OF LOT 68, TRACT NO. 29245, BK 319, PGS 85-88**TOWER SURVEY**

SHEET: LEGAL DESCRIPTIONS

Exhibit "C"
Improvements

879923 - LSSNA02123A - Global Signal Acquisitions - (202350617) SOW Doc

Civil Ground SOW:

- Install 1) block wall 8' tall, 11' long on the eastside of existing Cell site enclosure. New block wall to match existing. CD Page A-1 (1)
- Install 2) chain-link access gates. 1) gate to be mounted on the Northside of new block wall. 1) gate to be mounted on the Southside of new block wall. CD Page A-1 (1)
- Install 1) 5'x7' concrete pad inside proposed Dish Wireless 7'-4" x 11' Cell site enclosure. CD Page A-1 (1)
- To be install and mounded on new 5'x7' concrete pad within proposed Dish Wireless 7'-4" x 11' Cell site enclosure. 1) PPC Cab, 1) Dish Equipment Cab, 1) Fiber Box, 1) H-Frame and 1) GPS Antenna.
- Install 1) Ice Bridge from proposed Dish Equipment Cab on 5'x7' concrete pad to existing Mono-pine cell tower for Hybrid cable routing. CD Page A-1 (2)

Tower SOW:

- Install 1) new collar assembly on existing mono-pine cell tower at 38' elevation. Collar assembly to be painted to match existing cell tower. CD Page A-2 & A-2.1
- Install 3) Antennas on new collar mount at 38' one per sector. Antenna will have concealment socks to match existing.
- Install 6) Radios on new collar assembly at 38'
- Install 1) Over Voltage Protection (OVP) device on new collar assembly.
- Install jumpers from new radios to new antennas at 38'
- Install 1) Hybrid cable from Dish Equipment Cab to Over Voltage Protection (OVP) device on Tower. CD Page A-2.1

Utility SOW:

- Dish Wireless to take over empty Meter Socket on existing Cell site enclosure for power. Contractor to install approx. 25' of conduit from Meter location to proposed Dish PPC. CD Page E-1
- Install new conduit from cul-de-sac to proposed Dish cell site enclosure approx. 570'. Contractor will use less intrusive boring method and install 1) 17"x30" Handhole at the north side of proposed Dish cell site enclosure. Conduit to be placed in existing Crown Castle easement. CD Page E-1

EXHIBIT D

County of Riverside Site Installation Standards

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<u>Equipment Installation within Racks or Cabinets</u>	4
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<u>Communication Cabling Requirements for Plenums and Other Air-Handling Spaces</u>	6
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Overview

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



Motorola R-56

a
operated. All
requirements
standard. All
minimize

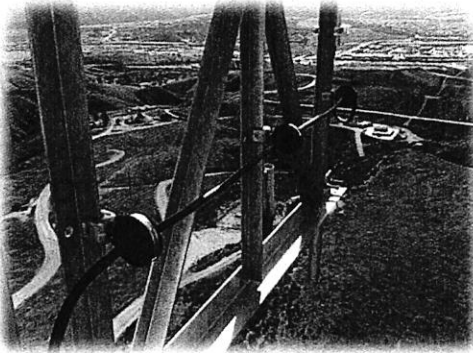
General Requirements

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 Riverside County Communications 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.

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.
- 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.

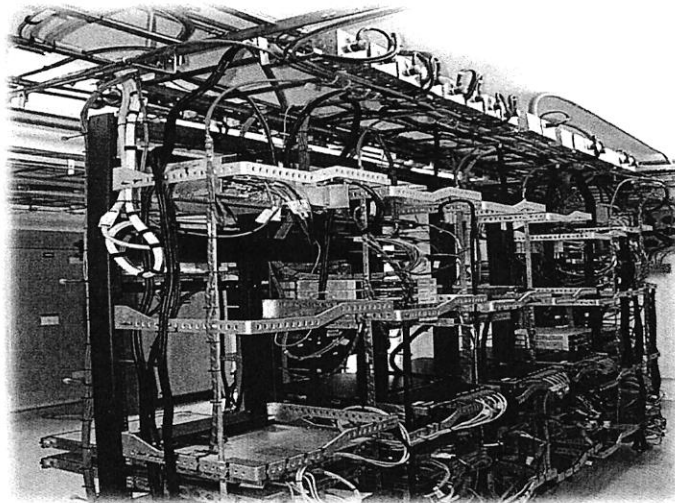


- OSHA or other applicable Occupational Safety and Health standards/regulations shall be observed and followed in all phases of tower construction and maintenance. Proper documentation must be on file with County.
- All tower climbing crews shall provide copies of tower climbing and safety certification 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 fire extinguisher.

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 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 where there is telephone switching 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 without equipment described in this section.
- A 36-inch aisle shall be maintained between at least one end of an equipment row and building 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.



Equipment Installation within Racks or Cabinets

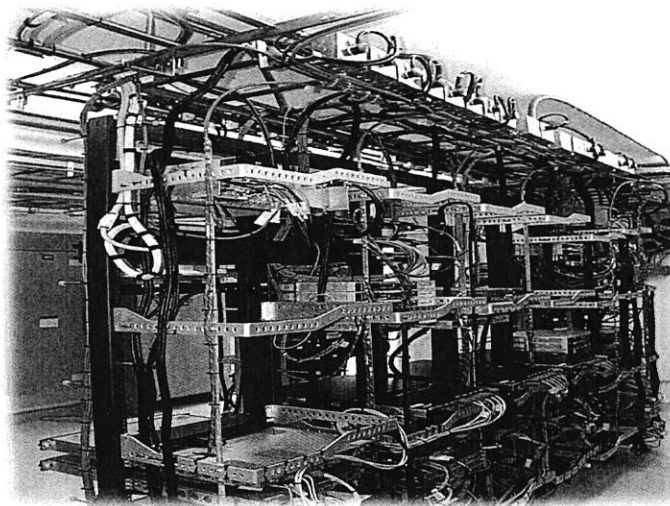
Prior to the installation of equipment in a communication site, the County shall perform a BTU and electrical load analysis making sure there is sufficient power and AC for the entire facility. If electrical or AC needs to be upgraded to support any additional equipment, the tenant will be responsible 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 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 disabling of an operational system coordinated with the proper All equipment installations shall all local building and electrical



require the shall be jurisdiction. comply with codes.

- 25-54 MHz - Transmitters in this have an isolator with a minimum of isolation followed by a low pass bandpass cavity setup, which minimum of 20dB of attenuation at the transmit frequency.

range shall 20dB reverse filter and a provides a 1 MHz from

- 66-88 MHz - Transmitters in this have an isolator with a minimum of isolation followed by a low pass bandpass cavity setup, which minimum of 20dB of attenuation at 1 MHz from the transmit frequency.

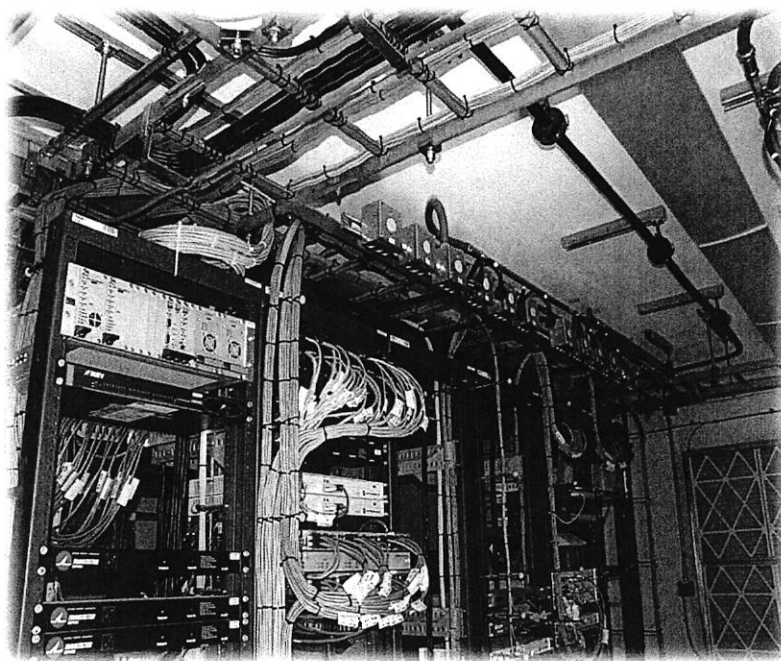
range shall 25dB reverse filter and provides a

- 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.

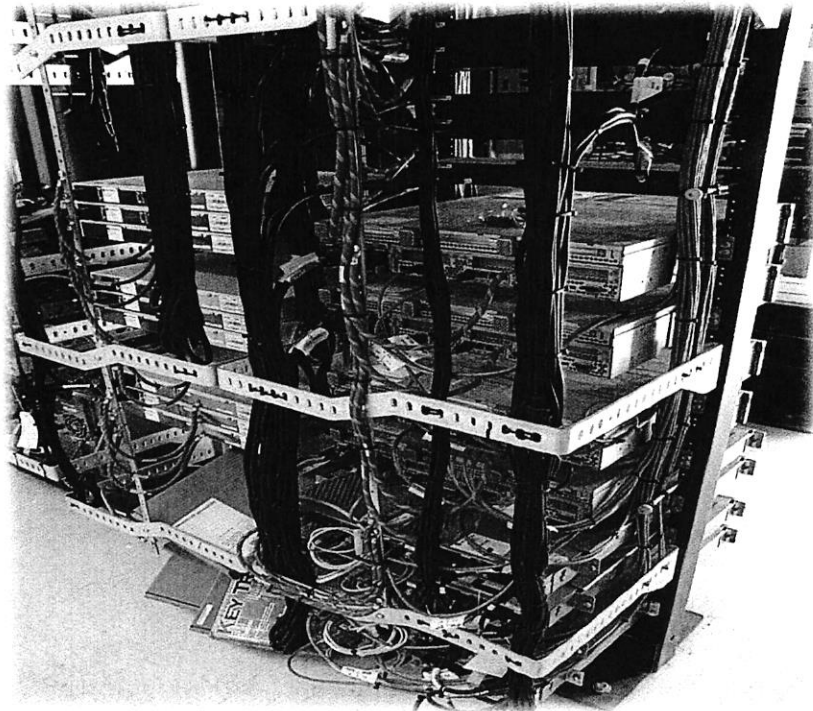
Cabling Requirements for Equipment in Racks and Cabinets

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 necessary may be looped back up a rack or cabinet. lengths of AC power cord coiled on top of racks or
- Grounding conductors of maintain a minimum radius of 203 mm (8 in.). any bend shall be not less degrees.
- The bending radius of cables shall be not less times the outside diameter Follow the cable manufacturer's recommendations and see ANSI/TIA/EIA-568(c) CSAT529-1995 for information.
- All other cables shall not 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.



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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.

- 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.

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.

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 (Andrew part number 31768A) and the Andrew hanger kit number for size of cable) tower face cross angles. At other locations galvanized pipe or electrical conduit has been mounting antennas, the vertical antenna feed be secured by the utilization of stainless steel stainless steel ties. When installing antenna no feed line shall be attached to or supported individual antenna feed line run already Attachment intervals shall follow that of the recommendation as provided in the Andrew catalog.



clamps such as appropriate attached to the where utilized for line runs may wrap lock or feed line runs, by any other installed. manufacturer reference

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

feed line basis.

Antenna feed line entryways are provided for equipment row. All antenna feed line runs 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. Microflect entryway boots shall be used for the appropriate remote sites.

each individual entering or

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.

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 Riverside County Communications Site Manager for each County-controlled site.

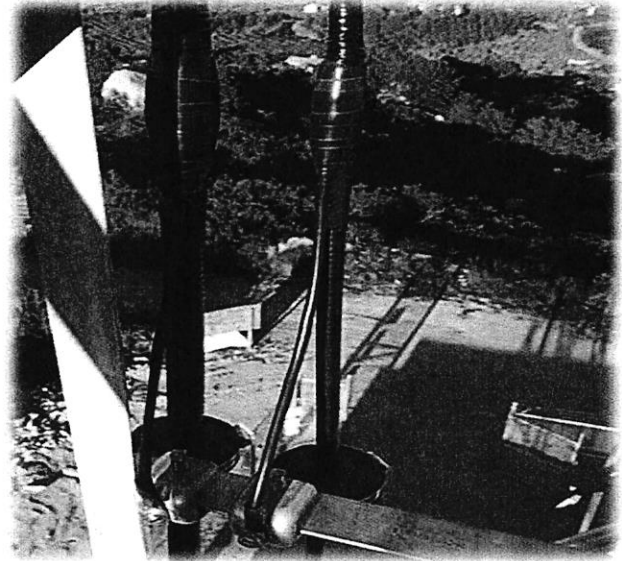
The antenna feed line point of connection to a vertical antenna (Stationmaster type) shall be sealed with electrical tape. A minimum of three wraps shall be utilized. All other types of antennas, with exposed connectors, shall be sealed with Andrew Type 34283 Connector Burial Kit. This shall consist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

RF Transmission Line and Preampifier 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:

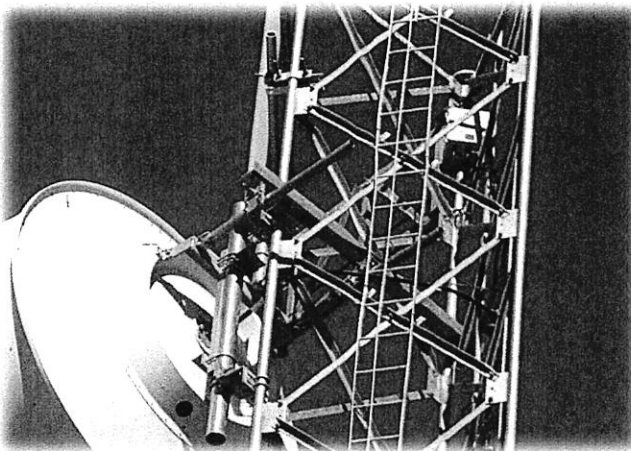


- Each transmission line run shall have entry port boots (inside and/or outside), lightning protectors and associated mounting brackets, and any additional jumpering required by the site specific RF configuration. Some manufacturers provide transmission line kits, which include the main line connectors, 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 wooden poles, or installed on the side of will be handled and designed on a case by case basis approved by the Site Manager.

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



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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 maintenance 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 microwave waveguide installations and shall require contacting the Site Manger. 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.

Documentation

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

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

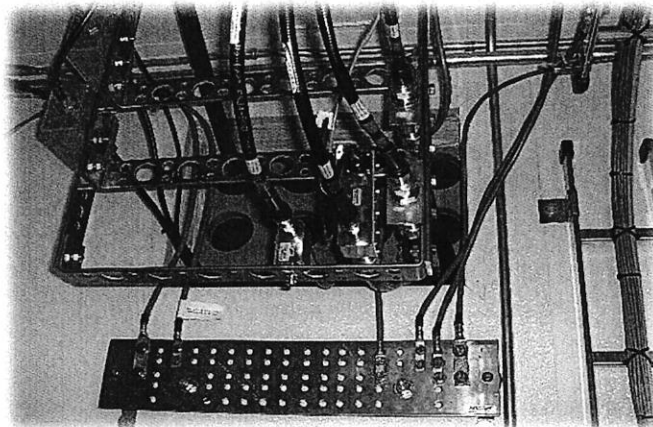
Coordination with the Site Manager shall when multiplex channels are to be installed County Microwave System.

Surge Protection Devices (SPDS)

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

RF Surge Protection Devices



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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.

AC/UPS Power Specifications

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

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.

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.

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.

Ingress Procedures

To access the Tower, contact the Riverside County Communications Site manager at 951-955-3580 pursuant to the advanced notice requirements prescribed below. Prior to the commencement of any Work on the Tower Facility, Licensee shall have all individuals working on the site cleared through the Riverside Sheriff's Office background process. The Licensee shall contact the Site Manager to schedule an escort. The Licensee shall be escorted at all times when on site.

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 Riverside County Communications Site manager three (3) business days prior to the scheduled work to be performed. Notify the Site Manager 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 Riverside County Communications Site manager 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 Riverside County Communications Site manager 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 Riverside County Communications Site manager 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 Riverside County Communications Site manager 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 Riverside County Communications Site manager 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.

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.

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.

EXHIBIT "E"
Confirmation of Lease Information

[attached behind this page]

**-EXHIBIT "E"-
CONFIRMATION OF LEASE INFORMATION**

LEASE REFERENCE DATE:

PREMISES: Assessor's Parcel Number 957-541-024

COMMENCEMENT DATE: Construction of the leasehold improvements is substantially complete and the lease term shall commence as of _____, for a term of _____ ending on _____, unless extended as provided in the Lease.

RENT: In accordance with the Lease, Rent began to accrue on _____, in the initial amount of \$1000 per month. Rent is due and payable in advance on the firstday of each month during the Lease Term.

AGREED and ACCEPTED

LESSOR:

LESSEE:

Dated: _____

Dated: _____

Certificate Of Completion

Envelope Id: EB69185674D7418A882CF8BEE4EFDB75

Status: Completed

Subject: Complete with DocuSign: 879923 executables 1.pdf

Source Envelope:

Document Pages: 40

Signatures: 3

Envelope Originator:

Certificate Pages: 4

Initials: 0

Blaine Traylor

AutoNav: Enabled

2000 Corporate Drive

Envelope Stamping: Enabled

Canonsburg, PA 15317

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Blaine.Traylor@crowncastle.com

IP Address: 50.220.166.44

Record Tracking

Status: Original

Holder: Blaine Traylor

Location: DocuSign

3/13/2024 1:30:34 PM

Blaine.Traylor@crowncastle.com

Signer Events

Matthew Norwood

matthew.norwood@crowncastle.com

Director Nat'l Real Estate Operations

Crown Castle

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Matthew Norwood
C405A8BC4B274B7...

Signature Adoption: Pre-selected Style
Using IP Address: 50.220.166.44

Timestamp

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Viewed: 3/13/2024 1:36:26 PM

Signed: 3/13/2024 1:36:39 PM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

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Intermediary Delivery Events

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Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

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Debra Orr

debra.orr@crowncastle.com

Security Level: Email, Account Authentication (None)

COPIED

Sent: 3/13/2024 1:31:55 PM

Viewed: 3/13/2024 1:38:51 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

3/13/2024 1:31:55 PM

Certified Delivered

Security Checked

3/13/2024 1:36:26 PM

Signing Complete

Security Checked

3/13/2024 1:36:39 PM

Completed

Security Checked

3/13/2024 1:36:39 PM

Payment Events

Status

Timestamps

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

In order to provide more efficient and faster service, Crown Castle ("we", "us" or "company") is pleased to announce the use of DocuSign, Inc. ("DocuSign") electronic signing system. The terms for providing such documents for execution and various other documents and records to you electronically through DocuSign are set forth below. Please read the information below carefully and if you can satisfactorily access this information electronically and agree to these terms, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any document for execution or other document or record provided or made available electronically to you by us. You will be able to download and print documents we send to you through the DocuSign system during and immediately after each signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time thereafter. To request paper copies of documents previously provided by us to you electronically, send an e-mail to esignature@CrownCastle.com, requesting the subject paper copies and stating your e-mail address, name, US Postal address and telephone number.

Withdrawing your consent to receive and/or execute documents electronically

If you elect to receive documents for execution and various other documents and records from us electronically, you may at any time change your mind and tell us that thereafter you want to receive such documents only in paper format. To withdraw your consent to electronic delivery and execution of documents, use the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope, instead of signing it. Thereafter, you will no longer be able to use the DocuSign system to electronically receive and execute documents or other records from us. You may also send an e-mail to esignature@CrownCastle.com stating that you are withdrawing your consent to electronic delivery and execution of documents through the DocuSign system and stating your e-mail address, name, US Postal Address, and telephone number.

Consequences of withdrawing consent to receive and/or execute documents electronically

If you elect to receive documents for execution and various other documents and other records only in paper format, it will slow the speed at which we can complete the subject transactions because of the increased delivery time.

Documents for execution, and other documents and records may be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we may provide documents for execution, and other documents and records electronically to you through the DocuSign system during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any document for execution or other document or record, we prefer to provide all documents for execution, and other documents and records by the same method and to the same address that you have given us. If you do not agree with this process, please let us know as described below.

How to contact Crown Castle

You may contact us to let us know of any changes related to contacting you electronically, to request paper copies of documents for execution and other documents and records from us, and to withdraw your prior consent to receive documents for execution and other documents and records electronically as follows:

To contact us by phone call: 724-416-2000

To contact us by email, send messages to: esignature@CrownCastle.com

To contact us by paper mail, send correspondence to

Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

To advise Crown Castle and DocuSign of your new e-mail address

To let us know of a change to the e-mail address where we should send documents for execution and other documents and records to you, you must send an email message to esignature@CrownCastle.com and state your previous e-mail address and your new e-mail address.

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Required hardware and software

Browsers:	Internet Explorer® 11 (Windows only); Windows Edge Current Version; Mozilla Firefox Current Version; Safari™ (Mac OS only) 6.2 or above; Google Chrome Current Version; Note : Pre-release (e.g., beta) versions of operating systems and browsers are not supported.
Mobile Signing:	Apple iOS 7.0 or above; Android 4.0 or above
PDF Reader:	Acrobat® Reader or similar software may be required to view and print PDF files
Screen Resolution:	1024 x 768

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County of Riverside

Assessor's Parcel Number 957-541-024



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- Blueline Streams
- City Areas



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 42 84 Feet

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Notes

District 3
Lease area outlined in blue

County of Riverside

Assessor's Parcel Number 957-541-024



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



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Notes

District 3
Lease area outlined in blue

0 167 335 Feet

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