

**EXHIBIT 1**  
**LEGAL DESCRIPTION OF LANDLORD'S PROPERTY**

Lot numbered 52 as said lot is shown upon that certain map entitled "Plat of Washington Tract of Citrusvale Orange Slope", filed October 8, 1912, in Book "B" of Maps, at Page 11, in the Office of the Placer County Recorder.

APN 018-120-027-000

DRAFT

**EXHIBIT 2  
COMMUNICATIONS SITE LEASE AGREEMENT**

AGREEMENT NO: CAT-22-003

**COMMUNICATION SITE LEASE AGREEMENT  
THERMALAND CELL TOWER SITE  
8800 VISTA AVENUE, LINCOLN, CA**

This LEASE AGREEMENT ("Lease") is made and entered into as of January 1, 2022 ("Effective Date"), by and between the County of Placer, a political subdivision of the State of California ("County") and Timothy and Sharon Leon Living Trust ("Landlord"). County and Landlord are sometimes hereinafter referred to individually as "Party" and collectively as the "Parties".

**AGREEMENT**

NOW THEREFORE, in consideration of the mutual covenants and promises herein, Landlord and County hereby agree as follows:

1. **Premises:** Landlord represents and warrants that Landlord is the owner of the real property ("Property") legally described in Exhibit "A" commonly known as 8800 Vista Avenue, Lincoln, California 95648 (Assessor's Parcel Number 018-120-027). Subject to the following terms and conditions, Landlord leases to County that portion of Property known as the Thermaland Cell Tower depicted in Exhibit B, including any applicable easements for access and utilities (the "Premises").

2. **Term:** The term of this Lease ("Term") shall be five (5) years commencing upon full execution of this Lease by both Parties ("Commencement Date"). County shall have the right to extend the Term of this Lease for five (5) additional Terms ("Renewal Term") of five (5) years each. Each Renewal Term shall be on the same terms and conditions as set forth herein. This Lease shall automatically be extended for each successive five (5) year Renewal Term unless County notifies Landlord in writing of County's intention not to extend this Lease at least thirty (30) days prior to the expiration of the first five-year Term or any Renewal Term.

3. **Use:** The Premises may be used by County for any lawful activity in connection with the provisions of public safety communications, including without limitation, the transmission, and the reception of radio communication signals on various frequencies and the construction, maintenance, and operation of related communications facilities ("Use").

4. **Rent:** Following the full execution of this Lease, County shall pay Landlord, as rent, the sum of Seven Thousand Seven Hundred and Eighty-Two and 67/100 Dollars (\$7,782.67) ("Rent") per calendar year. Rent shall be payable on the 1st day of each calendar year, in advance, to Landlord at Landlord's address specified in Section 22 "Notices".

County may expand the Premises for its equipment beyond the current square footage of the Premises with Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed, and Rent shall be increased in proportion to the extra square footage included in the revised Premises.

Throughout the Term and any Renewal Term, Rent shall be increased on each anniversary by an amount equal to three percent (3%) of the Rent for the previous year.

County shall pay Landlord 50% of collected rents ("Additional Rent") from subleases or sublicenses as described in Section 11 "Subleases". Sublease rent will be paid directly to the County, and County will pay Landlord Additional Rent, within thirty (30) business days of County's receipt of sublease rent.

5. **Compliance with Laws:** County agrees not to use or permit the use of the Premises in any illegal manner or conduct any business in or around the building and Premises in violation of local, state, or federal laws, ordinances, rules, or regulations.

6. **Termination:**

6.1. This Lease, in addition to any other remedies which may be pursued by law or in equity, may be terminated by either Party upon a material default of any covenant, condition, or term hereof by the other Party, if default is not cured within sixty (60) days of receipt of written notice of default.

6.2. This Lease may also be terminated by County without further liability on thirty (30) days prior written notice (I) if County is unable to reasonably obtain or maintain any certificate, license, permit, authority or approval from any governmental authority, thus restricting County from installing, removing, replacing, maintaining or operating County's Facilities, or using the Premises in a manner described in Section 3 "Use"; or (II) if County determines that the Premises is not appropriate for its operations for economic, environmental or technological reasons, including without limitation, signal strength, coverage or interference.

7. **Permits and Approvals:** County shall acquire all necessary and applicable permits, and agency approvals and licenses necessary to conduct County's Use of the Premises. County shall have sole responsibility for the payment of fees as required by such permits or approvals. County agrees to comply with all conditions of permits or licenses issued to County's Use of the Premises or that may be otherwise applicable to the Premises.

8. **Repairs, Maintenance, Improvements, Modifications:** County shall have the right (but not the obligation) at any time following the execution of this Lease to enter the Premises for the purpose of making necessary inspections, engineering surveys and other reasonably necessary tests (collectively "Tests") to determine the suitability of the Premises for County's Facilities (as defined herein).

Landlord shall maintain an access roadway from the nearest public roadway to the Premises in a manner sufficient to allow reasonable access and in compliance with all standards of the California Department of Forestry and Fire Protection and all local public safety agencies. Landlord shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused by County's use of such roadways. If County causes such damage, it shall promptly repair same.

County has the right to construct, maintain, install, repair, and operate on the Premises public safety radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting and receiving antennae and supporting structures and improvements ("County's Facilities"). In connection therewith, County has the right to do all work necessary to prepare, add, maintain, and alter the Premises for County's communications operations and to install utility lines and transmission lines connecting antennas to transmitters and receivers. County shall have the right to install any warning signs on or about the Premises required by federal, state, or local law. All of County's construction and installation work shall be performed at County's sole cost and expense and in a good and

workman like manner. Title to County's Facilities and any equipment placed on the Premises by County shall be held by County or its equipment Landlords or assigns. County's Facilities shall not be considered fixtures. County has the right to remove any or all of County's Facilities at its sole expense on or before the expiration of this Lease or within sixty (60) days after an early termination of this Lease.

County shall fully and promptly pay for all utilities furnished to the Premises for the use, operation and maintenance of County's Facilities.

Upon the expiration, cancellation or termination of this Lease, County shall surrender the Premises to Landlord in good condition, less ordinary wear and tear.

Landlord shall provide County, County's employees, agents, contractors, subcontractors and assigns with access to the Premises twenty-four (24) hours a day, seven (7) days a week, at no charge to County. Landlord represents and warrants that it has full rights of Ingress to and egress from the Premises, and hereby grants such rights to County to the extent required to construct, maintain, install, and operate County's Facilities on the Premises, and to remove them therefrom. County's exercise of such rights shall not cause undue Inconvenience to Landlord

9. **County's Right to Perform Landlord's Obligations:** If Landlord defaults in the performance of any other promise, term, covenant, or condition required of it under this Lease or fails to timely perform maintenance or repair within five (5) business days for non-emergency or twenty-four (24) hours for emergency, County may, at its sole option, without being under any obligation to do so and without thereby waiving such default, may make such payment and/or remedy such obligation, for the account of and at the expense of Landlord. County may do so immediately and without notice to Landlord in the case of an emergency or in any other case if Landlord fails to make such payment or remedy such default with all reasonable dispatch after County has notified Landlord in writing of the same.

In the event of any such payment or remedy by County, County shall be reimbursed such payment or remedy in the form of a credit against the next scheduled monthly Rent(s) until the amount is satisfied.

10. **Assignment:** County may assign any portion of this Lease at any time upon written notice to Landlord.

11. **Subleases:** County shall have the right to sublease or otherwise allow any other communications provider to occupy space on any antenna structure or equipment enclosure installed by County at the Premises, provided that any such sublease shall be bound by all the duties and obligations of this Lease and that County shall be primarily liable to Landlord for such sublessee's performance under this Lease. County shall provide to Landlord a copy of each fully executed sublease no later than ten (10) business days from the commencement date of such sublease. County shall pay Landlord Additional Rent equal to fifty percent (50%) of such rent charged by County. In any such sublease, County shall be entitled to charge the subtenant fees to recover County expenses associated with County costs to improve County's Facilities at the Premises related to the subtenants sublease, and Landlord will not be entitled to any portion of the initial development fees received by the County.

12. **Interference:** County's Facilities shall comply with all non-interference rules of the Federal Communications Commission. Landlord shall not permit the use of any portion of the Property in a way which interferes with the use of the Premises described in Section 3, above. Such interference with County's communications operations shall be deemed a material breach by Landlord, and

Landlord shall have the responsibility to promptly terminate said interference. In the event any such interference does not cease promptly, the Parties acknowledge that continuing interference will cause irreparable injury to County, and therefore, County shall have (i) the right to bring action to enjoin such interference and (ii) the right to terminate this Lease immediately upon notice to Landlord, in addition to any other rights or remedies at law or in equity. Subsequent to the date of this Lease, Landlord shall not use its Property or permit its lessees, licensees or invitees to use Property for transmission or reception of communications or signals without the express prior written consent of County, which consent shall not be unreasonably withheld. County's consent may be withheld if interference with County's transmissions, receptions, operations, or use of frequency will result due to such use, whether or not such interference is with County's frequencies or otherwise.

13. **Entry and Inspection:** County shall provide supervised access to the Landlord and its agents, to enter the Premises with advanced scheduled notice for the purpose of inspecting or for maintaining the building in which said Premises are situated or for the purpose of making repairs, alterations, or additions to the Premises or any other portion of said building.

14. **Insurance:** Landlord acknowledges that County is a self-insured public entity. Parties agree that County may satisfy insurance requirements through a program of self-insurance. Landlord shall not be obligated to maintain any insurance for improvements installed by and which are the property of the County.

In the event County discontinues its policy of self-insurance, County agrees to procure and continue in force and effect insurance coverage for bodily injury and property damage liability and fire and extended coverage for vandalism and malicious mischief for the County's fixtures, furniture, and improvements.

Landlord agrees to always maintain and continue in full force and effect during the term of this Lease comprehensive general liability insurance coverage for the entire building and/or facility which includes the Premises. Landlord shall maintain fire and extended coverage insurance throughout the term of this Lease and any exercised option to extend the term in an amount equal to at least ninety percent (90%) of the replacement value of the Premises, together with such other insurance as may be required by Landlord's lender or by any governmental agency.

15. **Indemnification and Hold Harmless:** County shall indemnify and hold Landlord harmless from and defend Landlord against any and all claims of liability for any injury, death, or damage to any person or property occurring in, on or about the building and/or the Premises when such injury, death or damage is caused in part or in whole by the act, neglect, fault or omission of any duty with respect to the same by County, its agents, contractors, employees or invitees.

County shall further indemnify and hold Landlord harmless from and against any and all claims arising from any act or negligence of County, or any of its agents, contractors, employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. County shall be required to provide notice to the Landlord within thirty (30) working days of the date when County is made aware of the occurrence of any such claim.

In case any action or proceeding is brought against Landlord by reason of any such claim, County, upon notice from Landlord, shall defend the same at County's expense provided; however, that County shall not be liable for damage or injury occasioned by the negligence or intentional acts of Landlord and its designated agents or employees. Landlord shall be required to provide notice to the County within thirty (30) working days of the date when Landlord is made aware of the occurrence of any such Government Tort claim.

Landlord shall indemnify and hold County harmless from and defend County against any and all claims of liability for any injury, death, or damage to any person or property occurring in, on or about the building(s) and/or the Premises when such injury, death or damage is caused in part or in whole by the act, neglect, fault or omission of any duty with respect to the same by Landlord, its agents, contractors, employees or invitees.

Landlord shall further indemnify and hold County harmless from and against any and all claims arising from any act or negligence of Landlord, or any of its agents, contractors, employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Landlord shall be required to provide notice to the County within thirty (30) working days of the date when Landlord is made aware of the occurrence of any such claim.

In case any action or proceeding is brought against County by reason of any such claim, Landlord, upon notice from County, shall defend the same at Landlord's expense provided; however, that Landlord shall not be liable for damage or injury occasioned by the negligence or intentional acts of Landlord and its designated agents or employees. County shall be required to provide notice to the Landlord within thirty (30) working days of the date when County is made aware of the occurrence of any such Government Tort claim.

**16. Landlord Release, Waiver, and Indemnification of Specific Claims:**

16.1. Landlord agrees and acknowledges that County fully paid all rent due through December 31, 2021. Landlord releases and waives all claims related to the County's payment of rent for lease of the Property through December 31, 2021. Landlord shall indemnify and defend the County against any third-party claims related to the County's payment of rent for the Property through December 31, 2021.

16.2. Landlord shall indemnify and defend the County against any third-party claims related to County's payment of rent to Landlord pursuant to this Lease and any claims disputing Landlord's ownership of the Property.

**17. Hazardous Materials:** County, its agents, employees, contractors, or invitees shall not cause or permit any Hazardous Materials to be brought upon, stored, pursued, generated, or released into the environment or disposed of in, on, under or about the building or Premises. Failure to comply with this provision shall constitute a breach of this Lease. "Hazardous Materials" shall mean any quantity of hazardous, toxic or otherwise dangerous substances, materials, or wastes, whether solid, liquid or gas, including but not limited to asbestos in any form, urea formaldehyde, PCBs, radon gas, crude oil or any fraction thereof, all forms of natural gas, petroleum products or by-products, any radioactive substance, any reactive, corrosive, ignitable or flammable chemical or chemical compound, or any other substance or material regulated by local, state or federal laws.

**18. Damage and Destruction:** In the event of any damage or destruction to the building, or any portion of the building, including but not limited to the Premises, at any time during the Initial Term or extension thereof, Landlord will promptly repair, replace, restore, and renew the good condition, order, and repair of the building. Landlord or County may, in writing delivered to the other Party within thirty (30) days after the damage or destruction, terminate this Lease as of the date of the damage or destruction if the repair, replacement, restoration, or renewal would likely require more than three (3) months to complete or if the damage or destruction occurs within the final six (6) months of the Initial Term or any extension thereof. During the period of any such repair, replacement, restoration, or renewal, the obligation of County to pay rent will be abated to the extent the Premises are effectively rendered unfit for their intended use by County as a result of such damage or destruction.

19. **Transfer of Landlord's Interest:** In the event of a sale or conveyance by any or all Landlord of any or all of Landlord's interest in the Premises or building other than a transfer for security purposes only, Landlord shall be relieved from and after the date specified in any such notice of transfer of all obligations and liabilities accruing thereafter on the part of the new landlord. Landlord agrees that any funds in the hands of Landlord at the time of transfer in which County has an interest, shall be delivered to the successor of Landlord. In order for future rent payments to be properly redirected to a successor-in-interest of Landlord, Landlord agrees to ensure that any such successor-in-interest must properly execute and deliver to County a Hold Harmless and Indemnification Agreement satisfactory in form and content to the County. In the event the Landlord fails to have said successor-in-interest execute a Hold Harmless and Indemnification Agreement and/or the Landlord fails to notify the County of the name and address of the new owner(s), County shall not be held liable for any late rent charges incurred during and up to the date that County receives proper notification of this information pursuant to Section 20 "Notices".

20. **Default and Remedies:** County or Landlord's failure to comply with any of the covenants, conditions or terms contained in this Lease will constitute that Party's default and breach of this Lease.

21. **Hold Over:** Any holding over after the expiration of the Initial Term of this Lease, or any Renewal Term, shall be construed to be a tenancy from month-to-month, cancelable upon thirty (30) days' written notice, and at a rental and upon terms and conditions, as existed at the time of such expiration.

22. **Notices:** All notices required or authorized by this Lease shall be in writing and shall be deemed to have been served if: (1) sent by email (upon written confirmation by recipient); (2) delivered personally (upon delivery); or (3) deposited in the United States mail, postage prepaid and properly addressed as set forth below (three days after deposit in mail). Notice given by any other means that is actually received shall also be effective with respect to the receiving Party. Changes in contact person or address information shall be made by notice, in writing, to the other Party.

**Landlord:**

Timothy and Sharon Leon Living Trust  
Attn: Sharon Leon  
8800 Vista Avenue  
Lincoln, CA 95648  
Telephone: (916) 708-8171  
E-mail Address: leonfamilyof2000@gmail.com

**County:**

County of Placer, Department of Facilities Management  
Attn: Real Estate Services Division  
Mailing Address: 11476 C Avenue, Auburn, CA 95603  
Physical Address: 2855 Second Street, Auburn, CA 95603  
Telephone: (530) 886-4900  
Emergency Telephone: (530) 308-0967  
E-mail Address: FACPropMgmt@placer.ca.gov

**With a Copy to:**

County of Placer, Department of Information Technology  
Attn: Telecommunications Division  
11459 F Avenue  
Auburn, CA 95603  
Telephone: (530) 889-7749  
E-mail Address: telecom@placer.ca.gov

23. **Quiet Enjoyment:** So long as County pays the rent and performs all of its obligations in this Lease, County's possession of the Premises will not be disturbed by Landlord or anyone claiming by or under Landlord.

24. **Amendments:** At any time, an amendment to this Lease shall be valid only if made in writing and signed by duly authorized representatives of both Parties.

25. **Emergency Contact:** Landlord shall have a designated person to serve as an emergency contact and respond in a timely manner should an emergency arise at the Premises. The designated person shall have the ability to coordinate with a maintenance contractor recommended by Landlord, if deemed necessary.

26. **Waiver:** Any waiver of any covenant, obligation, or requirement under this Lease must be in writing and signed by both Parties. Waiver by either Party of a breach of any covenant or a waiver of any obligation of this Lease shall not constitute a waiver of any subsequent breach or obligation of this Lease.

27. **Authority of Execution:** Each person executing this Lease on behalf of a Party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity which it purports to bind and, if such Party is a partnership, corporation, or trustee, that such partnership, corporation, or trustee has full rights and authority to enter into this Lease or amendments and perform all of its obligations hereunder.

28. **Authority of the Director:** The Director of the Department of Facilities Management, or designee, shall administer this Lease or amendment on behalf of County. Unless otherwise provided herein or required by applicable law, the Director shall be vested with all rights, powers, and duties of County hereunder.

29. **Benefit:** This Lease shall be binding upon and inure to the benefit of the successors and assigns (to the extent assignment is permitted) of each of the Parties hereto.

30. **Legal Jurisdiction:** This Lease is subject to the laws and jurisdiction of the State of California. In the event that any court action should be brought in conjunction with this Lease, it shall be subject to interpretation under the laws of the State of California, and any legal proceedings shall be brought under the jurisdiction of the Superior Court of the County of Placer, State of California. Landlord and County each waive any federal court removal and/or original jurisdiction rights they may have.

31. **Severability:** The invalidity of any term or provision of this Lease as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof. Each remaining term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

32. **Exhibits:** The Exhibits listed in this Lease are hereby incorporated herein as if set forth in full.

33. **Entire Agreement:** This Lease and any attachments or exhibits hereto constitute the sole, final, complete, exclusive, and integrated expression and statement of the terms and conditions of the agreement among the Parties hereto concerning the subject matter addressed herein, and supersede all prior negotiations, representations, or agreements, oral or written, that may be related to the subject matter of this Lease.

34. **Construction and Interpretation:** It is agreed and acknowledged by the Parties that the provisions of this Lease have been arrived at through negotiation, and that each of the Parties has had a full and fair opportunity to review the provisions of this Lease and to have such provisions

reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting Party shall not apply in construing or interpreting this Lease. The Parties consider each and every term, covenant, and provision of this Lease to be material and reasonable.


35. Counterparts: This Lease may be executed in multiple counterparts, all of which shall constitute one and the same Lease.

36. Status of Employees: All persons performing services for Landlord in the building or Premises shall be solely employees or contractors of Landlord and not employees of County, except those persons expressly and directly employed by County.

\*\*\* REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK \*\*\*

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to execute this Lease, which shall take effect on the date of the last Party's signature below:

LANDLORD, Timothy and Sharon Leon Living Trust

By:   
Sharon Leon, Trustee

Date: Oct 13, 2022

By:   
Timothy Leon, Trustee

Date: Oct 13, 2022

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

By:   
Steve Newsom, Director  
Department of Facilities Management

Date: Nov 30, 2022

APPROVED AS TO FORM

By:   
Placer County Counsel's Office

Date: Nov 30, 2022

- ATTACHMENTS:**  
 EXHIBIT A – Legal Description of Landlord's Property  
 EXHIBIT B – County Premises  
 EXHIBIT C – County Equipment Vault

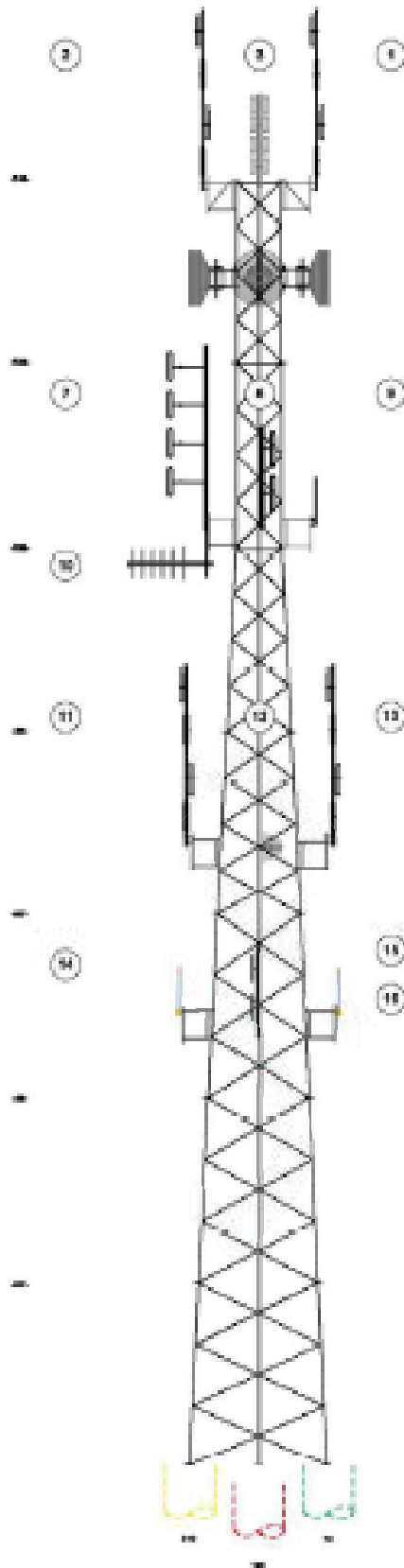
**EXHIBIT A**  
**LEGAL DESCRIPTION OF LANDLORD'S PROPERTY**

Landlord's Property of which Premises are a part is legally described as follows:

Lot numbered 52 as said lot is shown upon that certain map entitled "Plat of Washington Tract of Citrusvale Orange Slope", filed October 8, 1912 in Book "B" of Maps, at Page 11, in the Office of the Placer County Recorder.

APN 018-120-027-000

## EXHIBIT B COUNTY PREMISES



### Thermaland

Ant #	Site	Frequency	Model	Make	Length	Width	Height
1	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
2	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
3	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
4	Motorola	100-100 MHz	10000	Antenna 100	10'	10"	10'
5	Motorola	100-100 MHz	10000	Antenna 100	10'	10"	10'
6	Motorola	100-100 MHz	10000	Antenna 100	10'	10"	10'
7	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
8	Motorola	100-100 MHz	10000	Antenna 100	10'	10"	10'
9	Motorola	100-100 MHz	10000	Antenna 100	10'	10"	10'
10	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
11	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
12	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
13	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
14	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
15	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
16	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
17	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
18	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
19	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'
20	Motorola 100 100	100-100 MHz	10000	Antenna 100	10'	10"	10'

- Ø 1100 - 2.375"
- Ø 1104 - 2.875"
- Ø 1108 - 3.5"
- Ø 1152 - 4"
- Ø 1157 - 4.5"
- Ø 1158 - 5.5625"
- Ø 1160 - 6.875"

**COLOR TO HEIGHT CHART**  
 100' = 100'  
 100' = 100'  
 100' = 100'  
 100' = 100' AND BELOW

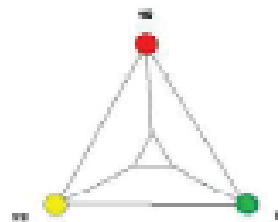
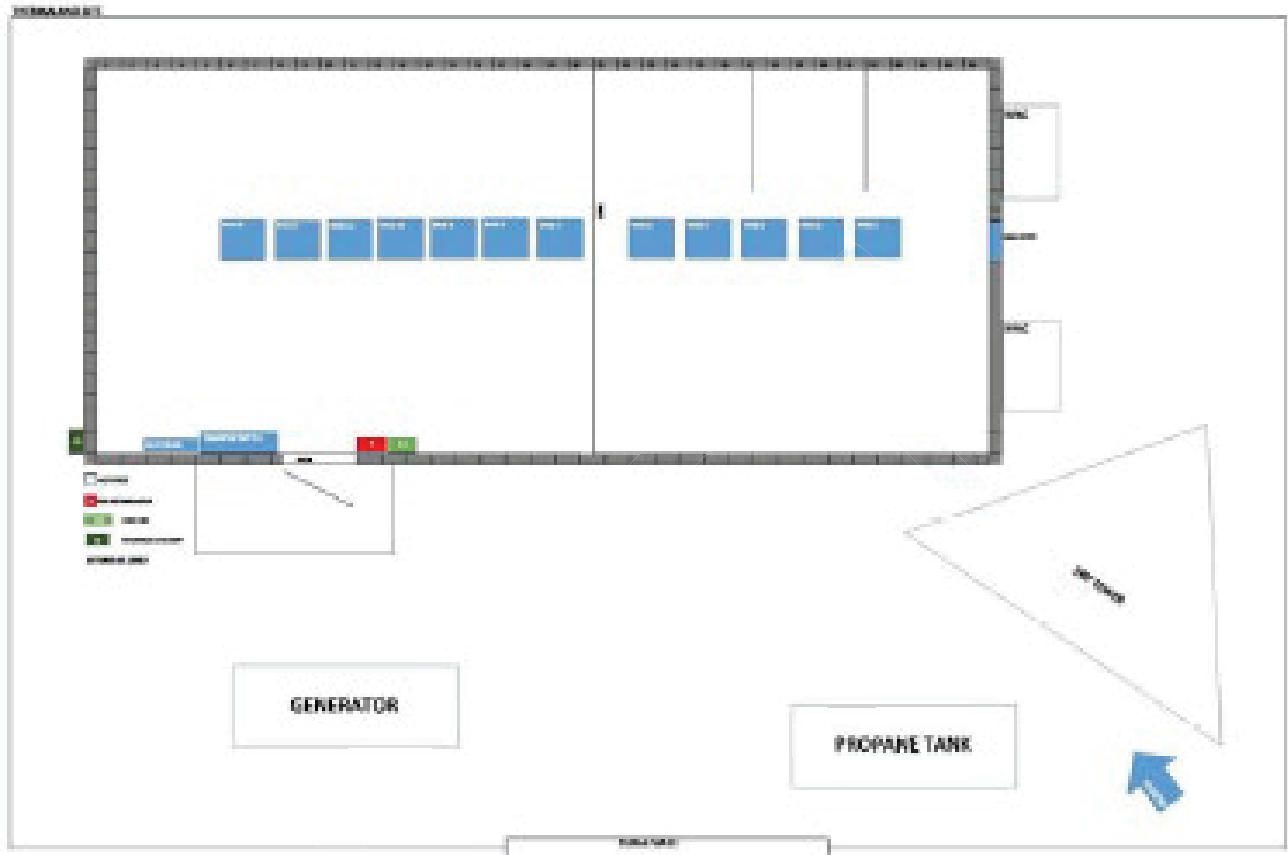
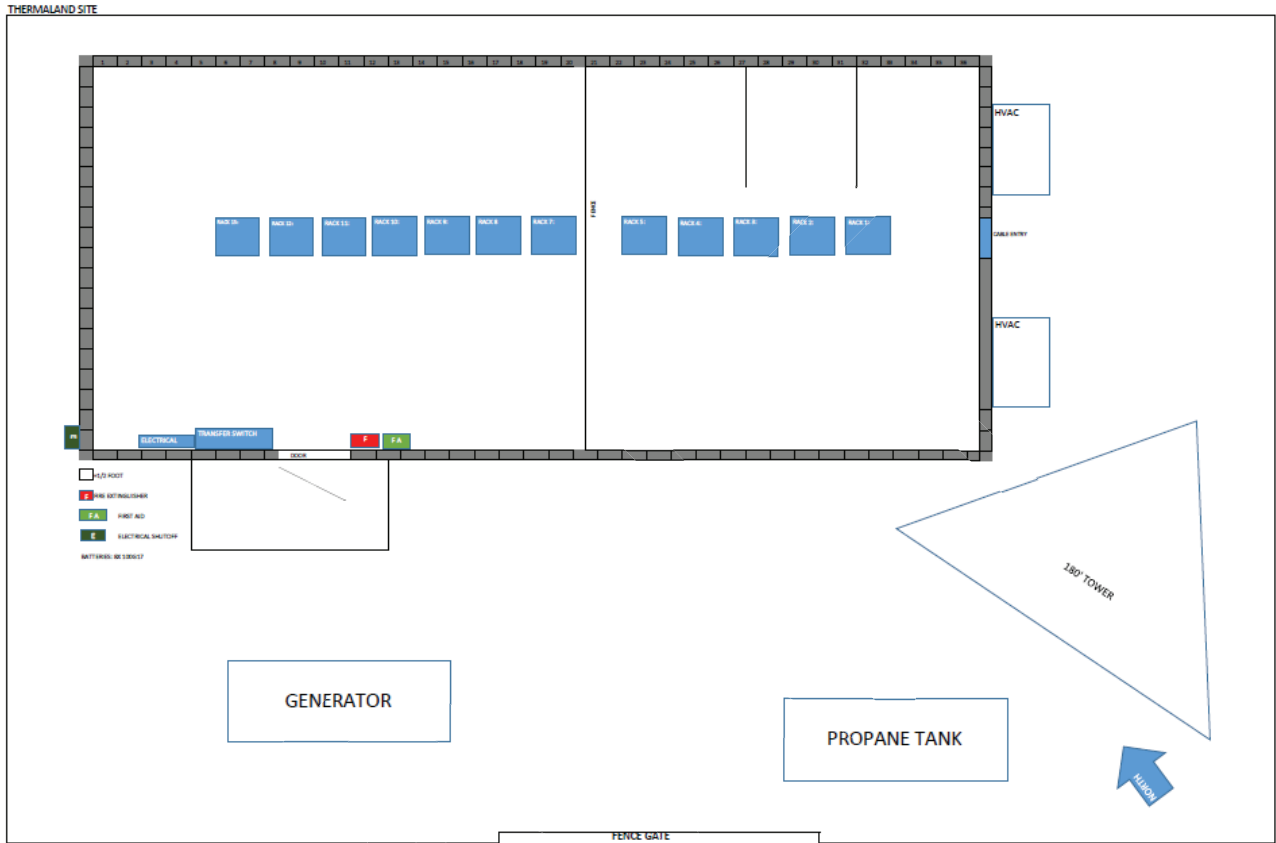
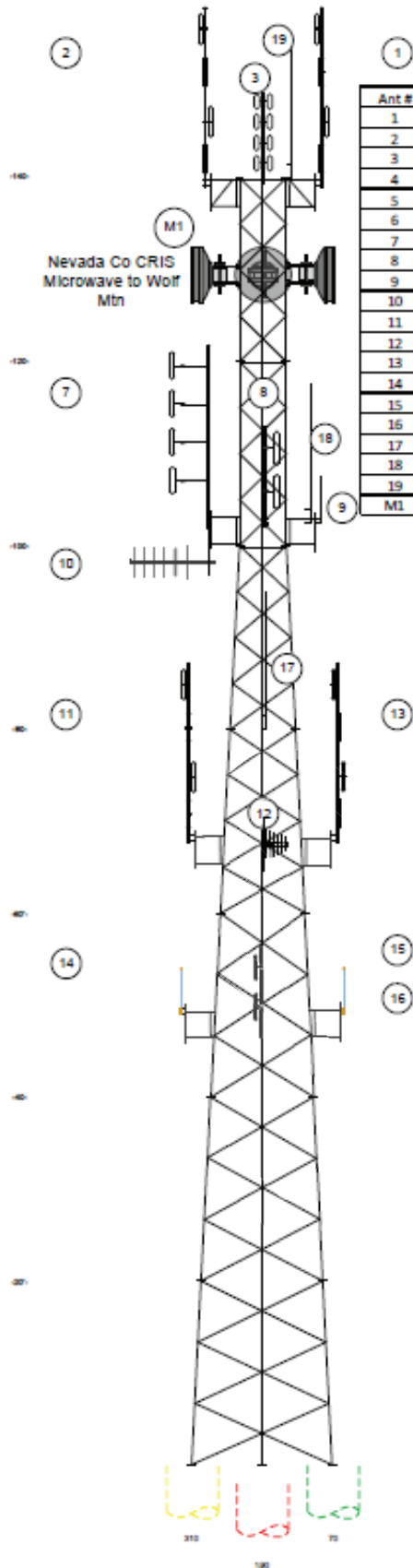


EXHIBIT C  
COUNTY EQUIPMENT VALU



# EXHIBIT 3 THERMALAND VAULT LAYOUT & COUNTY OF NEVADA TOWER EQUIPMENT





### Thermaland

Ant #	Use	Frequency	Model	Make	Length	Height	Azimuth
1	Master VHF Rx1	250-260 Mhz	DB264	Andrew DB	23'	140'	70°
2	Master VHF Rx2	250-260 Mhz	DB265	Andrew DB	23'	140'	310°
3	Master UHF Rx	450-470 Mhz	DB408	Andrew	6'	140'	190°
4	Reserved	Microwave	N/A	N/A	N/A	120'	300°
5	Reserved	Microwave	N/A	N/A	N/A	120'	156°
6	Reserved	Microwave	N/A	N/A	N/A	120'	7°
7	Sutter Co. Fd Tx	253.935 Mhz	DA-4061	Telewave	23'	100'	300°
8	Cal Fire	258-259 Mhz	DB222	Andrew	5'	100'	190°
9	S.A.R. Tx	255.2600 Mhz	ANT150F2	Telewave	5'	100'	70°
10	Yuba Co. Fd Tx	254.2500 Mhz	3Y206-SF10NM	Telewave	6'	100'	300°
11	Master VHF Tx1	250-260 Mhz	DB264	Andrew DB	23'	70'	310°
12	Master VHF Tx2	250-260 Mhz	G-7	Kathrien	6'	70'	190°
13	Master VHF Tx3	250-260 Mhz	DB264	Andrew DB	23'	70'	70°
14	VHF Monitor 1	250-262 Mhz	ANT150F2	Telewave	5'	50'	310°
15	VHF Monitor 2	250-262 Mhz	ANT150D3	Telewave	7'	50'	190°
16	VHF Monitor 3	250-262 Mhz	ANT150F2	Telewave	5'	50'	70°
17	Nevada Co CRIS	746-869	SCA66D-HF1LD	Sinclair	N/A	15'	190°
18	Nevada Co CRIS	746-869	SCA66D-HF1LD	Sinclair	N/A	15'	70°
19	Nevada Co CRIS	746-869	SCA66D-HF1LD	Sinclair	N/A	15'	70°
M1	CRIS Microwave	8GHz	VHUP4-GW	Commscope	4'	130'	312°

- B1153 - 2.375"
- B1154 - 2.875"
- B1155 - 3.5"
- B1156 - 4"
- B1157 - 4.5"
- B1158 - 5.5625"
- B1160 - 8.625"

**COLOR TO HEIGHT CHART**  
 GRY = 140'  
 ORG = 120'  
 BLU = 100'  
 GRN = 80 AND BELOW

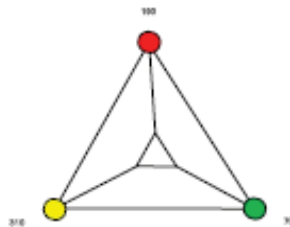




EXHIBIT 5  
COUNTY OF NEVADA LETTER OF SELF-INSURANCE



August 4, 2025

County of Placer  
11476 C Avenue  
Auburn, CA 95603

**Re: Letter of Self-insurance**

To whom this may concern,

The County of Nevada, in accordance with Government Code 990 and Labor Code 3700, has elected to self-insure general, auto, and workers' compensation liability. The County maintains dedicated reserves in accordance with GASB 10 and 30. Under this form of coverage, the County and its employees acting in the course and scope of their employment are covered for tort and workers' compensation liability arising out of official County business and for the use of County of Placer's property and equipment. County of Placer will be indemnified as agreed in the contract and only for liability arising out of the County's use of County of Placer's property and equipment. All claims against the County for property damage and tort liability should be presented as a government claim to the Clerk of the board Eric Rood Administrative Center 950 Maidu Avenue, Suite 200 Nevada City, CA 95959. (Gov. Code Section 900, et. Seq.) Internet link: <https://www.mynevadacounty.com/869/Filing-Claims-Against-the-County>

Please feel free to contact me if you have any further questions.

Very respectfully,

A handwritten signature in black ink that reads "Brittni Inks". The signature is written in a cursive, flowing style.

Brittni Inks  
Risk Manager

Encl.

Cc: Robert Jakobs

Risk Management Division, Office of the County Executive Officer, County of Nevada  
950 Maidu Avenue, Nevada City, CA 95959 Telephone: (530) 265-7013  
Email: [Brittni.inks@nevadacountyca.gov](mailto:Brittni.inks@nevadacountyca.gov)