



# RESOLUTION No. 21-174

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

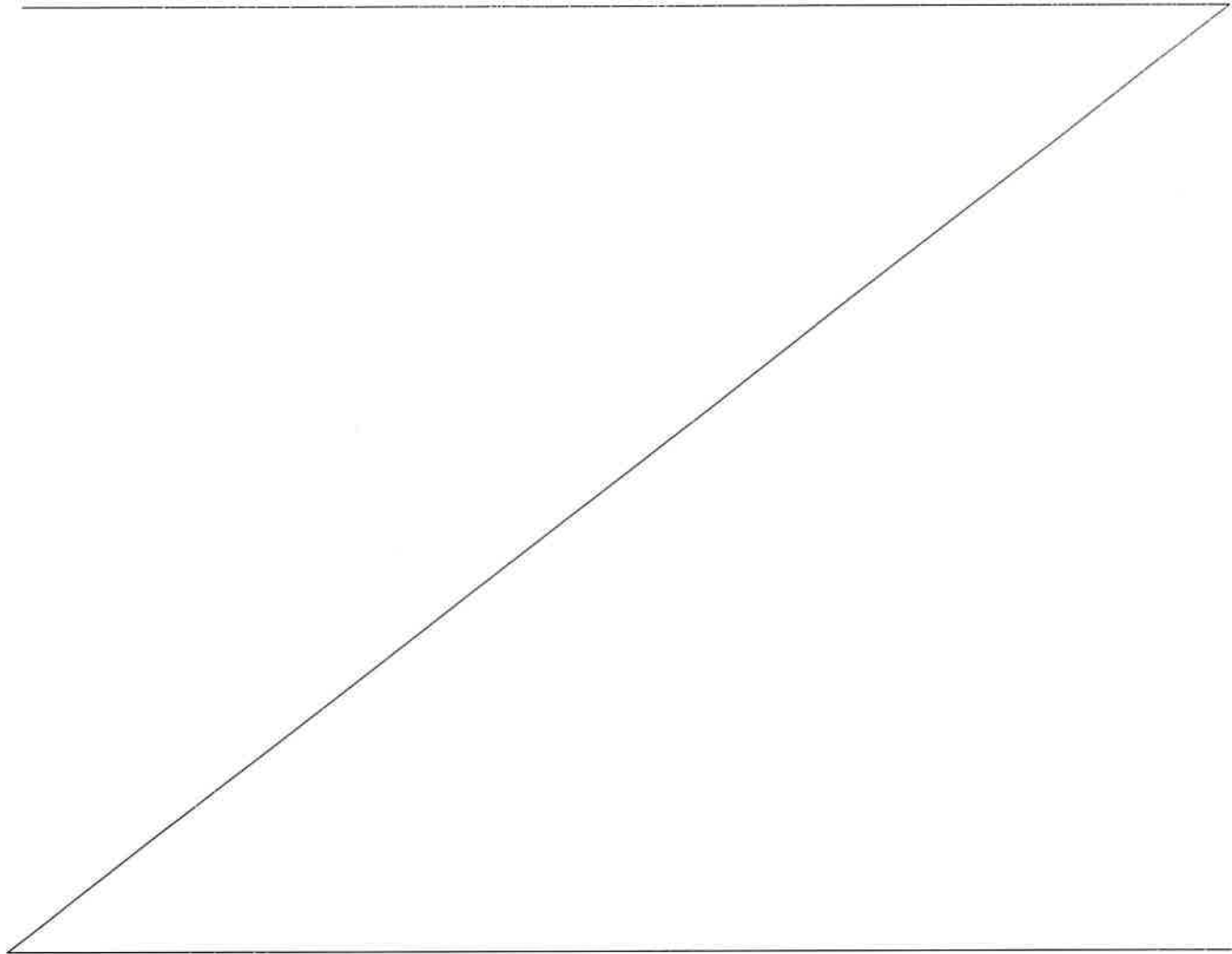
### RESOLUTION APPROVING A TOWER STRUCTURE LEASE AGREEMENT BETWEEN THE COUNTY OF NEVADA AND NEW CINGULAR WIRELESS PCS, LLC, FOR THE RENTAL OF SPACE ON THE TELECOMMUNICATIONS TOWER AND EQUIPMENT ROOM LOCATED AT 980 HELING WAY, NEVADA CITY, APN 05-020-18-000 AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE AGREEMENT

WHEREAS, New Cingular Wireless PCS, LLC, a Delaware limited liability company, and the County of Nevada, a political subdivision of the State of California, desire to enter into a lease agreement for a portion of the County-owned Telecommunications Tower located at 980 Helling Way in Nevada City, CA, APN 05-020-18-000; and

WHEREAS, the leased premises will consist of approximately three hundred (300) square feet of ground space and twelve (12) contiguous vertical feet of space on the tower.

NOW THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby directs that:

1. The Board Chair is authorized to execute on behalf of the County of Nevada, a Tower Structure Lease Agreement with New Cingular Wireless PCS, LLC, for the rental of tower and ground space located at 980 Helling Way, Nevada City, CA, 95959, APN 05-020-018.
2. The term of the License granted under this Agreement shall be for a period of five (5) years and will commence upon the Effective Date of the Lease Agreement and includes an automatic renewal for four (4) additional five (5) year terms.
3. The monthly rent shall be \$2,200 payable on the fifth day of each month, and the monthly Rent will increase by five percent (5%) over the applicable monthly Rent in effect during the previous five (5) year term upon the commencement of each Extension Term.
4. The Nevada County Auditor-Controller is authorized to receive and deposit rent revenue into the Facilities Management budget 0101-10702-415-1000 - 430200.




PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25th day of May, 2021, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Hardy Bullock.  
Noes: None.  
Absent: None.  
Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Dan Miller, Chair

5/25/2021 cc: Facilities\*  
AC\* (hold)

5/28/2021 cc: Facilities\*  
AC\* (Release)

Market: Northern California  
Cell Site Number: CVL03071  
Cell Site Name: Coyote St. (CA)  
Search Ring Name: CVL03071\_SR  
Fixed Asset Number: 11604357

## TOWER STRUCTURE LEASE AGREEMENT

THIS TOWER STRUCTURE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by the County of Nevada, a political subdivision of the State of California, having a mailing address of 950 Maidu Avenue, Nevada City, CA 95959 (“**Landlord**”), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor, Atlanta, GA 30319 (“**Tenant**”).

### BACKGROUND

Landlord owns that certain plot, parcel or tract of land, as described on **Exhibit 1**, improved with a tower structure (the “**Tower**”), together with all rights and privileges arising in connection therewith, having a common street address of 980 Helling Way, located in the City of Nevada City, County of Nevada, State of California [APN: 05-020-18-000] (collectively, the “**Property**”). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. **LEASE OF PREMISES.** Landlord hereby leases to Tenant a portion of the Property consisting of:

(a) Approximately three hundred (300) square feet of ground space, as described on attached **Exhibit 1**, for the placement of Tenant’s equipment, together with the areas as described and depicted on attached **Exhibit 1** where the swing of those certain access gates may encroach into the Property (the “**Ground Space**”);

(b) The portion of the Tower selected by Tenant and dedicated for Tenant’s exclusive use, and consisting of an envelope of ten (10) contiguous vertical feet of space within which any portion of Tenant’s communication equipment and improvements might be located, operated or maintained (the “**Primary RAD Space**”). The Primary RAD Space includes any area on a horizontal plane, extending in all directions from the Tower, that is perpendicular to such 10-foot vertical envelope and any portion of vertical space on the Tower on which Tenant’s communication equipment is located. The mid-point location of the Primary RAD Space on the Tower is at sixty-eight feet (68’) above ground level, and the rad center of Tenant’s initial installation of antennas on the Tower is seventy feet (70’) above ground level as identified in **Exhibit 1**. At any time during the Term of this Agreement, Tenant may use portions of the Tower outside of, but adjacent to, the Primary RAD Space to accommodate Tenant’s improvements and equipment that extend outside the Primary RAD Space (the “**Extended Primary RAD Space**”), subject to Tenant’s confirmation that the space is available and that sufficient structural loading capacity is available or can be made available through structural modifications of the Tower. The Primary RAD Space, as it might be expanded by the Extended Primary RAD Space at any time during the Term of this Agreement, shall continue to be referred to as the Primary RAD Space;

(c) Those certain areas where Tenant’s conduits, wires, cables, cable trays and other necessary connections (and the cables, wires, and other necessary connections and improvements of such third parties related to Tenant, such as Tenant’s utility providers) are located between the Ground Space or any Incremental Ground Space and the Primary RAD Space or any Additional RAD Space and between the electric power, telephone, fiber, and fuel sources for the Property (hereinafter collectively referred to as the “**Connection Space**”). Landlord agrees that Tenant shall have the right to install connections between

Tenant's equipment in the Ground Space and Primary RAD Space; and between Tenant's equipment in the Ground Space and the electric power, telephone, and fuel sources for the Property, and any other improvements. Landlord further agrees that Tenant shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the aforementioned public right-of-way to the Premises. The Ground Space, Primary RAD Space, and Connection Space are hereinafter collectively referred to as the "Premises."

## 2. PERMITTED USE.

(a) Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the "Communication Facility" or "Communication Facilities"), as well as the right to test, survey and review title on the Property; Tenant further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "Permitted Use"). Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of Landlord's contiguous, adjoining or surrounding property (the "Surrounding Property") as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, install a generator and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use, including the right to construct a fence around the Premises or equipment, install warning signs to make individuals aware of risks, install protective barriers, install any other control measures reasonably required by Tenant's safety procedures or applicable law, and undertake any other appropriate means to secure the Premises or equipment at Tenant's expense. Tenant has the right to install, modify, supplement, replace, upgrade, expand the Communication Facility (including, for example, increasing the number of antennas or adding microwave dishes) or relocate the Communication Facility within the Premises at any time during the Term and at no additional cost to Tenant, other than the Rent due and payable under Section 4. Tenant will be allowed to make such alterations to the Property in order to ensure that the Communication Facility complies with all applicable federal, state or local laws, rules or regulations.

(b) Landlord agrees that Tenant may use and occupy additional space on the Tower at any additional RAD center(s) (each, an "Additional RAD," and the additional space that AT&T uses or occupies, the "Additional RAD Space") upon the same terms and conditions set forth herein, provided that such space is available or becomes available and subject to Tenant's confirmation that sufficient structural loading capacity is available or can be made available through structural modification of the Tower. Additional RAD Space includes any area on a horizontal plane, extending in all directions from the Tower that is perpendicular to any portion of vertical space on the Site Structure on which the Incremental Equipment is located, operated, or maintained. Tenant may also use additional ground space at the Property in increments of one square foot outside of the Ground Space, provided that such space is available or might be made available (the "Incremental Ground Space"). Upon Tenant's use of any Additional RAD, Additional RAD Space, or Incremental Ground Space, such RAD or space shall be deemed part of the Premises.

3. **TERM.**

(a) The initial lease term will be five (5) years (the "**Initial Term**"), commencing on the Effective Date. The Initial Term will terminate on the fifth (5th) anniversary of the Effective Date.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each additional five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions set forth herein unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter ("**Annual Term**") until terminated by either party hereto by giving to the other party hereto written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement, then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the "**Term**."

4. **RENT.**

(a) Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5<sup>th</sup>) day of each calendar month in advance, Two Thousand Two Hundred and No/100 Dollars (\$2,200.00) (the "**Rent**"), at the address set forth above. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date.

(b) In the event that Tenant uses or occupies an Additional RAD, Rent shall be increased by Two Hundred Fifty and No/100 Dollars (\$250.00) per month per each Additional RAD (the "**Additional RAD Rent**"). The initial amount of Additional RAD Rent shall be subject to adjustment as provided in Section 4(e) of this Agreement.

(c) In the event that Tenant uses or occupies Incremental Ground Space, Rent shall be increased by One and No/100 Dollars (\$1.00) per month per square foot of space (the "**Incremental Ground Space Rent**"). The initial amount of Incremental Ground Space Rent shall be subject to adjustment as provided in Section 4(e) of this Agreement.

(d) In the event that Tenant uses or occupies any Additional RAD Space, and (i) Tenant has used all of the Allowed Wind Load Surface Area, (ii) structural modifications are required because Tenant's use or occupancy of the Additional RAD Space causes the Tower to exceed the maximum allowable combined stress ratio under the structural standards generally accepted within the telecommunications industry (the "**Structural Standards**"), and (iii) Rent shall be increased by the amount of \$0.08 per square inch of Wind Load Surface Area that exceeds the Allowed Wind Load Surface Area (the "**Incremental Use Rent**"). Otherwise, no Incremental Use Rent or other additional fees or charges shall be due and owing. The initial amount of Incremental Use Rent, if any, shall be subject to adjustment as provided in Section 4(e) of this Agreement.

(e) Upon the commencement of each Extension Term, the monthly Rent will increase by five percent (5%) over the applicable monthly Rent in effect during the previous five (5) year term.

(f) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

## 5. APPROVALS.

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Tenant's ability to obtain and maintain all governmental licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

## 6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to and consent from Landlord, which shall not be unreasonably withheld, conditioned or delayed, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: Section 5 Approvals, Section 6(a) Termination, Section 6(b) Termination, Section 6(c) Termination, Section 6(d) Termination, Section 11(d) Environmental, Section 18 Condemnation or Section 19 Casualty.

7. INSURANCE. Tenant shall carry and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with Tenant's operation and use of the Premises. The cost of such insurance shall be borne by Tenant. Coverage shall be at least as broad as and contain, or be endorsed to contain the following provisions:

(a) Commercial General Liability ("CGL"): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operation, property damage, bodily injury and personal & advertising injury with limits of Two Million and No/100 Dollars (\$2,000,000.00) per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(b) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of One Million and No/100 Dollars (\$1,000,000.00) per accident for bodily injury or disease, One Million and No/100 Dollars (\$1,000,000.00) disease policy limit.

(c) Property insurance against all risks of loss to any tenant improvements or betterments, at full replacement costs with no coinsurance penalty provision. Tenant may self-insure this risk under the same requirements as required by this Agreement.

(d) [Intentionally Omitted]

(e) Landlord, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy by endorsement with respect to liability caused, in whole or in part, by work or operations performed by or on behalf of Tenant including materials, parts, or equipment furnished in connection with such work or operations as respects this Agreement. General liability coverage can be provided in the form of an endorsement to Tenant's insurance (at least as broad as ISO Form CG 20 10).

(f) For any claims related to this agreement, Tenant's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 as respects Landlord, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Landlord, its officers, officials, employees, or volunteers shall be excess of Tenant's insurance and shall not contribute with it.

(g) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to Landlord.

(h) Tenant hereby grants to Landlord a waiver of any right to subrogation which any insurer of said Tenant may acquire against Landlord by virtue of the payment of any loss under such insurance. Tenant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Landlord has received a waiver of subrogation endorsement from the insurer.

(i) Insurance is to be placed with insurers eligible to conduct business in the State of California with a current A.M. Best's rating of no less than A-VII.

(j) Self-insured retentions and deductibles must be declared to Landlord on the certificate of insurance.

(k) Tenant shall furnish Landlord with original Certificates of Insurance including all required endorsements to Landlord before use. However, failure to obtain the required documents prior to use shall not waive Tenant's obligation to provide them.

(l) Landlord reserves the right to modify these requirements one (1) time every five (5) years upon at least sixty (60) days' prior written notice to Tenant, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances which shall be reasonable and customary for similar facilities of like size and operation in accordance with generally accepted insurance industry standards.

## **8. INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency users on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the Effective Date, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

## **9. HOLD HARMLESS AND INDEMNIFICATION.**

(a) Tenant agrees to defend, indemnify, and hold harmless Landlord and its agents, officers, and employees (collectively "**Landlord Parties**") from any claim, action, or proceeding against Landlord Parties, or any of them, to attack, set aside, void, or annul this Agreement or any of the proceedings, acts or determinations taken or made as a result of Landlord's processing and/or approval of this Agreement or to impose personal liability against such Landlord agents, officers, or employees based upon or arising out of this Agreement, all except to the extent attributable to the negligent or intentional acts or omissions of Landlord Parties, or any of them. Tenant's obligations to defend and indemnify under this Agreement shall apply to any lawsuit or challenge against Landlord Parties alleging failure to comply with any Laws. Tenant's obligations under this Agreement to defend and indemnify Landlord Parties shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation-related costs, all costs of any judgments or awards against Landlord, all settlement costs and/or any claim for private attorney general fees claimed by or awarded to any party from Landlord. Tenant further agrees to reasonably cooperate in good faith with Landlord in the performance of Tenant's obligations as set forth in this Agreement.

(b) Landlord: (i) shall promptly provide Tenant with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section 9 and provide Tenant with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Tenant; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve Tenant of its indemnity obligation, except (1) to the extent that Tenant can show it was prejudiced by the delay; and (2) Tenant shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

## **10. WARRANTIES.**

(a) Each of Tenant and Landlord (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, and solely owns the Tower; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Landlord; (iv) Landlord's execution and



performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest.

#### **11. ENVIRONMENTAL.**

(a) Landlord represents and warrants that, to the best of Landlord's knowledge after reasonable investigation, and except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the Effective Date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

**12. ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such

codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. If Tenant elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at the Property, Landlord hereby grants Tenant, or any UAS operator acting on Tenant's behalf, express permission to fly over the applicable Property and Premises, and consents to the use of audio and video navigation and recording in connection with the use of the UAS. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant shall incur significant damage. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement. In connection with such default, in addition to any other rights or remedies available to Tenant under this Agreement or at law or equity, Landlord shall pay Tenant, as liquidated damages and not as a penalty, \$500 per day in consideration of Tenant's damages until Landlord cures such default. Landlord and Tenant agree that Tenant's damages in the event of a denial of Access are difficult, if not impossible, to ascertain, and the liquidated damages set forth above are a reasonable approximation of such damages.

**13. REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during the Term. Within one hundred twenty (120) days after the termination of this Agreement, Tenant will remove all of Tenant's above-ground improvements and Tenant will, to the extent reasonable, restore the Premises to its condition at the commencement of this Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Tenant be required to remove from the Premises or the Property any structural steel, foundations or underground utilities.

**14. MAINTENANCE/UTILITIES.**

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted.

(b) Landlord will maintain and repair the Property and access thereto, the Tower, and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit. Landlord shall maintain the Tower's structural integrity at all times (which shall mean that at no time will Landlord allow the Tower's condition to become, or remain, overstressed under the applicable structural standards set forth in the then-current version of the ANSI TIA-222). Landlord shall at all times during the Term of this Agreement reserve and have ready for Tenant's immediate use sufficient structural loading capacity on the Tower to support Tenant's installation of up to thirty-five thousand square inches (35,000 sq. in.) of Wind Load Surface Area, in the aggregate, of Communication Facilities anywhere on the Tower (the "**Allowed Wind Load Surface Area**"). "**Wind Load Surface Area**" means the Flat Plate Equivalent Area, as defined in ANSI TIA standards, of any appurtenance (excluding all mounts, platforms, cables and other non-operating equipment) at ninety degrees (90°) perpendicular to wind direction, possessing the characteristics of flat material, with associated drag factors. Landlord shall be responsible for the costs of all structural modifications to the Tower, including the costs of related Government Approvals or other approvals, to support the Allowed Wind Load Surface Area. In the event that Tenant has used the Allowed Wind Load Surface Area and an installation of Communication Facilities

within the Primary RAD Space will require structural modifications to comply with the Structural Standards, Tenant will pay Landlord for the portion of the structural modifications that is necessary to support Tenant's loading in excess of the Allowed Wind Load Surface Area. In the event that Tenant has used the Allowed Wind Load Surface Area and an installation of Communication Facilities within the Additional RAD Space will require structural modifications to comply with the Structural Standards, Tenant may, in its sole discretion, pay Landlord either (i) the portion of the structural modifications that is necessary to support Tenant's loading in excess of the Allowed Wind Load Surface Area; or (ii) an incremental increase in Rent in accordance with Section 4(d) of this Agreement. In no event shall Tenant be responsible for Tower modification costs to support the installations of other tenants or for the Tower to comply with applicable law so long as Tenant's installation is within the Allowed Wind Load Surface Area.

(c) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to sub-meter from Landlord. When sub-metering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Tenant shall reimburse Landlord for such utility usage at the same rate charged to Landlord by the utility service provider. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within sixty (60) days of receipt of the usage data and required forms. Landlord shall maintain accurate and detailed records of all utility expenses, invoices and payments applicable to Tenant's reimbursement obligations hereunder. Within fifteen (15) days after a request from Tenant, Landlord shall provide copies of such utility billing records to the Tenant in the form of copies of invoices, contracts and cancelled checks. If the utility billing records reflect an overpayment by Tenant, Tenant shall have the right to deduct the amount of such overpayment from any monies due to Landlord from Tenant.

(d) As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(e) Tenant will have the right to install utilities, at Tenant's expense, and to improve present utilities on the Property and the Premises. Landlord hereby grants to any service company providing utility or similar services, including electric power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such service companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

## **15. DEFAULT AND RIGHT TO CURE.**

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in

default beyond any applicable cure period, then Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

**16. ASSIGNMENT/SUBLEASE.** Tenant will only have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Landlord's consent to (i) any Affiliate (as defined in Section 24(i) below) of Tenant; or (ii) any entity which acquires substantially all of Tenant's assets in the FCC market area where the Premises are located, provided that the assignee or sublessee assumes, recognizes and also agrees to become responsible to Landlord for the performance of all terms and conditions of this Agreement to the extent of such assignment or sublease. Notwithstanding the foregoing, Tenant will not be relieved of all future performance, liabilities and obligations under this Agreement unless Landlord determines in writing to release Tenant from such future performance, liabilities and obligations. Any other assignment of this Agreement or sublease of the Premises shall be subject to Landlord's prior written approval, such approval not to be unreasonably withheld, conditioned or delayed.

**17. NOTICES.** All notices, requests, payments of rent, demands and other communications hereunder shall be in an electronic writing and shall be deemed given if sent by electronic mail to the following addresses:

If to Tenant: TowerNotices@list.att.com  
Re: Cell Site No.: CVL03071  
Cell Site Name: Coyote Street (CA)  
Fixed Asset No.: 11604357

If to Landlord: Justin.Drinkwater@co.nevada.ca.us

Electronic mail shall be deemed given within one (1) day of being sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received.

**18. CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a *pro rata* basis.

19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within twenty-four (24) hours of the casualty or other harm. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a *pro rata* basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section 19, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. **TAXES.**

(a) Landlord shall be responsible for (i) all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by a taxing authority using any method, including the income method, (ii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with this Agreement, and (iii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with a sale of the Property or assignment of Rent payments by Landlord. Tenant shall be responsible for (y) any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21 and (z) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with an assignment of this Agreement or sublease by Tenant. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant in a timely manner and Tenant's rights with respect to such taxes are prejudiced by the delay, Landlord shall reimburse Tenant for any increased costs directly resulting from the delay and Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant

within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17. Promptly after the Effective Date, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

New Cingular Wireless PCS, LLC  
Attn: Tower Asset Group – Taxes  
Re: Cell Site No.: CVL03071  
Search Ring Name: CVL03071\_SR  
Cell Site Name: Coyote Street (CA)  
Fixed Asset No.: 11604357  
1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor  
Atlanta, GA 30319

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

## **22. SALE OF PROPERTY.**

(a) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Agreement, including Landlord's obligation to cooperate with Tenant as provided hereunder.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or the Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this Section 22(b) to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Agreement shall not be an event of default and Tenant reserves the right to hold payments due under this Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9 & CA FTB Form 590
- vi. Completed and Signed Tenant Payment Direction Form
- vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or the Surrounding Property for the installation, operation or maintenance of other wireless communication facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communication facility or equipment.

(d) The provisions of this Section 22 shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

**23. RENTAL STREAM OFFER.** If at any time after the Effective Date Landlord receives a bona fide written offer from a third party seeking an assignment, sale or other transfer (each, a "**Transfer**") of Rent payments associated with this Agreement, or any interest in, or any use agreement pertaining to, the Property in connection with such Rent payments ("**Rental Stream Offer**"), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may Transfer the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of this Agreement. If Landlord attempts to Transfer Rent payments without complying with this Section, the Transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section.

**24. MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum of Lease substantially in the form attached as **Exhibit 24(b)**. Either party may record this Memorandum of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the State of California in which the Premises are located, without regard to conflicts of law, and the venue for any action regarding this Agreement shall be in the County of Nevada, State of California.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

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



(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **Standard Payment Direction Form & IRS Form W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a properly completed Standard Payment Direction Form of Tenant and completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

(o) **Incidental Fees.** Unless specified in this Agreement, no unilateral fees or additional costs or expenses are to be applied by either party to the other party, including review of plans, structural analyses, consents, provision of documents or other communications between the parties.

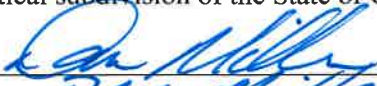
(p) **Further Acts.** Upon request, Landlord will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Tenant may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted uses contemplated by this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.


**“LANDLORD”**

County of Nevada,  
a political subdivision of the State of California

By:   
Name: Dan Mitter  
Its: County of Nevada  
Date: 5-28-2021

**“TENANT”**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager   
By: \_\_\_\_\_  
Name: David Warwick  
Its: Area Manager Of  
Date: Ran Construction  
5/20/21

**EXHIBIT 1**

**DESCRIPTION OF PROPERTY AND PREMISES**

Page 1 of 30

to the Tower Structure Lease Agreement dated as of May 28, 2021, by and between County of Nevada, a political subdivision of the State of California, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

**The Property is legally described as follows:**

Real property in the unincorporated area of the County of Nevada, State of California, described as follows:

PARCEL 2 AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA ON JULY 9, 1981 IN BOOK 15 OF PARCEL MAPS AT PAGE 93.

EXCEPTING THEREFROM THE MINERALS SITUATE BELOW A DEPTH OF 100 FEET BENEATH THE SURFACE, TOGETHER WITH THE RIGHT TO WORK AND MINE SAID PROPERTY BELOW SAID DEPTH AND REMOVE MINERALS THEREFROM WITHOUT DISTURBING THE SURFACE THEREOF AS CONTAINED IN THE QUITCLAIM DEED DATED JUNE 18, 1962, RECORDED JUNE 29, 1962 IN BOOK 318 OF OFFICIAL RECORDS AT PAGE 526, NEVADA COUNTY RECORDS, EXECUTED BY WILLIAM W. MORGAN AND GEORGE F. HAMPTON, AS TRUSTEES, TO FRANK V. AMARAL.

APN: 05-020-18-000

**The Premises are described and/or depicted as follows:**

[100% Construction Drawings (Rev 5) Dated January 15, 2021, Prepared by MST Architects, and Consisting of Twenty-Nine (29) Pages, Appear on Following Pages]

**Notes:**

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

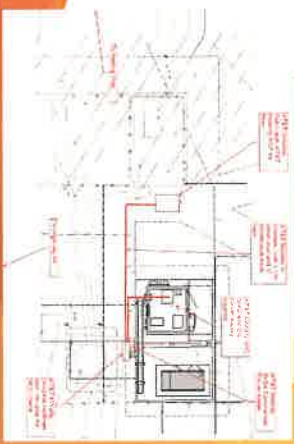


SITE ID: CVL03071  
 FA ID: 11604337  
 LISID: 241278  
 SITE NAME: Coyote Street - County of Nevada  
 Address: 380 Helling Way Nevada City, CA 95959



### SCOPE OF WORK

- DATE: 10/20/2023**
- PROJECT:** Coyote Street - County of Nevada  
 380 Helling Way Nevada City, CA 95959  
 11604337  
 241278
- SCOPE OF WORK:** The scope of work for this project is to provide architectural and engineering services for the design and construction of a new building. The project includes the following items:
1. Provide all necessary permits and approvals from the local jurisdiction.
  2. Prepare all necessary drawings and specifications for the building.
  3. Coordinate with the contractor during construction to ensure quality and compliance with the approved plans.
  4. Provide all necessary services to complete the project.
- REVISIONS:**
1. Revised all drawings to reflect the approved plan.
  2. Revised all drawings to reflect the approved plan.
  3. Revised all drawings to reflect the approved plan.
  4. Revised all drawings to reflect the approved plan.
  5. Revised all drawings to reflect the approved plan.
  6. Revised all drawings to reflect the approved plan.
  7. Revised all drawings to reflect the approved plan.
  8. Revised all drawings to reflect the approved plan.
  9. Revised all drawings to reflect the approved plan.
  10. Revised all drawings to reflect the approved plan.

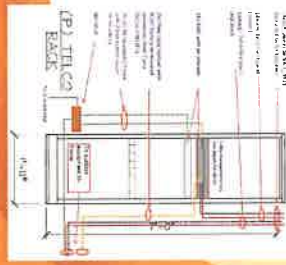


Proposed site layout

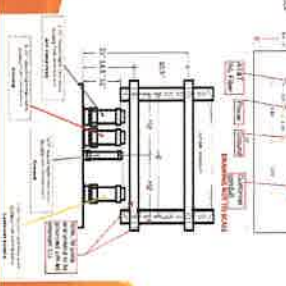


Overall Site Plan

Proposed shelter temporary rock layout



H-FRAME LAYOUT FOR CIENA CH931



C:\103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 980 HELLING WAY  
 HEAVEN, CA 92352



PROJECT NO: C010021  
 PROJECT NO: 1822586  
 PERMIT NO: T5  
 ORDER NO: SV

01/19/21	100% CD REV. 5
12/14/20	100% CD REV. 4
11/09/20	100% CD REV. 3
09/10/20	100% CD REV. 2
08/07/20	100% CD REV. 1
07/10/20	100% CD
07/01/19	100% CD
05/14/19	100% CD
03/27/19	100% CD
02/27/19	100% CD



**MST ARCHITECTS**  
 1431 Pine Point Drive  
 Sacramento, California 95815

SHEET TITLE: TELCO SOW  
 SHEET NUMBER: T-3

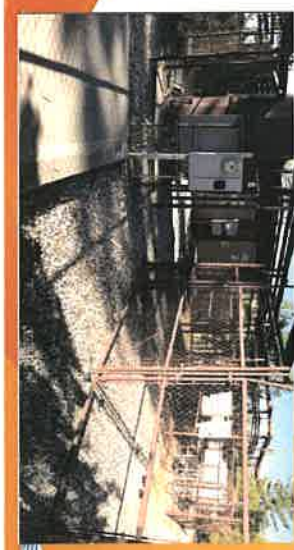
Proposed POP



Proposed Site layout



Proposed Site Access





## AT&T leased sites (not owned by AT&T) only require a door and FCC Custodial License sign

1. Door sign (shelter or tenant improvement room) 8" x 12" door sign



2. FCC Custodial License sign (rate change) 3" x 6.5" for FCC group effective 3/2007



Aluminum 8x12



## Combination sign packages for shelters and WIC (Walk-In-Cabinet):



## Multiple cabinet sites

Multiple cabinet sites require the sign specified in the previous bullet, attached to the side of each cabinet on the end of the lineup. In addition, a sign indicating AT&T as the owner must be affixed to the front or rear of every cabinet (not both).

1. AT&T Identification sign is to be affixed to the most visible area (front or rear) when approaching the cabinets from the site access point
2. 3" x 6.5" decal is acceptable for front or rear of outdoor cabinets



Miscellaneous enclosures such as AC electrical boxes and meter housings, shall have an AT&T identification sign attached. Acceptable signs are engraved phenolic labels, the 3" x 6.5" sign shown above or the padlock decal



## GENERAL SITE SIGNAGE

### Fixed Generator Signage

Per AT&T EH&S, fixed generators are required to have the following signage:

1. AT&T Identification sign, 8" x 12" or 3" x 6.5"



OR



2. Yellow EH&S sign



3. Fuel type, Combustible (Diesel), Flammable (Propane & Natural Gas) and No Smoking signs (Individual signs or the Excel combination sign shown below are acceptable). Fuel tank capacity is optional



4. Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0) Diesel only



## GENERATOR SIGNAGE

### FCC Signs

1. Antenna Structure Registration (ASR) sign



2. FCC custodial letter

a. 3" x 6.5" decal sign  
OR  
b. 8.5" x 11" standard paper



### Miscellaneous signs

• Log Book sign

Posting on inside of shelter door recommended

• Gate signs



• Door Exit sign

1. May be posted on the inside of shelter doors at sites (for emergency/light/exit sign combination) above the door



## MISCELLANEOUS SIGNAGE

## SIGNAGE NOTES

1. SIGNAGE AND STRUCTURE IDENTIFICATION: The identification signs shall be placed on the structure to be identified. The identification signs shall be placed on the structure to be identified. The identification signs shall be placed on the structure to be identified.
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9. SIGNAGE AND STRUCTURE IDENTIFICATION: The identification signs shall be placed on the structure to be identified. The identification signs shall be placed on the structure to be identified.
10. SIGNAGE AND STRUCTURE IDENTIFICATION: The identification signs shall be placed on the structure to be identified. The identification signs shall be placed on the structure to be identified.

PROJECT: CVO103071  
COYOTE STREET - CUNYA OF NEVADA  
990 BELLEVUE WAY  
REAR/SOUTH CORNER

PREPARED FOR: at&t

DATE: 12/11/06

PROJECT NO: 1111

PROJECT: GN-2

COMPLETE Wireless Consulting, Inc.

DATE: 12/11/06

PROJECT: GN-2

DATE: 12/11/06

PROJECT: GN-2

DATE: 12/11/06

PROJECT: GN-2




**EXIDE**

**NATIONAL SAFETY DATA SHEET**

Product Name: <b>EXIDE</b>	Manufacturer: <b>EXIDE TECHNOLOGIES, INC.</b>
Address: <b>1700 South 17th Street, Phoenix, AZ 85004</b>	Phone: <b>(602) 998-8800</b>
Emergency Contact: <b>1-800-451-7734</b>	Website: <b>www.exide.com</b>
Product Description: <b>EXIDE BATTERIES</b>	UNSPSC Code: <b>26101000</b>
Material Safety Data Sheet (MSDS) Information:	
Section 1: Identification	Section 2: Hazardous Ingredients
Section 3: Hazard Identification	Section 4: First Aid Measures
Section 5: Preventive Measures	Section 6: Protective Measures
Section 7: Spill/Leak Response	Section 8: Fire and Explosion Hazards
Section 9: Physical and Chemical Properties	Section 10: Stability and Reactivity
Section 11: Toxicological Information	Section 12: Ecological Information
Section 13: Disposal Considerations	Section 14: Transport Information
Section 15: Regulatory Information	Section 16: Other Information

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**Marathon**

**World's Most Versatile**

Designed to last, the Marathon battery is the most advanced and durable battery available. It's the only battery that can be used in a wide range of applications, from power tools to industrial machinery. The Marathon battery is built with advanced technology, including a high-performance electrolyte and a durable case, to ensure long life and reliable performance. The Marathon battery is the only battery that can be used in a wide range of applications, from power tools to industrial machinery.

**Designed for Quality Manufacturing**

Marathon batteries are manufactured using advanced technology and strict quality control procedures. This ensures that every Marathon battery is built to last and perform reliably in a wide range of applications. The Marathon battery is the only battery that can be used in a wide range of applications, from power tools to industrial machinery.

**High Performance Advantages**

- Long Life: Marathon batteries are built to last, providing up to 10 years of service life.
- High Capacity: Marathon batteries provide high capacity, ensuring long run times.
- Durable: Marathon batteries are built with a durable case, ensuring they can withstand harsh environments.
- Versatile: Marathon batteries can be used in a wide range of applications, from power tools to industrial machinery.
- Reliable: Marathon batteries provide reliable performance, ensuring they will be there when you need them.


**Applications**

- Power Tools: Marathon batteries are used in a wide range of power tools, including drills, saws, and sanders.
- Industrial Machinery: Marathon batteries are used in a wide range of industrial machinery, including forklifts, pallet jacks, and material handlers.
- Marine: Marathon batteries are used in a wide range of marine applications, including outboard motors, trolling motors, and bilge pumps.
- Agriculture: Marathon batteries are used in a wide range of agricultural applications, including tractors, mowers, and harvesters.
- Construction: Marathon batteries are used in a wide range of construction applications, including generators, pumps, and lighting.

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**MST ARCHITECTS**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.MSTARCHITECTS.COM

**AT&T**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.ATT.COM

**COMPLETE**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.COMPLETE.COM

**COYOTE STREET**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.COYOSTREET.COM

**GN-3**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.GN3.COM

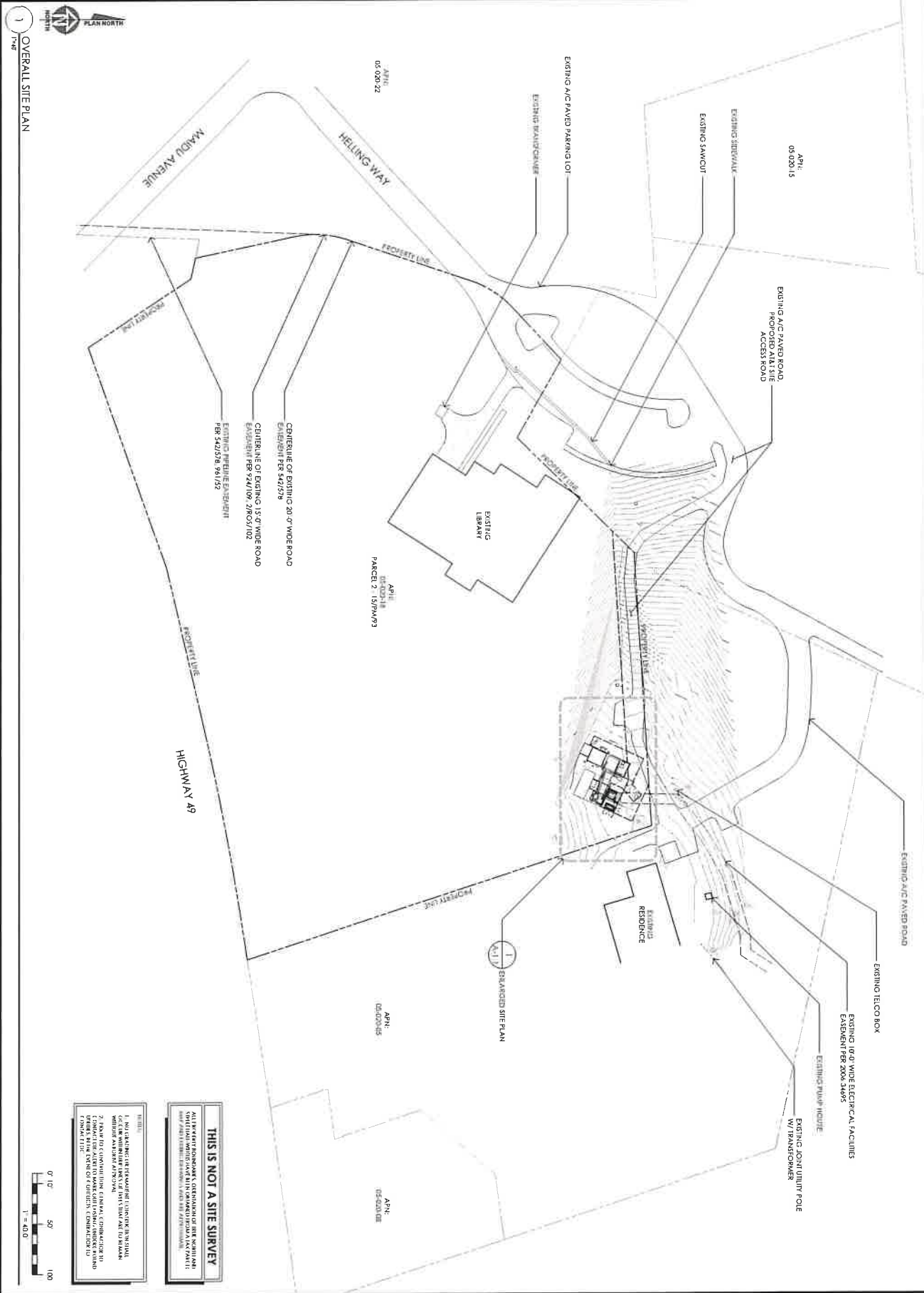
**at&t**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.ATT.COM

**at&t**

1000 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85004  
PH: 602.254.1111  
WWW.ATT.COM





1 OVERALL SITE PLAN

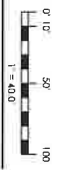


**THIS IS NOT A SITE SURVEY**

ALL RAVEL INFORMATION CONTAINED ON THIS DRAWING WAS OBTAINED FROM RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

1. THIS PLAN IS THE PROPERTY OF MST ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF MST ARCHITECTS.

2. THIS PLAN IS CONTAINED IN THE ARCHITECT'S RECORD DRAWINGS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF MST ARCHITECTS.



PROJECT NUMBER: **A-1**

SHEET TITLE:  
**OVERALL SITE PLAN**

MST ARCHITECTS  
 1800 UNIVERSITY AVENUE  
 SUITE 100  
 BERKELEY, CALIFORNIA 94704  
 TEL: (415) 849-1000  
 FAX: (415) 849-1001  
 WWW.MSTARCHITECTS.COM



NO.	DATE	DESCRIPTION
01/15/21	10% CD REV 5	
11/14/20	10% CD REV 4	
11/09/20	10% CD REV 3	
09/10/20	10% CD REV 2	
06/17/21	10% CD REV 1	
06/17/21	10% CD REV 1	
07/15/20	WORK CD	
10/14/18	100% SD REV 1	
05/11/18	100% SD	
05/27/19	10% SD	

PROJECT NO: CVD3071

DRAWING NO: 142-2586

DRAWN BY: JLS

CHECKED BY: SV

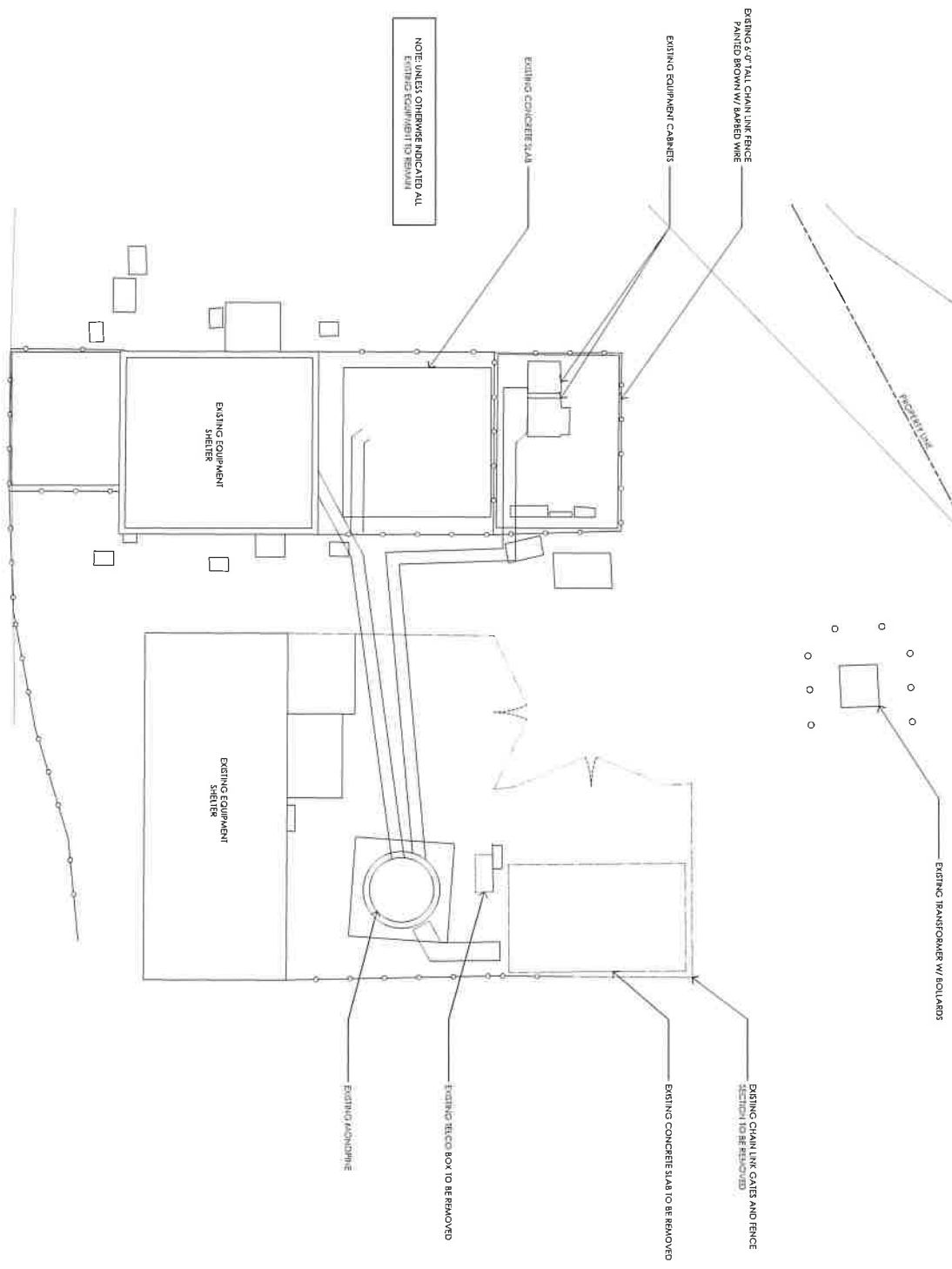
**COMPLETE**  
 Winthrop Consulting, Inc.

PREPARED FOR:  
**at&t**  
 2700 Camino Antonio  
 San Bruno, California 94066  
 BERKELEY, CALIFORNIA

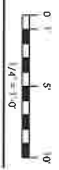
PROJECT: **CVD3071**  
**COYOTE STREET**  
 - COUNTY OF  
 NEVADA  
 980 HELING WAY  
 BERKELEY, CALIFORNIA



1 DEMOLITION PLAN



NOTE: UNLESS OTHERWISE INDICATED ALL EXISTING EQUIPMENT TO BE REMOVED



SHEET NUMBER  
**A-1.1**

SHEET TITLE  
**DEMOLITION PLAN**

**MST ARCHITECTS**  
1200 W. GARDEN AVENUE  
SUITE 100  
LAS VEGAS, NV 89102  
TEL: 702.735.1100  
WWW.MSTARCHITECTS.COM

**Professional Engineer Seal**  
State of Nevada  
No. 00000000  
Name: [Name]

NO.	DATE	DESCRIPTION
01/15/21	100% CD REV. 5	
12/14/20	100% CD REV. 4	
11/02/21	100% CD REV. 2	
09/15/20	100% CD REV. 1	
08/10/21	100% CD	
07/10/21	100% CD	
05/14/19	100% CD REV. 1	
03/11/19	100% CD	
02/27/19	100% CD	

DATE ISSUED: CWD0901  
PROJECT NO: 1422566  
DRAWN BY: TJS  
CHECKED BY: SV

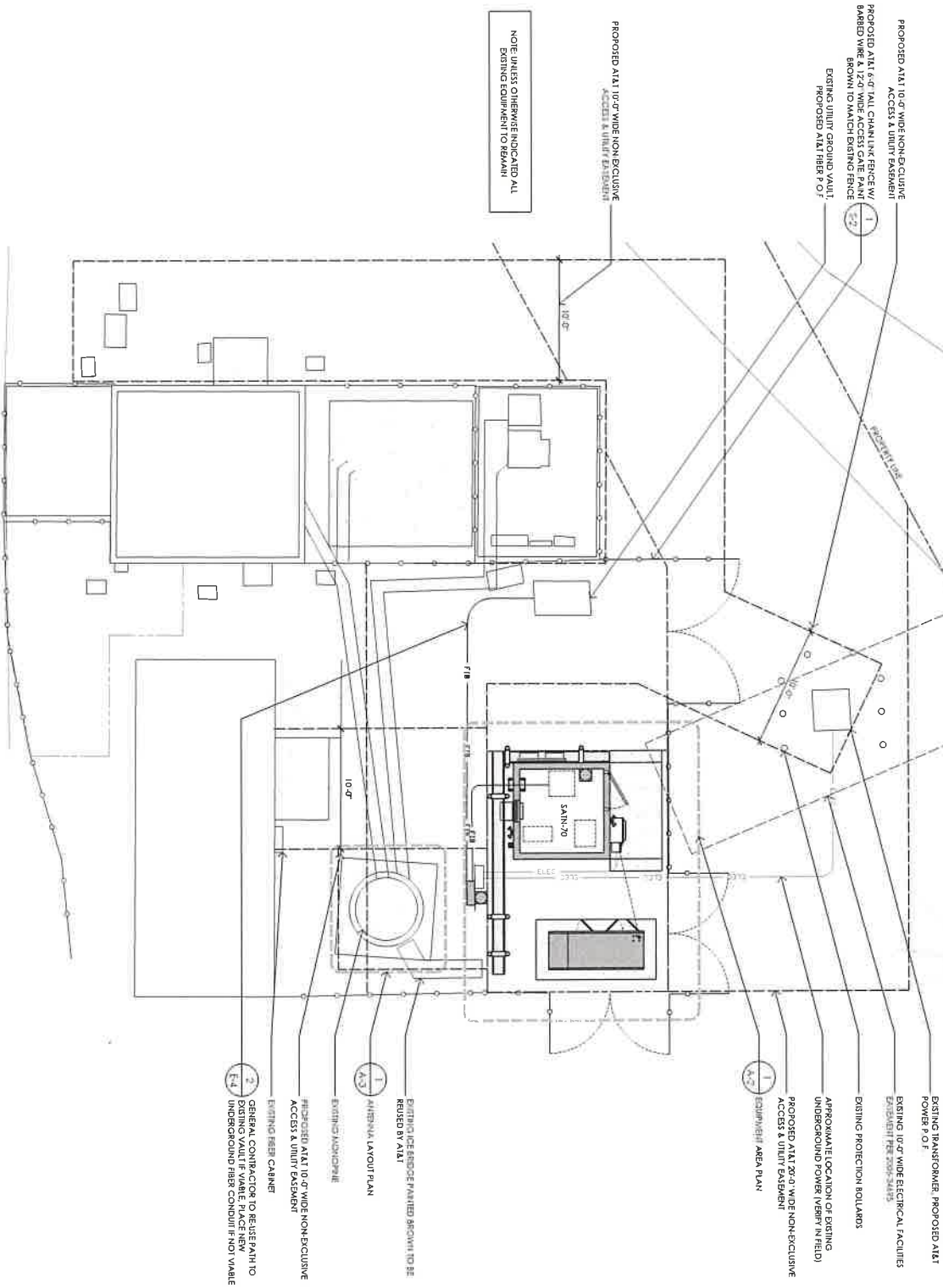
**COMPLETE**  
WiseTeam Consulting, Inc.

PREPARED FOR  
**at&t**  
2700 Colorado Avenue  
Suite 1000, Henderson, NV 89155

PROJECT NO: **V103071**  
**COYOTE STREET**  
- COUNTY OF NEVADA  
990 BELLEVUE WAY  
HENDERSON, NV 89155



1 ENLARGED SITE PLAN  
1/4" = 1'-0"

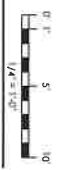


PROPOSED AT&T 10'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT  
PROPOSED AT&T 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & 12'-0" WIDE ACCESS GATE PAINT BROWN TO MATCH EXISTING FENCE  
EXISTING UTILITY GROUND VAULT  
PROPOSED AT&T FIBER P.O.F.

PROPOSED AT&T 10'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT  
NOTE: JUST AS OTHERWISE INDICATED ALL EXISTING EQUIPMENT TO REMAIN

EXISTING TRANSFORMER, PROPOSED AT&T POWER P.O.F.  
EXISTING 10'-0" WIDE ELECTRICAL FACILITIES EASEMENT PER 2006-24495  
EXISTING PROTECTION BOLLARDS  
APPROXIMATE LOCATION OF EXISTING UNDERGROUND POWER (VERTICAL FIELD)  
PROPOSED AT&T 20'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT  
EXISTING/NEW AREA PLAN

EXISTING UTILITY EASEMENT MARKED BROWN TO BE REUSED BY AT&T  
1. ORIGINAL LAYOUT PLAN  
EXISTING ARCHITECTURE  
PROPOSED AT&T 10'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT  
EXISTING FIBER CABINET  
GENERAL CONTRACTOR TO REFER BACK TO UNDERGROUND FIBER CONDUIT IF NOT VIABLE



 PREPARED FOR 2400 Camino Sur San Ramon, California 94583	 COMPLETE Wireless Consulting, Inc.	PROJECT NO.: 182-2566 DRAWN BY: TJS CHECKED BY: SV	DATE: 01/19/21 100% CD REV. 4 12/14/20 100% CD REV. 5 11/05/20 100% CD REV. 2 10/27/20 100% CD REV. 2 10/27/20 100% CD REV. 1 02/11/20 100% CD 01/14/19 100% CD REV. 1 01/14/19 100% CD 08/27/19 100% CD 01/14/19 100% CD		<b>MST ARCHITECTS</b> 1515 17th Street Sacramento, California 95815	SHEET TITLE: <b>ENLARGED SITE PLAN</b>	SHEET NUMBER: <b>A-1.2</b>
		PROJECT LOCATION: <b>COYOTE STREET - COUNTY OF NEVADA</b> 980 HEILING WAY LAS VEGAS, NV, 89135		SHEET NUMBER: <b>A-1.2</b>			



**PROPOSED A1A1 CANADIAN GENERATOR PIER/ACE MOUNTED**  
 OUTSIDE OF CONCRETE WALK-IN CABINET

**PROPOSED A1A1 #2 CIRCUIT LOAD CENTER AND AUTOMATIC**  
 TRANSFER SWITCH MOUNTED OUTSIDE OF CONCRETE WALK-IN

**PROPOSED A1A1 HOODED AND DOWN-TILTED LED SECURITY**  
 LIGHTS AT FRONT AND BACK OF CONCRETE WALK-IN CABINET

**PROPOSED A1A1 POWER PLUMB**

**PROPOSED A1A1 4'-0" x 8'-0" CONCRETE STAIR W/ 20" TYP. DEEP**  
 CONCRETE STEPS

**PROPOSED A1A1 18'-0" x 48'-0" CONCRETE WALK-IN CABINET**  
 (CELLULON SAN-7/1) ON AN 8'-0" x 8'-0" CONCRETE SLAB

**PROPOSED A1A1 PORTABLE FREQUENCY CONVERTER WITHIN WALK-IN CABINET**  
 INSTALL IN VENTILATED CABINET & LABEL. THE FREQUENCY CONVERTER SHALL BE  
 PAID LABORED OR AS REQUIRED BY LOCAL FIRE AUTHORITY

**PROPOSED A1A1 ITC CO RACK**

**PROPOSED A1A1 SINGLE PROTECTOR MOUNTED ON UNBRIUT**  
 TO CONCRETE WALK-IN CABINET (VERTICALLY STACKED)

**PROPOSED A1A1 LIMIT SWITCH**

**GENERAL CONTRACTOR TO REUSE EXISTING**  
 CONCRETE WALK-IN CABINET. THE WALK-IN CABINET  
 UNDERGROUND MUST CONFORM TO ALL VARIOUS

**PROPOSED A1A1 ICE BRIDGE, PAINT BROWN TO**  
 MATCH EXISTING

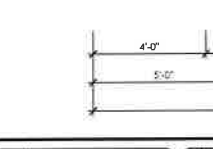
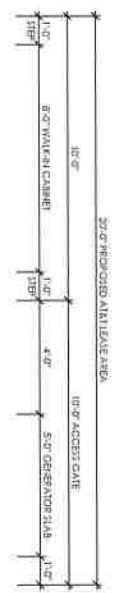
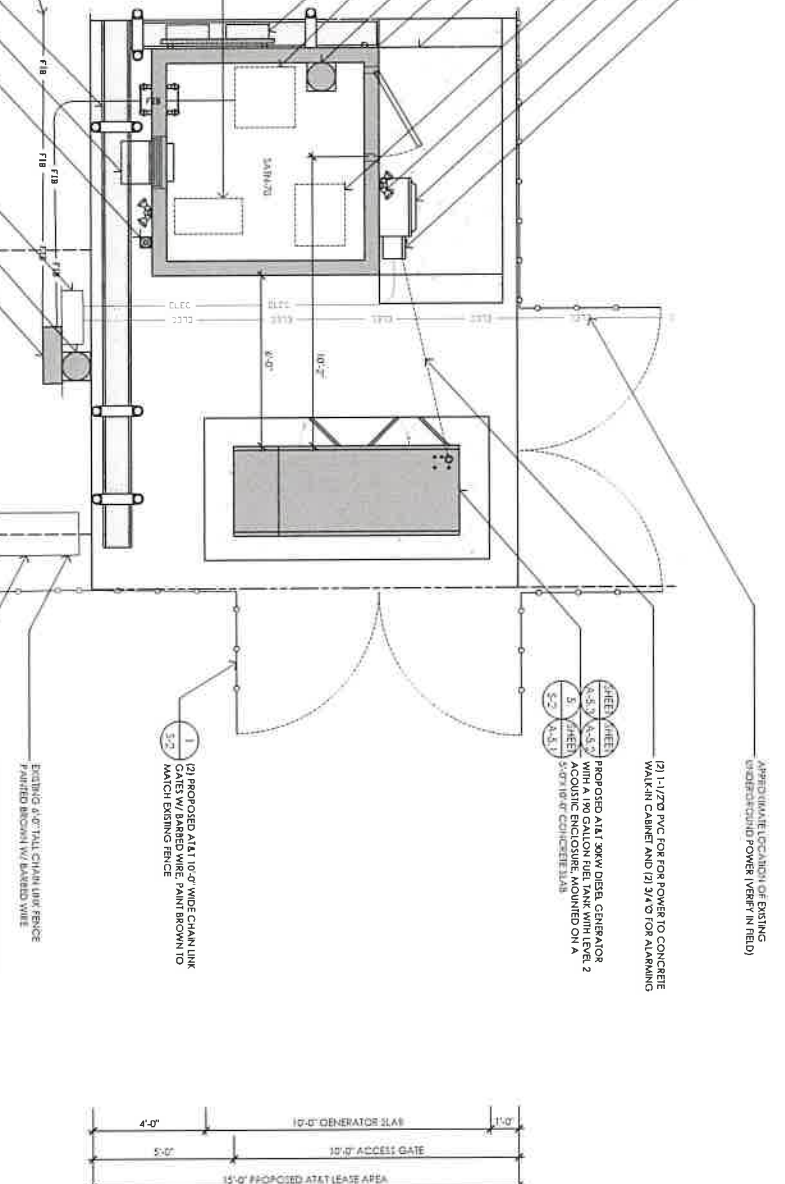
**PROPOSED A1A1 HVAC UNIT MOUNTED OUTSIDE CONCRETE**  
 WALK-IN CABINET

**PROPOSED A1A1 CITY AIR/HEAT EXCHANGER**  
 EXISTING 200A SERVICE METER TOWER  
 REUSED BY A1A1 VERIFY IN FIELD

**PROPOSED A1A1 PORTABLE FREQUENCY CONVERTER ON EXISTING UTILITY**  
 TRANSFORMER. THE FREQUENCY CONVERTER SHALL BE PAID LABORED OR AS REQUIRED BY LOCAL FIRE AUTHORITY

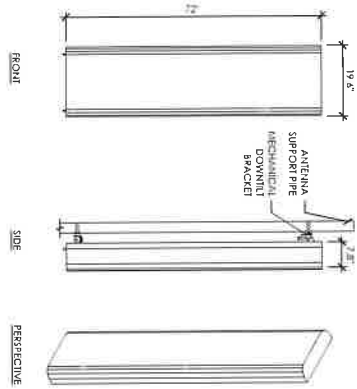
**PROPOSED A1A1 20'-0" x 20'-0" HORMAN TIECO BOX W/ METER FOR 200A**  
 CONFORM TO ALL LOCAL CODES AND REQUIREMENTS

**PROPOSED A1A1 20'-0" x 20'-0" HORMAN TIECO BOX W/ METER FOR 200A**  
 CONFORM TO ALL LOCAL CODES AND REQUIREMENTS



Project No: <b>CV103071</b> <b>COYOTE STREET</b> - COUNTY OF <b>NEVADA</b> 990 BELLEVUE WAY LAS VEGAS, NV, NV, 89155	<p>PREPARED FOR</p> <p>2025 Complete Wireless                  Las Vegas, California, NV, USA</p>	<p><b>COMPLETE</b>                  Wireless Consulting, Inc.</p>	PROJECT NO: <b>CV103071</b> PROJECT NAME: <b>142-2484</b> DRAWN BY: <b>TLS</b> CHECKED BY: <b>SV</b>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01/19/21</td> <td>100% CD REV. 3</td> <td></td> </tr> <tr> <td>12/14/20</td> <td>100% CD REV. 4</td> <td></td> </tr> <tr> <td>10/22/20</td> <td>100% CD REV. 2</td> <td></td> </tr> <tr> <td>08/20/20</td> <td>100% CD REV. 1</td> <td></td> </tr> <tr> <td>06/07/20</td> <td>100% CD</td> <td></td> </tr> <tr> <td>01/16/20</td> <td>50% CD</td> <td></td> </tr> <tr> <td>10/14/19</td> <td>100% ID REV. 1</td> <td></td> </tr> <tr> <td>09/27/19</td> <td>100% ID</td> <td></td> </tr> <tr> <td>06/27/19</td> <td>100% ID</td> <td></td> </tr> </tbody> </table> <p>DESIGNED BY: <b>TLS</b>                  DRAWN BY: <b>SV</b>                  CHECKED BY: <b>SV</b></p>	REV.	DATE	DESCRIPTION	01/19/21	100% CD REV. 3		12/14/20	100% CD REV. 4		10/22/20	100% CD REV. 2		08/20/20	100% CD REV. 1		06/07/20	100% CD		01/16/20	50% CD		10/14/19	100% ID REV. 1		09/27/19	100% ID		06/27/19	100% ID			<p>PROJECT:</p> <p><b>MST ARCHITECTS</b>                  1531 Flamingo Ave. Suite                  2500 Las Vegas, NV 89119</p>	<p>SHEET TITLE:</p> <p><b>EQUIPMENT AREA PLAN</b></p> <p>SHEET NUMBER:</p> <p><b>A-2</b></p>
REV.	DATE	DESCRIPTION																																			
01/19/21	100% CD REV. 3																																				
12/14/20	100% CD REV. 4																																				
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08/20/20	100% CD REV. 1																																				
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01/16/20	50% CD																																				
10/14/19	100% ID REV. 1																																				
09/27/19	100% ID																																				
06/27/19	100% ID																																				

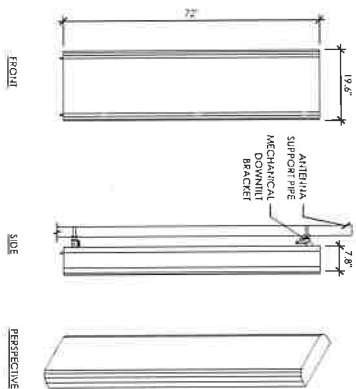
EQUIPMENT SUBJECT TO CHANGE



ANTENNA = ANDREW/COMMACOPE INNH4 458 R4M4  
 WEIGHT = 75.0 LBS  
 DIMENSIONS = 72" (H) X 19' 6" (W) X 8' 8" (D)

4 PROPOSED ANTENNA SPEC

EQUIPMENT SUBJECT TO CHANGE



ANTENNA = ANDREW/COMMACOPE INNH4 458 R4M4  
 DIMENSIONS = 72" (H) X 19' 6" (W) X 7' 8" (D)

3 PROPOSED ANTENNA SPEC

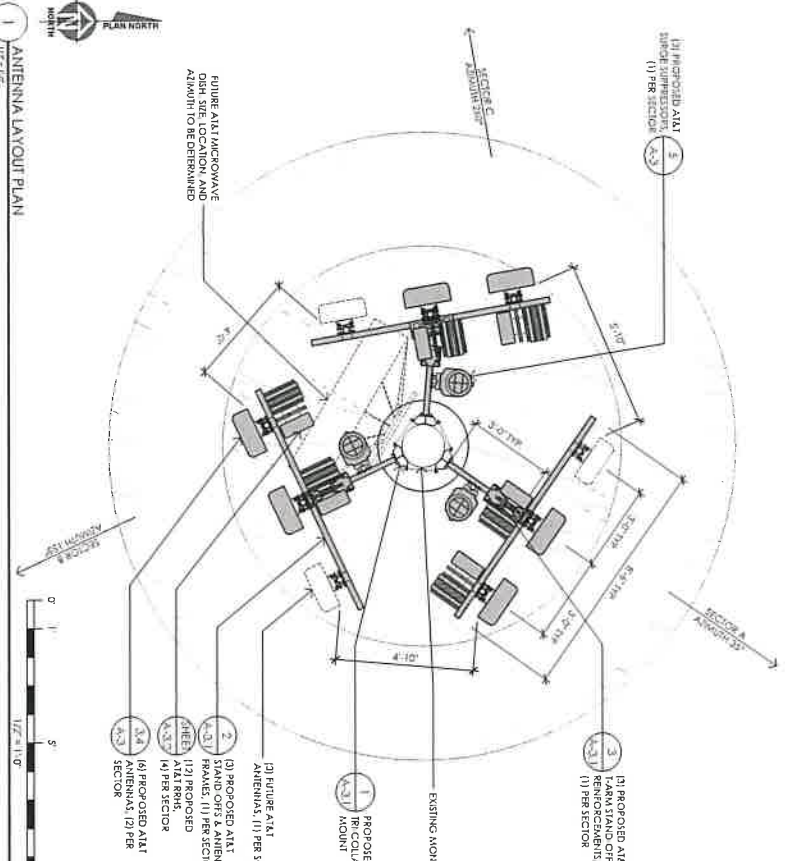
NOTE: ANTENNA POSITIONING AS SHOWN TO THE RIGHT FROM FRONT OF ANTENNA

SECTOR	ANTENNA MODEL NO.	ANTENNA CENTERLINE	RF SCHEDULE		HEIGHT (FEET)	COAX LENGTH	WAVELENGTH	RADIATION LOSS (DB)
			PER	TOA				
A1	INNH 458 R4M4	35'	270'-0"	(1) 4448 B5912 / (1) 8443 B23844	30'N1	-	10'94	121
A2	INNH 458 R4M4	35'	270'-0"	(1) 4470 B14 / (1) 4145 B25	30'N1	-	10'94	121
A3	INNH 458 R4M4	35'	270'-0"	(1) 4470 B14 / (1) 4145 B25	30'N1	-	10'94	121
B1	INNH 458 R4M4	155'	270'-0"	(1) 4448 B5912 / (1) 8443 B23844	30'N1	-	10'94	121
B2	INNH 458 R4M4	155'	270'-0"	(1) 4470 B14 / (1) 4145 B25	30'N1	-	10'94	121
C1	INNH 458 R4M4	300'	270'-0"	(1) 4448 B5912 / (1) 8443 B23844	30'N1	-	10'94	121
C2	INNH 458 R4M4	300'	270'-0"	(1) 4470 B14 / (1) 4145 B25	30'N1	-	10'94	121
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D99								
D100								

2 RF SCHEDULE

TOTAL DCG FEEDS: (18)

1 ANTENNA LAYOUT PLAN



PROJECT NO: 123456  
 DRAWN BY: JLS  
 CHECKED BY: SV

MST ARCHITECTS  
 11333 West Park Drive  
 San Francisco, CA 94134

PREPARED FOR  
 COYOTE STREET - CANYON OF NEVADA  
 980 HELLIC WAY  
 HENNING, CA 95959

COMPLETE Wireless Consulting, Inc.

SHEET NO: A-3

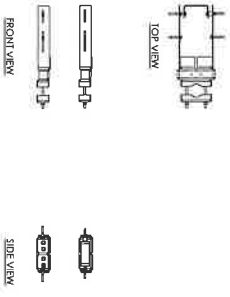




RRU	Model	Port	Breaker	SFP	SFP Qty RRU	SFP Qty RRU	SFP Qty RRU
E///	RRUS11	7/16 DIN	25A	RDH 102 47/3, CEO, 32058	1	1	1
E///	RRUS12	7/16 DIN	25A	RDH 102 47/3, CEO, 32058	1	1	1
E///	RRUS32 (B29)	7/16 DIN	25A	RDH 102 47/3, CEO, 32058	1	1	1
E///	RRUS32 B2	7/16 DIN	25A	RDH 102 47/3, CEO, 32058	2	2	2
E///	RRUS32 B30	7/16 DIN	20A	RDH 102 47/3, CEO, 32058	2	2	2
E///	RRUS32 B66	7/16 DIN	30A	RDH 102 47/3, CEO, 32058	2	2	2
E///	RRUS4415 B25	4.3 Mini DIN	25A	RDH 102 65/25, CEO, 17828	2	2	2
E///	RRUS4426 B66	4.3 Mini DIN	30A	RDH 102 65/25, CEO, 17828	2	2	2
E///	RRUS4449	4.3 Mini DIN	25A x 2	RDH 102 65/25, CEO, 17828	2	2	2
E///	RRUS4478 B5	4.3 Mini DIN	25A	RDH 102 47/25, CEO, 18538	2	2	2
E///	RRUS4478 B14	4.3 Mini DIN	25A	RDH 102 47/25, CEO, 18538	2	2	2
E///	RRUS8843	4.3 Mini DIN	30A x 2	RDH 102 65/25, CEO, 17828	2	2	1

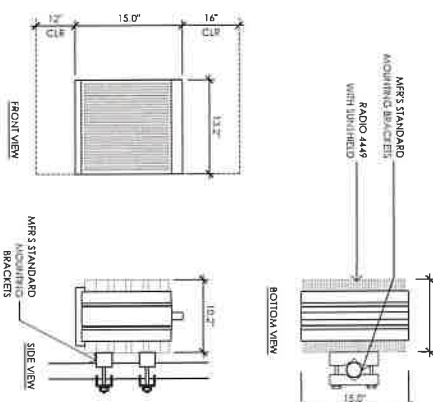
7 RRU CONNECTOR TYPES, BREAKERS, & SFP DETAIL

**SPECIFICATIONS**  
 MATERIAL: HOT-DIPPED GALVANIZED STEEL  
 DIMENSIONS: HEIGHT: 13.4 IN, WIDTH: 16.5 IN, LENGTH: 18.2 IN  
 WEIGHT: 30 LBS, INCLUDING MOUNTING HARDWARE



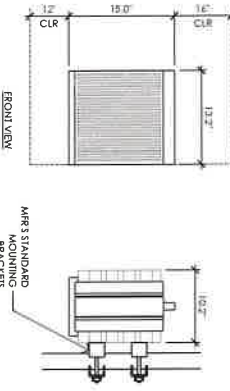
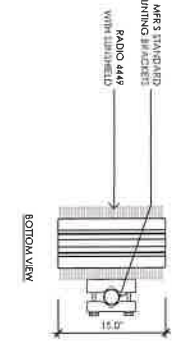
6 BACK TO BACK RRU MOUNTING (DIMENSIONS VARY BY RRU)

**ERICSSON RADIO 844 B2/B664 REMOTE RADIO UNIT**  
 COLOR: WHITE  
 DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: 75 LBS, INCLUDING MOUNTING HARDWARE



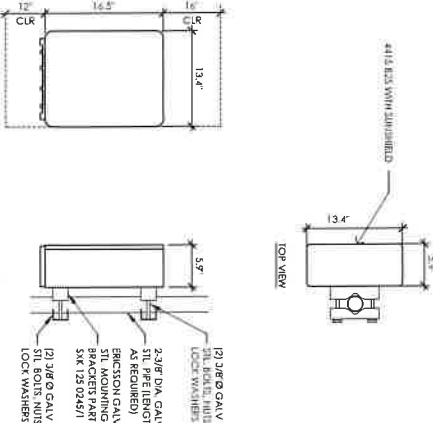
4 ERICSSON RADIO 8843 B2/B664A REMOTE RADIO UNIT

**ERICSSON RADIO 449 B5/B12 REMOTE RADIO UNIT**  
 COLOR: WHITE  
 DIMENSIONS: 15" TALL X 13.2" WIDE X 10.2" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: 75 LBS, INCLUDING MOUNTING HARDWARE



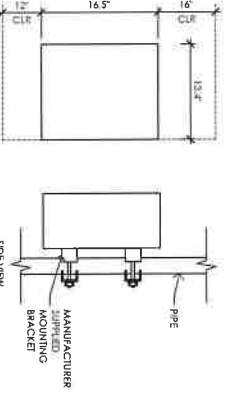
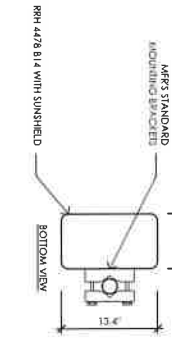
5 ERICSSON RADIO 449 B5/B12 REMOTE RADIO UNIT

**ERICSSON RADIO 4415 B25/B664 REMOTE RADIO UNIT**  
 COLOR: WHITE  
 DIMENSIONS: 14.5" TALL X 13.4" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: 44 LBS, INCLUDING MOUNTING HARDWARE



2 ERICSSON RADIO 4415 B25/B30 REMOTE RADIO UNIT

**ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT**  
 COLOR: WHITE  
 DIMENSIONS: 14.5" TALL X 13.4" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)  
 WEIGHT: 41.97 LBS, INCLUDING MOUNTING HARDWARE



3 ERICSSON RADIO 4478 B14 REMOTE RADIO UNIT

1 NOT USED

Project: CVO103071  
 Coyote Street - County of Nevada  
 980 BELLEVUE WAY  
 LAS VEGAS, NV 89155



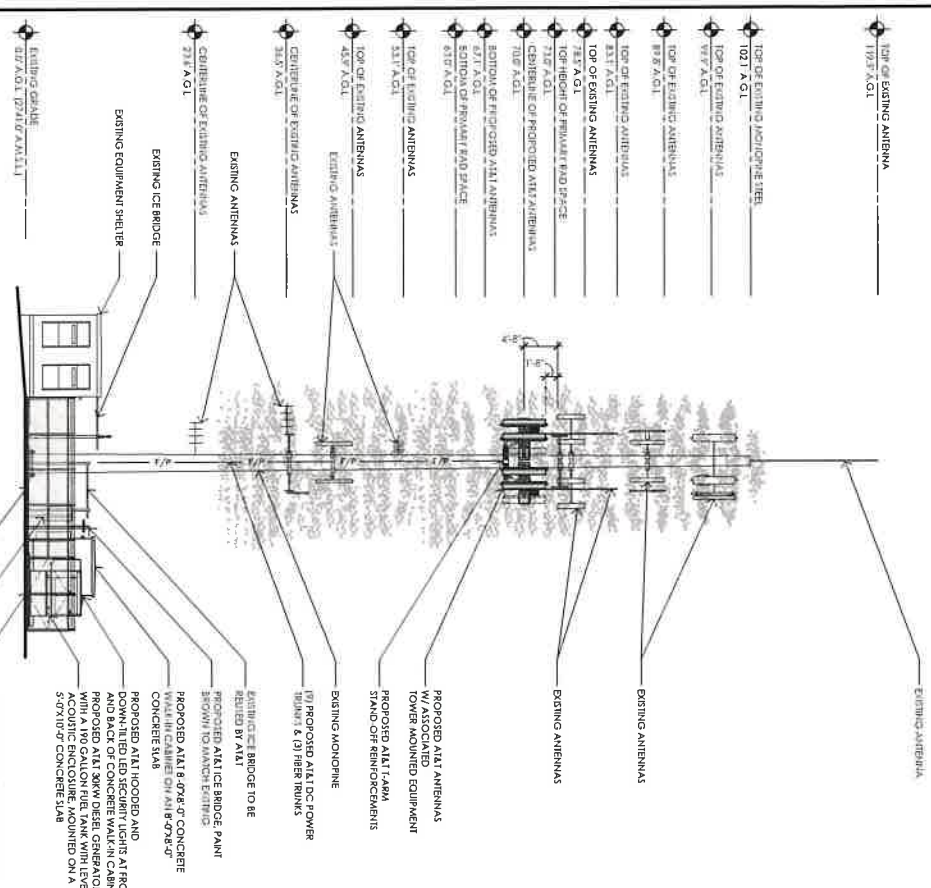
ALU SITE NO: CVO0901  
 PROJECT NO: 162286  
 DRAWING: T15  
 CHECKED BY: SV

NO.	DESCRIPTION	DATE
01/17/21	100% CD REV 5	
12/14/20	100% CD REV 4	
11/05/20	100% CD REV 3	
10/12/20	100% CD REV 2	
08/07/20	100% CD REV 1	
07/10/20	100% CD	
07/10/20	100% CD	
07/10/20	100% CD REV 1	
06/27/20	100% CD	
06/27/20	100% CD	

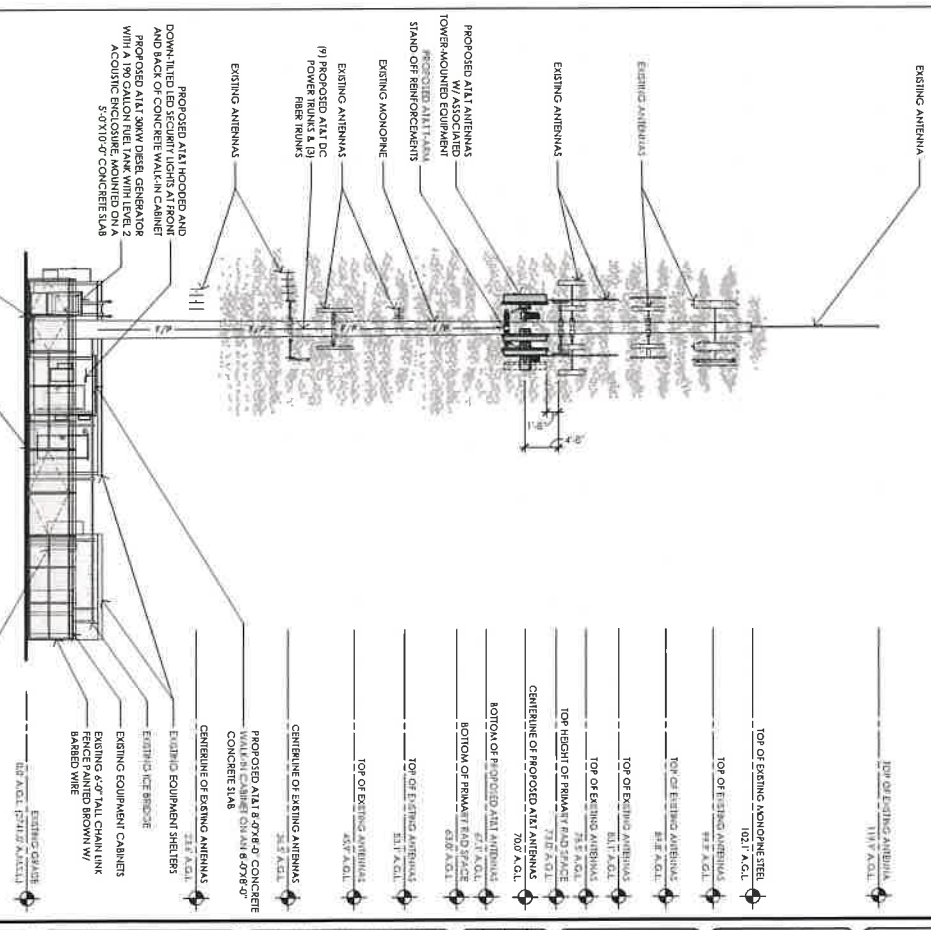


MST ARCHITECTS  
 1328 West Flamingo Avenue  
 Henderson, NV 89119

SHEET TITLE: RRU DETAILS  
 SHEET NUMBER: A-3.2

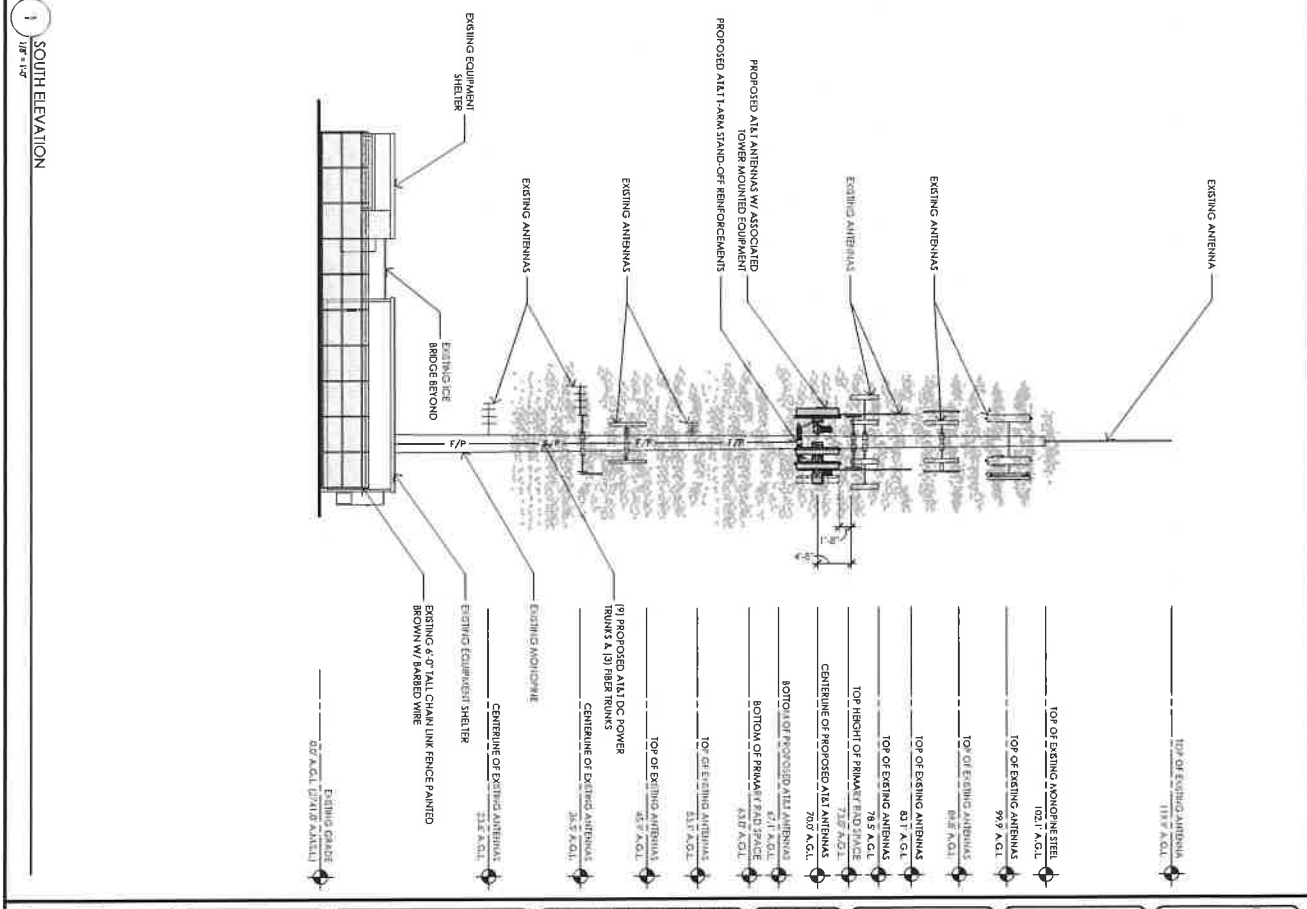
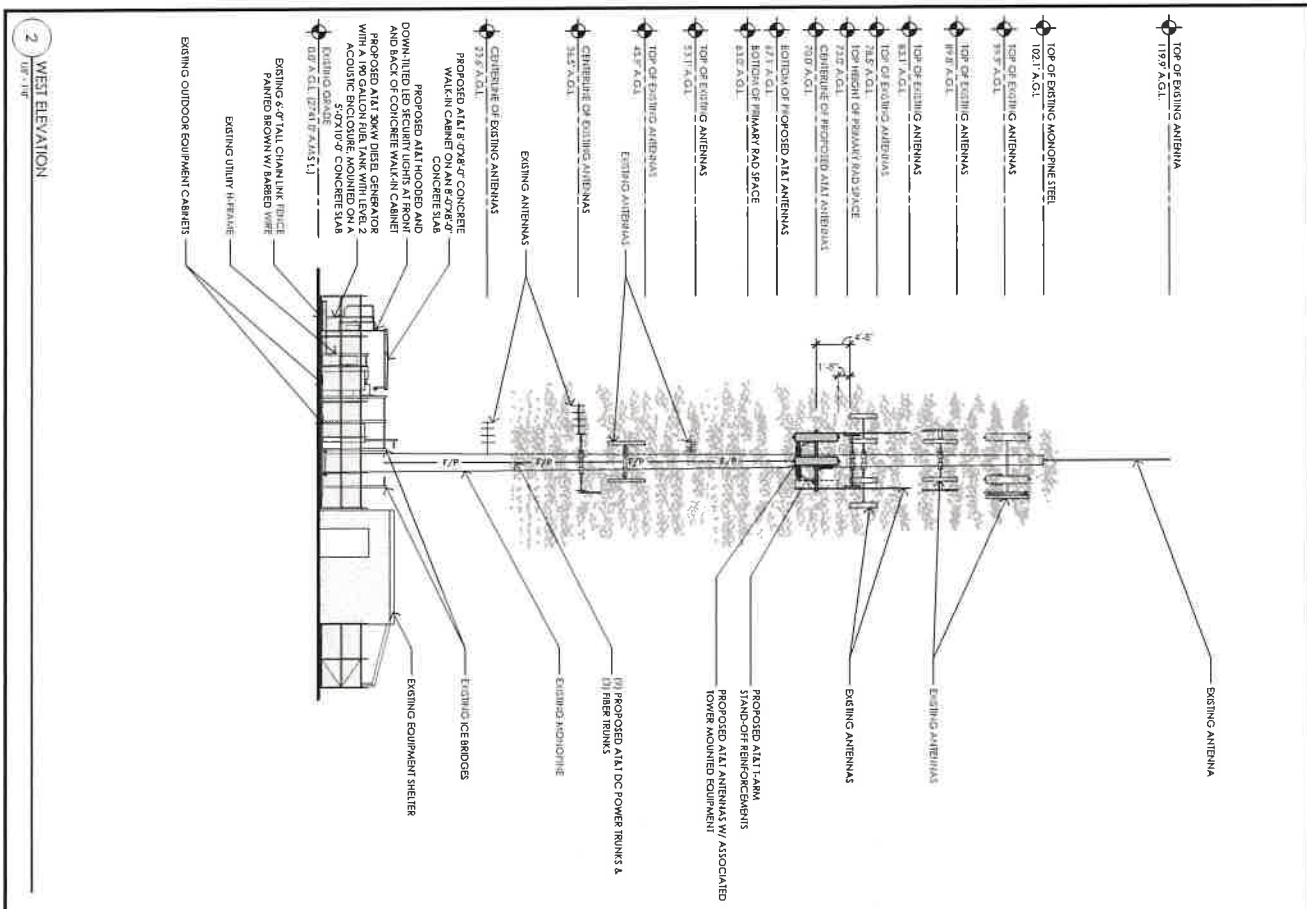


**2 EAST ELEVATION**  
1/8" = 1'-0"



**1 NORTH ELEVATION**  
1/8" = 1'-0"

<p>PROJECT NO: C103071</p> <p>COYOTE STREET</p> <p>- COUNTY OF NEVADA</p> <p>990 HELLING WAY</p> <p>RENO, NV 89509</p>		<p>PREPARED FOR</p> <p>at&amp;t</p> <p>3000 Corporate Square</p> <p>Suite 1000, Reno, NV 89502</p>	
<p>DATE: 11/17/21</p> <p>PROJECT: 162 2566</p> <p>DRAWN BY: TJS</p> <p>CHECKED BY: SV</p>		<p>COMPLETE</p> <p>Wisconsin Consulting, Inc.</p>	
<p>DATE: 11/17/21</p> <p>PROJECT: 162 2566</p> <p>DRAWN BY: TJS</p> <p>CHECKED BY: SV</p>		<p>PROPOSED ELEVATIONS</p> <p>A-4.1</p>	



**1** SOUTH ELEVATION  
1/8" = 1'-0"

**2** WEST ELEVATION  
1/8" = 1'-0"

DATE: 01/14/21  
 11/07/20 100% CD REV 4  
 09/10/20 100% CD REV 3  
 08/21/20 100% CD REV 2  
 02/27/20 100% CD REV 1  
 01/14/19 100% CD  
 01/27/19 100% CD

PROJECT NO: 162 2566  
 DRAWN BY: ILS  
 CHECKED BY: SV

AT&T  
 COMPLETE  
 Wireless Consulting, Inc.

PREPARED FOR  
  
 2400 Century Square  
 San Francisco, California 94020

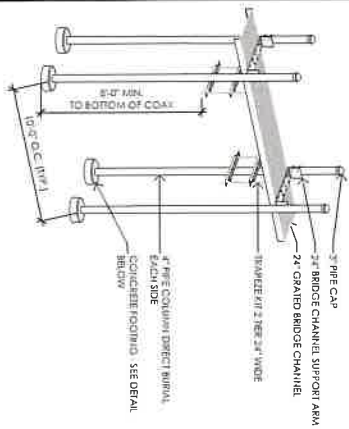
PROJECT: CV103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 980 HELLING WAY  
 NEVADA CITY, CA 95959

SHEET NUMBER:  
**A-4.2**

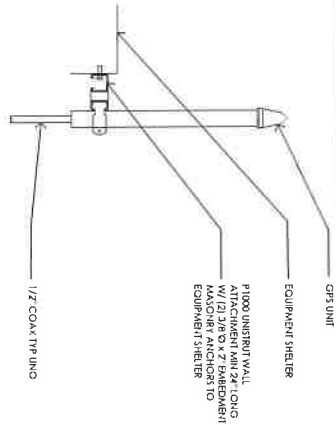
SHEET TITLE:  
PROPOSED  
ELEVATIONS

MST ARCHITECTS  
  
 2200 CENTURY SQUARE  
 SAN FRANCISCO, CALIFORNIA 94020

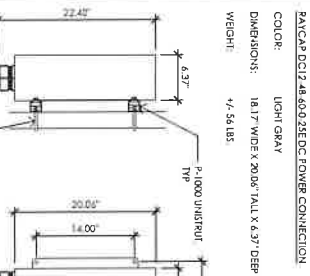
1111 EAST WASHINGTON AVENUE  
 SUITE 100  
 DENVER, COLORADO 80218  
 (303) 733-0300  
 WWW.MSTARCHITECTS.COM



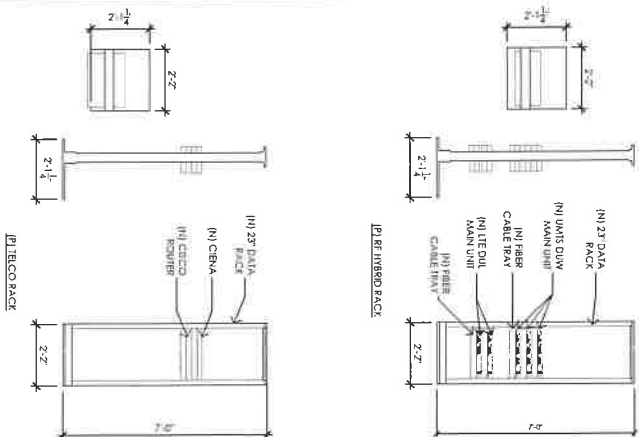
7 GFS MOUNTING DETAIL  
NOT TO SCALE



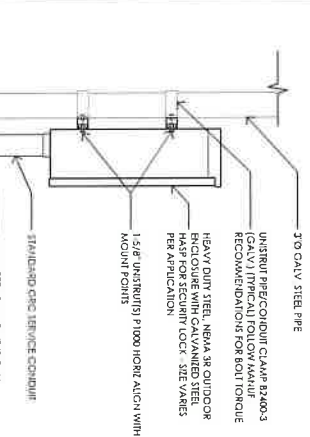
4 NOT USED  
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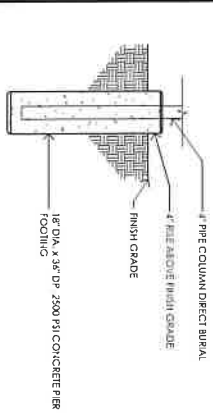
3 DC12 POWER CONNECTION  
NOT TO SCALE



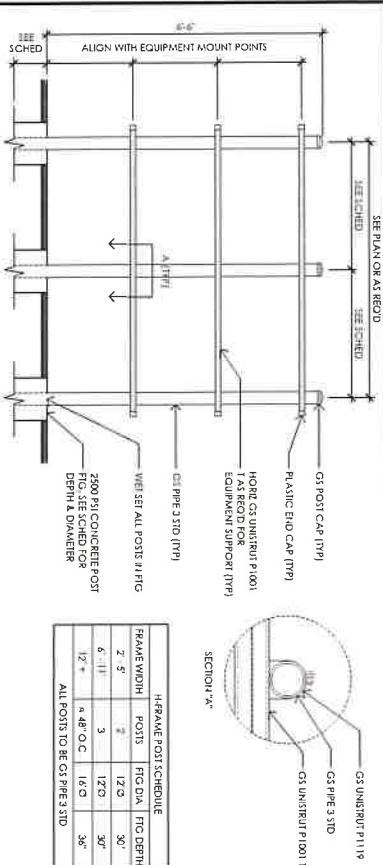
2 INTERIOR LITE & UNITS RACKS  
NOT TO SCALE



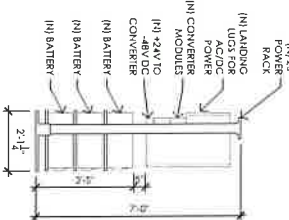
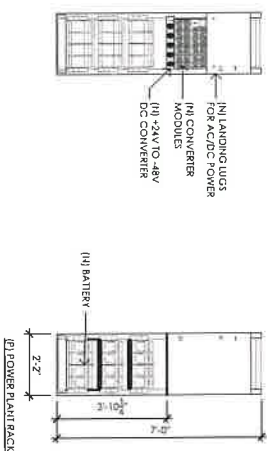
6 UTILITY BOX MOUNTING DETAIL  
NOT TO SCALE



8 ICE BRIDGE DETAIL  
NOT TO SCALE



1 POWER PLANT RACK  
NOT TO SCALE



**COMPLETE**  
Wisness Consulting, Inc.

PREPARED FOR  
**at&t**  
2500 Corporate Square  
Las Vegas, NV 89169

PROJECT NO. 182-2566  
SHEETS 15  
SHEET NO. 51

**DATE:** 01/17/21  
**REVISIONS:**

NO.	DATE	DESCRIPTION
01	01/17/21	100% CD REV 5
02	12/14/20	100% CD REV 4
03	11/02/20	100% CD REV 3
04	09/11/20	100% CD REV 2
05	07/27/20	100% CD REV 1
06	06/02/20	100% CD
07	05/10/20	50% CD
08	01/14/19	100% CD REV 1
09	01/14/19	100% CD
10	02/27/18	50% CD
11	03/16/18	10% CD
12	02/27/17	50% CD

**PROJECT:** Coyote Street - County of Nevada  
**LOCATION:** 980 HELLING WAY  
**CITY:** LAS VEGAS, NV 89102

**CLIENT:** WISNESS CONSULTING, INC.  
**PROJECT MANAGER:** JEFFREY WISNESS  
**DESIGNER:** ANDREW WISNESS  
**DATE:** 01/17/21

**PROJECT:** MST ARCHITECTS  
**PROJECT MANAGER:** MATT SHERMAN  
**DATE:** 01/17/21

**PROJECT:** A-5.0  
**DATE:** 01/17/21

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial



**Colors and Standards**  
 All color and standards refer to our configurations. Contact us for details.

- UL2000 UL3000 UL4000 UL412
- CEA C22.2
- ISO 9001 and ISO 14001
- ISO 14001
- ISO 9001
- ISO 14001
- ISO 9001
- ISO 14001
- ISO 9001
- ISO 14001

**Powering Ahead**  
 For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac's superior quality by designing and manufacturing most of its generator components in-house. Our advanced manufacturing systems and construction techniques ensure a high level of quality and reliability. Generac's ISO 9001 and ISO 14001 certifications are a testament to our commitment to quality and environmental stewardship. Generac's ISO 9001 and ISO 14001 certifications are a testament to our commitment to quality and environmental stewardship.

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial

**Technical Specifications**

Model	S0030
Rated Power	30 kW
Rated Voltage	208V/240V
Rated Frequency	60 Hz
Rated RPM	1800
Rated Current	150A
Rated Power Factor	0.8
Rated Efficiency	85%
Rated Fuel Consumption	1.5 GPH
Rated Oil Consumption	0.5 GPH
Rated Exhaust Flow	100 CFM
Rated Noise Level	70 dBA
Rated Dimensions	48" x 48" x 48"
Rated Weight	1000 lbs
Rated Lifespan	20,000 hours
Rated Warranty	3 years
Rated Certifications	UL2000, UL3000, UL4000, UL412, CEA C22.2, ISO 9001, ISO 14001

SPEC SHEET

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial

- CONTROL SYSTEMS**
- 1. Automatic Voltage Regulation (AVR)
  - 2. Automatic Frequency Regulation (AFR)
  - 3. Automatic Load Regulation (ALR)
  - 4. Automatic Voltage and Frequency (AVFR)
  - 5. Automatic Voltage and Frequency (AVFR)
  - 6. Automatic Voltage and Frequency (AVFR)
  - 7. Automatic Voltage and Frequency (AVFR)
  - 8. Automatic Voltage and Frequency (AVFR)
  - 9. Automatic Voltage and Frequency (AVFR)
  - 10. Automatic Voltage and Frequency (AVFR)

- EXHAUST SYSTEMS**
- 1. Exhaust System
  - 2. Exhaust System
  - 3. Exhaust System
  - 4. Exhaust System
  - 5. Exhaust System
  - 6. Exhaust System
  - 7. Exhaust System
  - 8. Exhaust System
  - 9. Exhaust System
  - 10. Exhaust System

- CONTROL SYSTEMS**
- 1. Automatic Voltage Regulation (AVR)
  - 2. Automatic Frequency Regulation (AFR)
  - 3. Automatic Load Regulation (ALR)
  - 4. Automatic Voltage and Frequency (AVFR)
  - 5. Automatic Voltage and Frequency (AVFR)
  - 6. Automatic Voltage and Frequency (AVFR)
  - 7. Automatic Voltage and Frequency (AVFR)
  - 8. Automatic Voltage and Frequency (AVFR)
  - 9. Automatic Voltage and Frequency (AVFR)
  - 10. Automatic Voltage and Frequency (AVFR)

- EXHAUST SYSTEMS**
- 1. Exhaust System
  - 2. Exhaust System
  - 3. Exhaust System
  - 4. Exhaust System
  - 5. Exhaust System
  - 6. Exhaust System
  - 7. Exhaust System
  - 8. Exhaust System
  - 9. Exhaust System
  - 10. Exhaust System

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial

**Technical Specifications**

Model	S0030
Rated Power	30 kW
Rated Voltage	208V/240V
Rated Frequency	60 Hz
Rated RPM	1800
Rated Current	150A
Rated Power Factor	0.8
Rated Efficiency	85%
Rated Fuel Consumption	1.5 GPH
Rated Oil Consumption	0.5 GPH
Rated Exhaust Flow	100 CFM
Rated Noise Level	70 dBA
Rated Dimensions	48" x 48" x 48"
Rated Weight	1000 lbs
Rated Lifespan	20,000 hours
Rated Warranty	3 years
Rated Certifications	UL2000, UL3000, UL4000, UL412, CEA C22.2, ISO 9001, ISO 14001

SPEC SHEET

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial

- CONTROL SYSTEMS**
- 1. Automatic Voltage Regulation (AVR)
  - 2. Automatic Frequency Regulation (AFR)
  - 3. Automatic Load Regulation (ALR)
  - 4. Automatic Voltage and Frequency (AVFR)
  - 5. Automatic Voltage and Frequency (AVFR)
  - 6. Automatic Voltage and Frequency (AVFR)
  - 7. Automatic Voltage and Frequency (AVFR)
  - 8. Automatic Voltage and Frequency (AVFR)
  - 9. Automatic Voltage and Frequency (AVFR)
  - 10. Automatic Voltage and Frequency (AVFR)

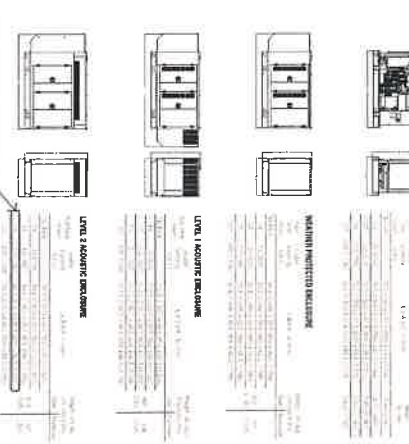
- EXHAUST SYSTEMS**
- 1. Exhaust System
  - 2. Exhaust System
  - 3. Exhaust System
  - 4. Exhaust System
  - 5. Exhaust System
  - 6. Exhaust System
  - 7. Exhaust System
  - 8. Exhaust System
  - 9. Exhaust System
  - 10. Exhaust System

- CONTROL SYSTEMS**
- 1. Automatic Voltage Regulation (AVR)
  - 2. Automatic Frequency Regulation (AFR)
  - 3. Automatic Load Regulation (ALR)
  - 4. Automatic Voltage and Frequency (AVFR)
  - 5. Automatic Voltage and Frequency (AVFR)
  - 6. Automatic Voltage and Frequency (AVFR)
  - 7. Automatic Voltage and Frequency (AVFR)
  - 8. Automatic Voltage and Frequency (AVFR)
  - 9. Automatic Voltage and Frequency (AVFR)
  - 10. Automatic Voltage and Frequency (AVFR)

- EXHAUST SYSTEMS**
- 1. Exhaust System
  - 2. Exhaust System
  - 3. Exhaust System
  - 4. Exhaust System
  - 5. Exhaust System
  - 6. Exhaust System
  - 7. Exhaust System
  - 8. Exhaust System
  - 9. Exhaust System
  - 10. Exhaust System

**S0030 | 2.2L | 30 kW**  
 INDUSTRIAL DIESEL GENERATION SET

GENERAC | Industrial



SPEC SHEET

PROJECT: C103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 960 BELLEVUE WAY  
 RENO, NV 89509

PREPARED FOR  
 at&t  
 David Chipman, Director  
 Sales Services, California 44444

GENERAC | Industrial

**COMPLETE**  
 Wholesale Consulting, Inc.

DATE: 01/21/2021  
 PROJECT NO: 162,2546  
 DRAWING: 1/15  
 CHECKED BY: SV

DATE: 01/21/2021  
 PROJECT NO: 162,2546  
 DRAWING: 1/15  
 CHECKED BY: SV

PROJECT: C103071

**COMPLETE**  
 Wholesale Consulting, Inc.

DATE: 01/21/2021  
 PROJECT NO: 162,2546  
 DRAWING: 1/15  
 CHECKED BY: SV

PROJECT: C103071

**COMPLETE**  
 Wholesale Consulting, Inc.

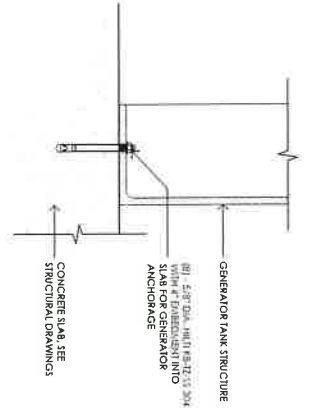
DATE: 01/21/2021  
 PROJECT NO: 162,2546  
 DRAWING: 1/15  
 CHECKED BY: SV

PROJECT: C103071

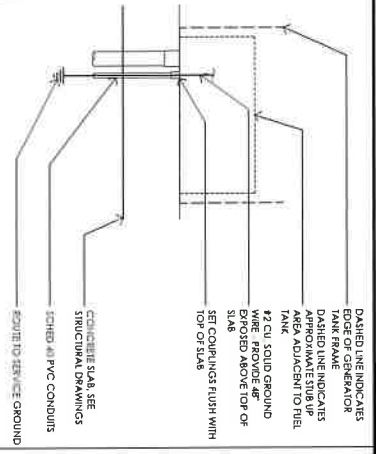
**COMPLETE**  
 Wholesale Consulting, Inc.

DATE: 01/21/2021  
 PROJECT NO: 162,2546  
 DRAWING: 1/15  
 CHECKED BY: SV

SHEET NUMBER:  
**A-5.1**



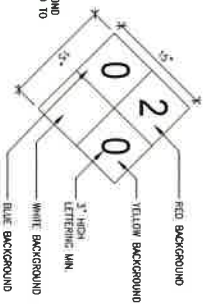
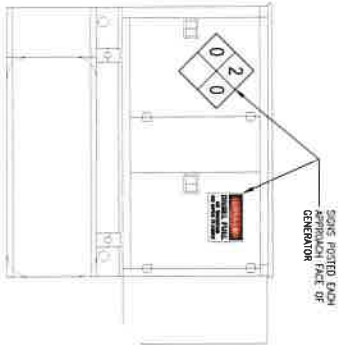
6 GENERATOR ATTACHMENT DETAIL  
 NOT TO SCALE



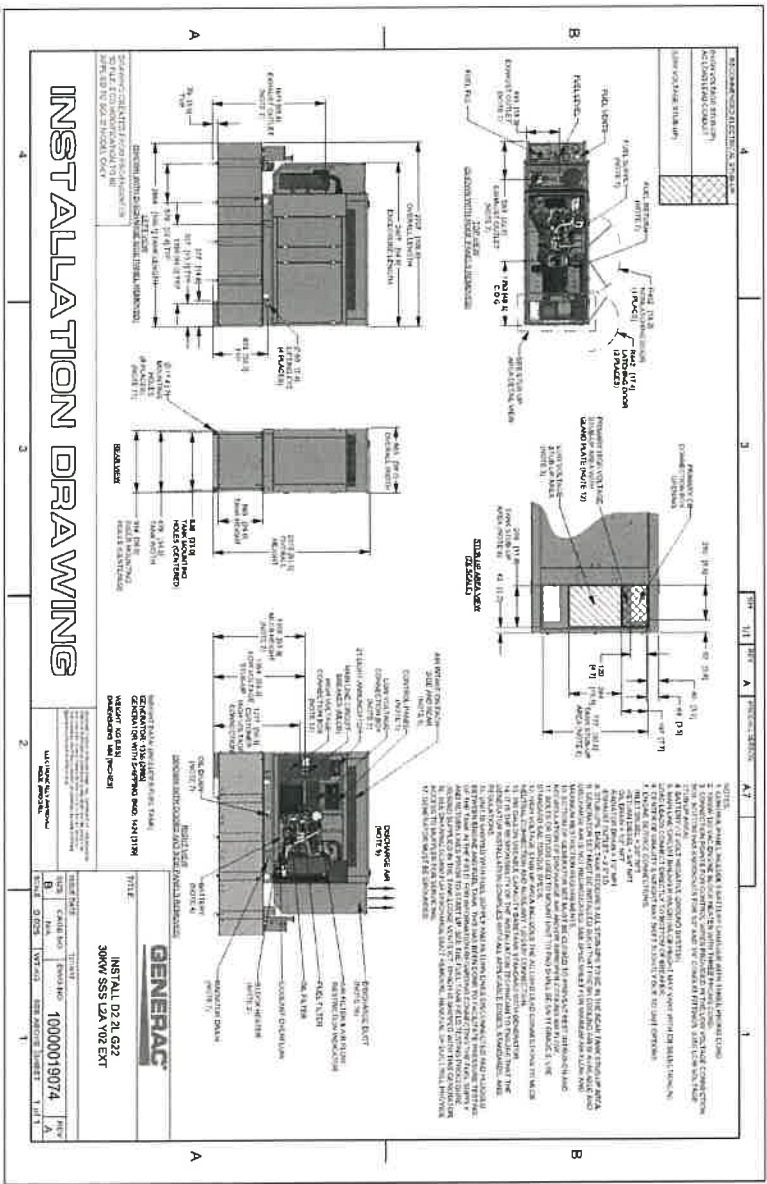
4 SECTION AT CONDUIT STUB-UP  
 NOT TO SCALE

3 NOT USED  
 NOT TO SCALE

2 NOT USED  
 NOT TO SCALE



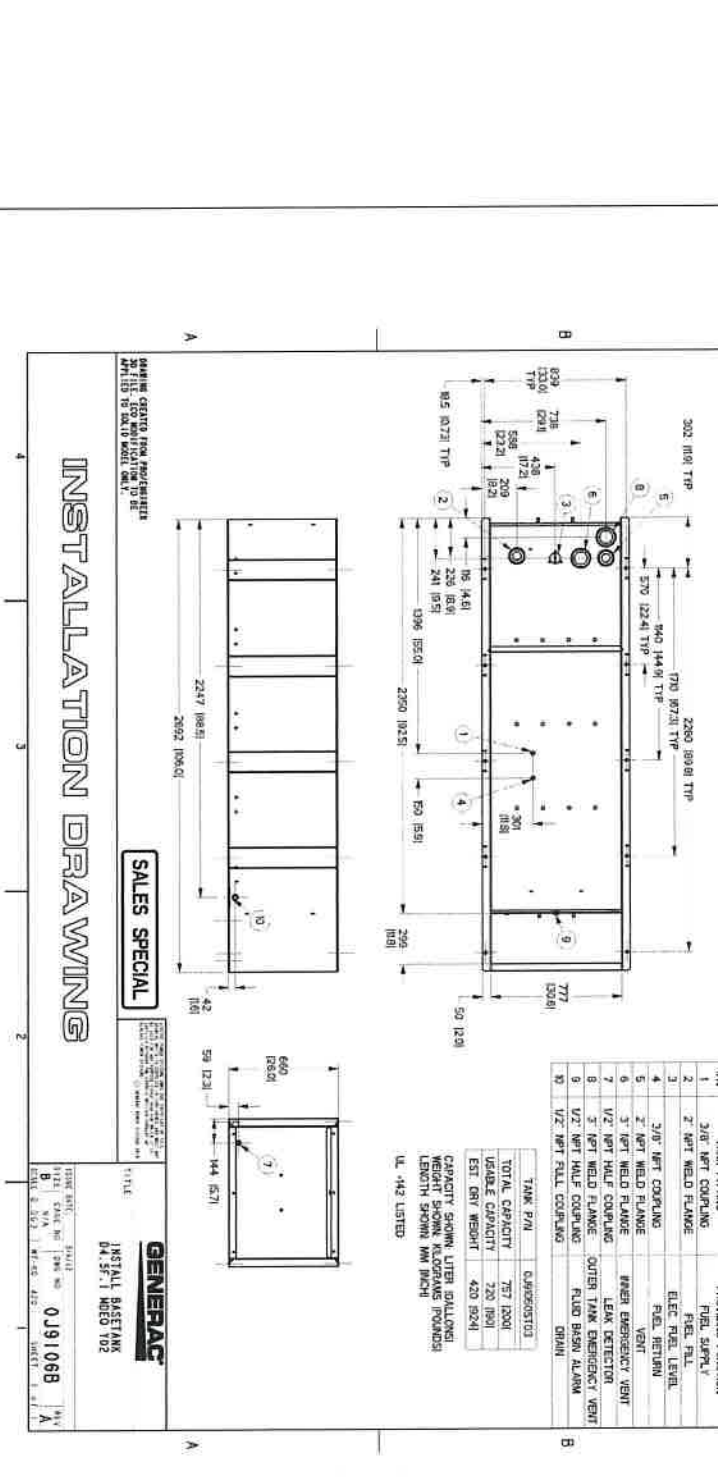
5 GENERATOR SAFETY SIGNAGE  
 NOT TO SCALE



1 STANDBY GENERATOR INSTALLATION DRAWING  
 NOT TO SCALE

<p>PROJECT: CV103071          COYOTE STREET - COUNTY OF NEVADA          990 HELLING WAY          LAS VEGAS, NV 89159</p> <p>PREPARED FOR: <b>at&amp;t</b>          2400 Cottage Square          Las Vegas, NV 89159</p>	<p>DATE: 01/15/20          PROJECT NO: 162-2566          DRAWN BY: TJS          CHECKED BY: SV</p>	<p>DATE: 01/15/20          100% CD REV 5          12/14/20          100% CD REV 4          11/05/20          100% CD REV 3          09/10/20          100% CD REV 2          08/27/20          100% CD REV 1          07/10/20          50% CD          01/14/19          100% JD REV 1          01/14/19          100% JD          02/27/19          50% JD          02/27/19          50% JD</p>	<p>REGISTERED PROFESSIONAL ENGINEER          CIVIL ENGINEERING          STATE OF NEVADA          No. 52878          Exp. 12/31/2024</p>	<p>REGISTERED ARCHITECT          ARCHITECTURE          STATE OF NEVADA          No. 10000          Exp. 12/31/2024</p>	<p>MST ARCHITECTS          1320 Pine Pine Drive          Sacramento, California 95815</p>	<p>SHEET TITLE          CONSTRUCTION DETAILS - GENERATOR</p>	<p>SHEET NUMBER  <b>A-5.2</b></p>
---	--	--	---	--	---	--	---------------------------------------

STANDBY GENERATOR INSTALLATION DRAWING



INSTALLATION DRAWING

SALES SPECIAL

**GENERAC**  
INSTALL BASETANK  
04.35.11 MFGD 102

DATE:	1/11/11
BY:	JL
CHECKED BY:	SV
SCALE:	AS SHOWN
TITLE:	INSTALL BASETANK
PROJECT NO.:	0911068
REV. NO.:	1
REV. DATE:	

**A-5.3**

**MST ARCHITECTS**  
CONSTRUCTION DETAILS - GENERATOR

**at&t**  
2400 Corporate Center Blvd  
Las Vegas, NV 89129

**COMPLISTE**  
Wireless Consulting, Inc.

**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

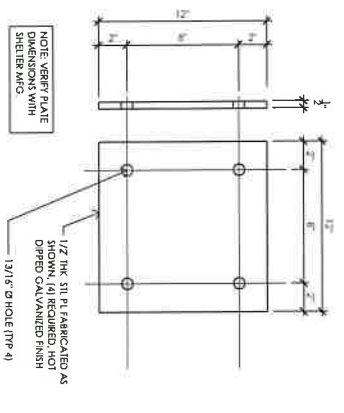
**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

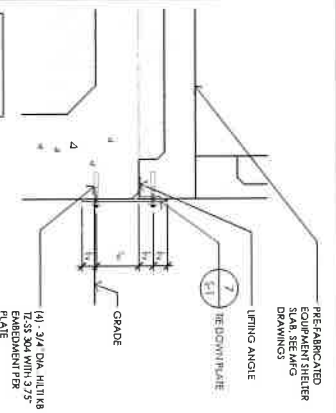
**GENERAC**  
10000  
Est. 1962

**GENERAC**  
10000  
Est. 1962

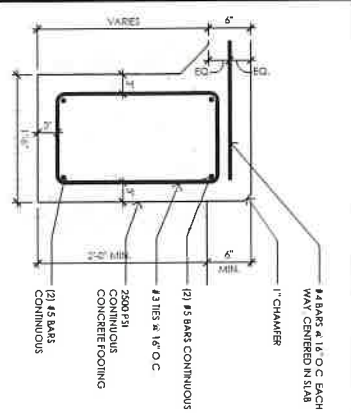
**GENERAC**  
10000  
Est. 1962



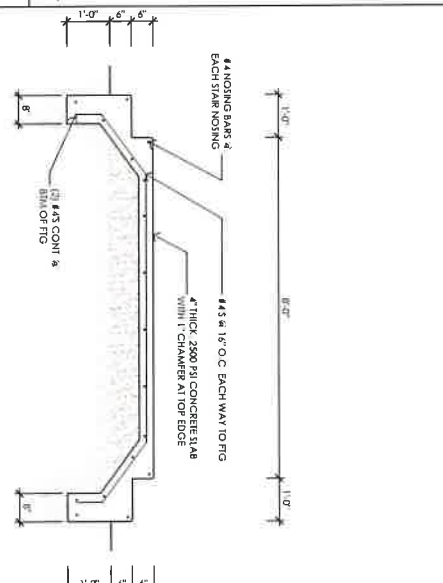
7 SHELTER TIE DOWN PLATE A  
3/2" x 1/2"



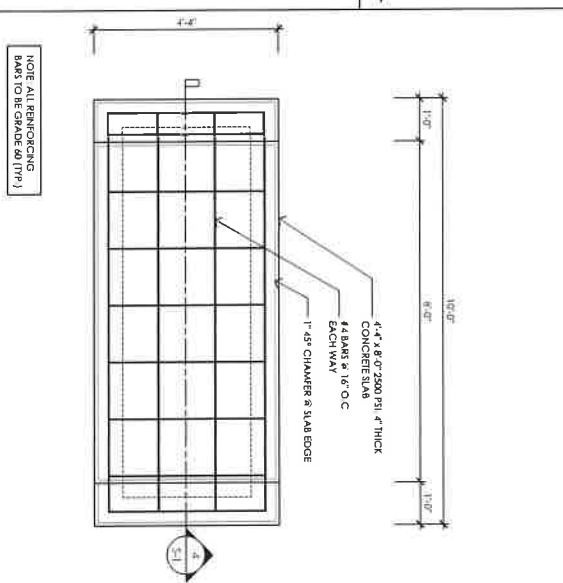
6 TYPICAL TIE-DOWN PLATE DETAIL  
1/2" x 1/2"



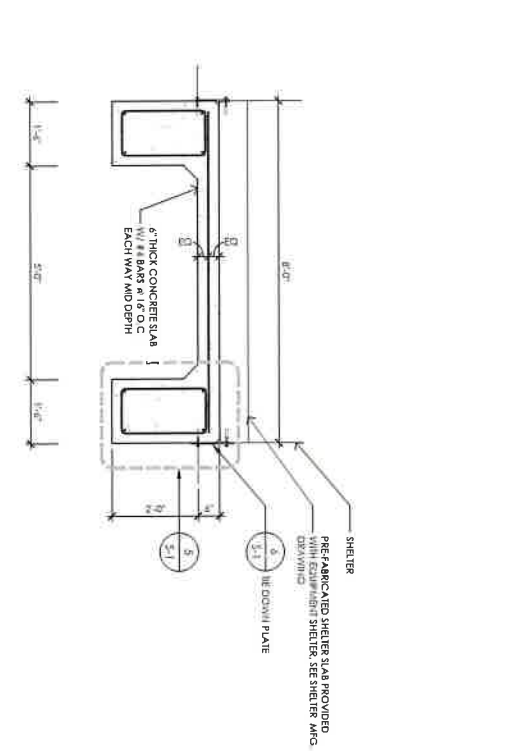
5 SHELTER CONCRETE FOOTING DETAIL  
1/2" x 1/2"



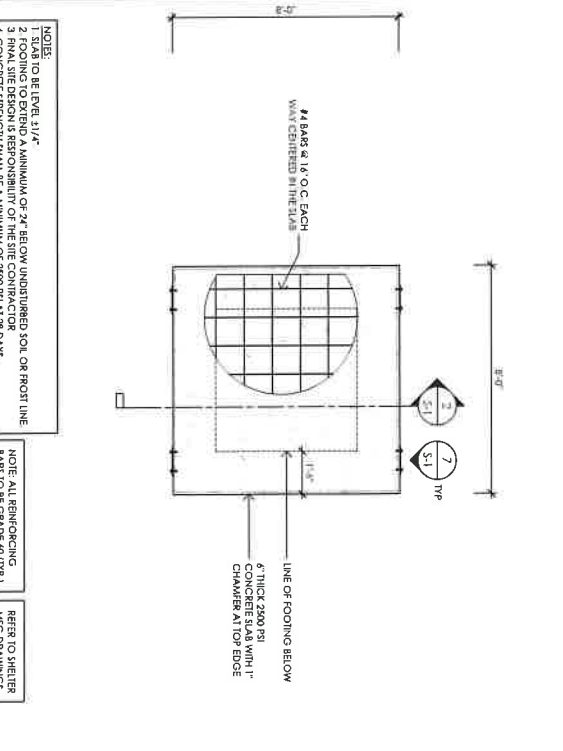
4 STOOP SLAB SECTION  
3/2" x 1/2"



3 STOOP SLAB PLAN  
3/2" x 1/2"



2 SHELTER SLAB SECTION  
3/2" x 1/2"



1 EQUIPMENT SHELTER SLAB PLAN  
1/2" x 1/2"

NOTES:  
1 SLAB TO BE LEVEL 3 1/2"  
2 FOOTING TO EXTEND A MINIMUM OF 24" BELOW UNDISTURBED SOIL OR FROST LINE  
3 CONCRETE TO BE 2000 PSI  
4 CONCRETE STRENGTH SHALL BE A MINIMUM OF 2000 PSI AT 28 DAYS

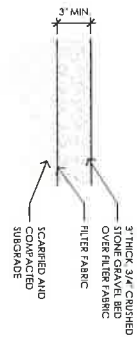
NOTE: ALL REINFORCING BARS TO BE GRADE 60 (TPP 1)

REFER TO SHEETS MFG DRAWINGS

Project: Coyote Street - County of Nevada  
 Location: 990 Helling Way, Nevada, CA 95958  
 Client: Coyote Street - County of Nevada  
 Architect: MST Architects  
 Structural Engineer: Complete Wireless Consulting, Inc.  
 Date: 10/11/19  
 Project No: 182-2566  
 Sheet No: 115  
 Checked By: SV  
 Title: Structural Details  
 Sheet Number: S-1

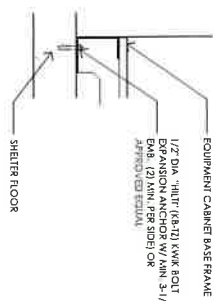


01/17/17	100% CD REV 3
12/14/16	100% CD REV 4
10/20/16	100% CD REV 5
09/23/16	100% CD REV 7
08/07/16	100% CD
07/16/16	100% CD
06/17/16	100% CD REV 1
06/17/16	100% CD
06/17/16	100% CD



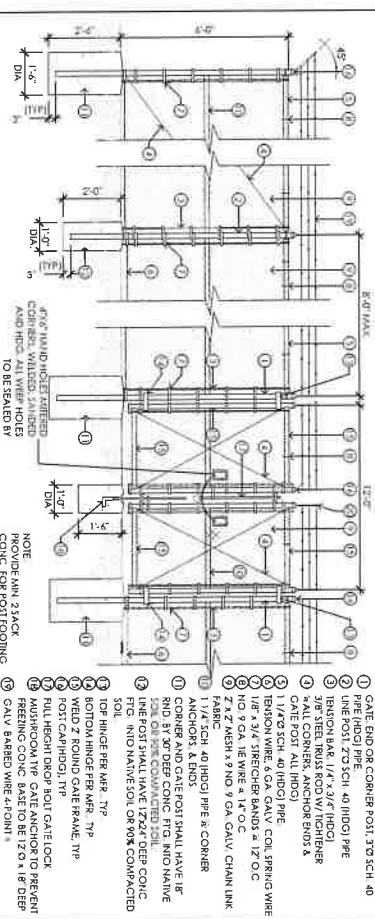
3 GRAVEL DETAIL AT LEASE AREA

REFERS TO BOLTING PATTERN DETAIL FOR BOLT LAYOUT AND SPACING

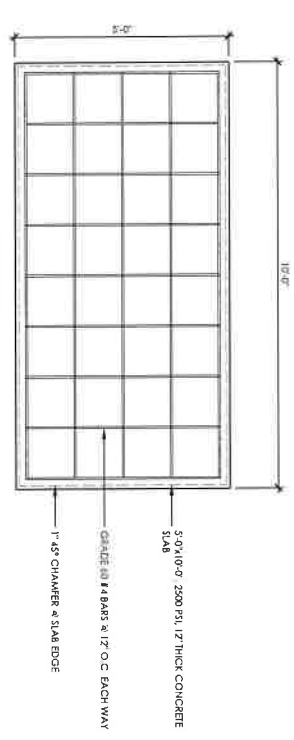


2 EQUIPMENT ATTACHMENT TO CONCRETE SHELTER FLOOR

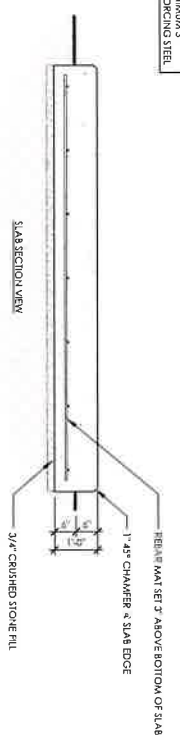
4 NOT USED



1 TYPICAL CHAIN LINK FENCE DETAIL



SLAB PLAN VIEW



SLAB SECTION VIEW

NOTE: MAINTAIN MINIMUM 5" COVER & ALL REINFORCING STEEL

5 GENERATOR SLAB DETAIL







Project No. **CV103071**  
**COYOTE STREET**  
 - COUNTY OF  
 NEVADA  
 980 HELLING WAY  
 HERNDON, VA 22061



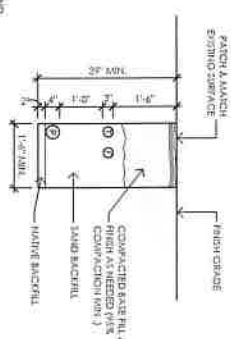
SHEET TITLE: **CV103071**  
 PROJECT NO: **1422566**  
 DRAWN BY: **TLS**  
 CHECKED BY: **SV**

DATE	DESCRIPTION
01/15/21	100% CD REV 3
12/17/20	100% CD REV 4
11/05/20	100% CD REV 2
09/10/20	100% CD REV 2
08/31/20	100% CD REV 1
07/10/20	100% CD REV 1
06/14/19	100% CD REV 1
06/11/19	100% CD
05/27/19	100% CD
05/27/19	100% CD



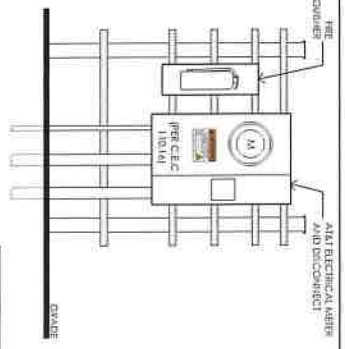
**MST ARCHITECTS**  
 1251  
 1000 Mountain View Blvd  
 Henderson, NV 89015

SHEET TITLE:  
**UTILITY DETAILS**  
 PROJECT NUMBER:  
**E-4**



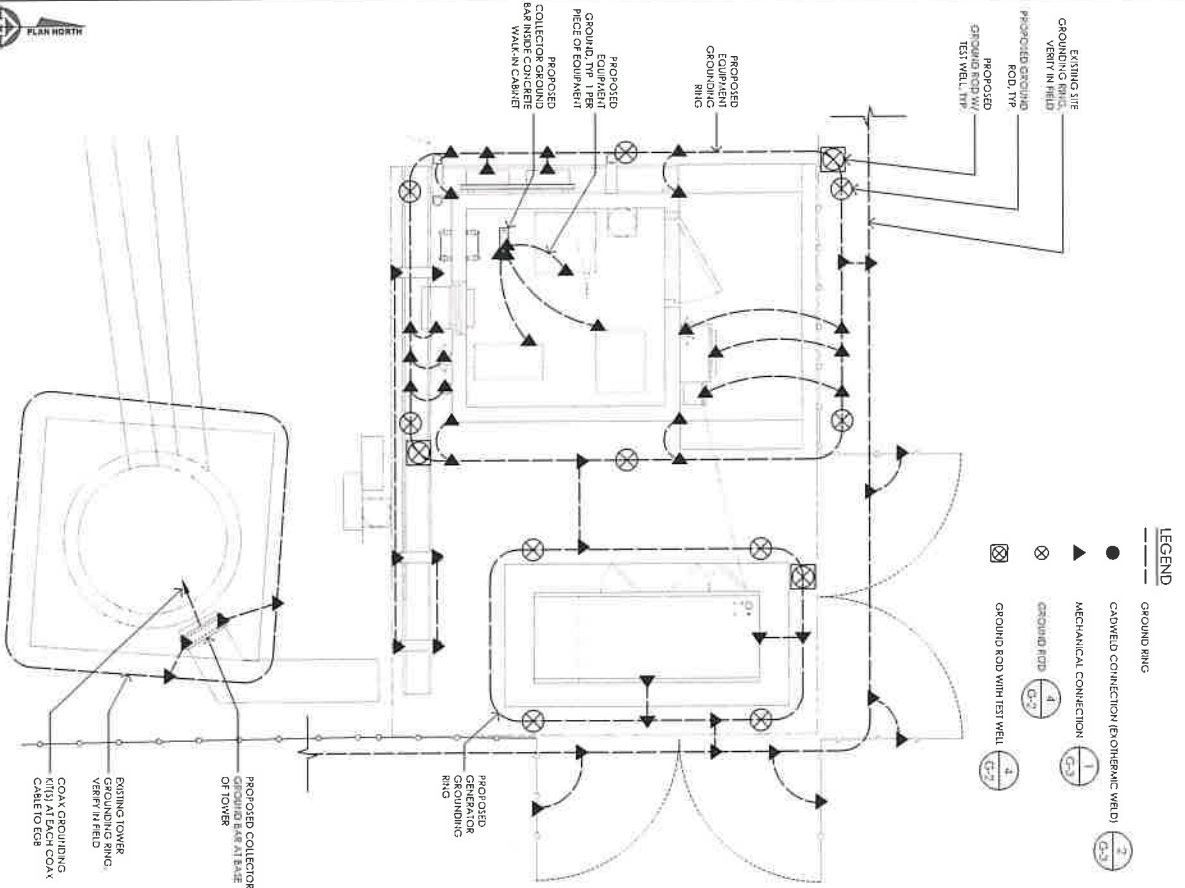
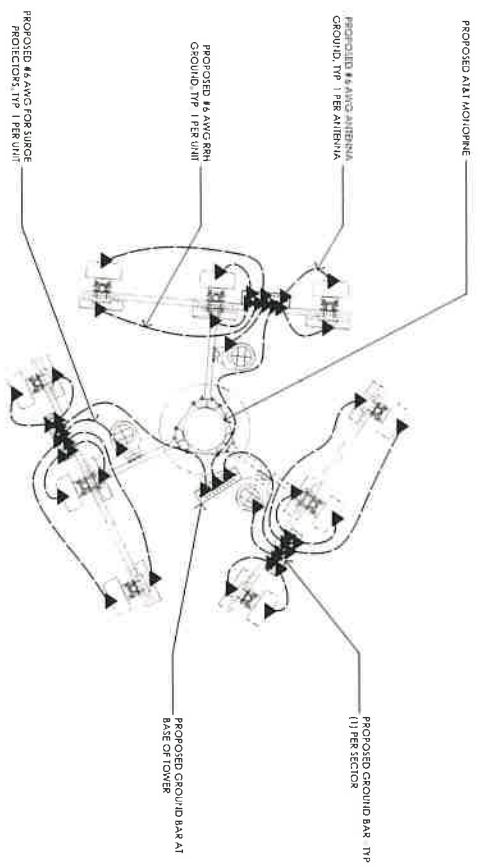
**LEGEND**  
 (P) = POWER  
 (C) = COMMUNICATIONS  
 (F) = FIBER

**2 UTILITY TRENCH DETAIL**



**1 TYPICAL POWER FRAME ELEVATION**

SHEET TITLE:  
**UTILITY DETAILS**



**LEGEND**

- GROUND RING
- C/WELDED CONNECTION (ELECTRICAL WELD)
- MECHANICAL CONNECTION
- GROUND ROD
- GROUND ROD WITH TEST WELL

<p>Submitted For:  <b>CV103071</b>                  COYOTE STREET                  - COUNTY OF                  NEVADA                  940 BELLING WAY                  HEAVEN CITY, CA 95783</p>	<p>PREPARED FOR  </p>	<p>VENUE:  </p>	<p><b>COMPLETE</b>                  Wireless Consulting, Inc.</p>	<p>DATE: 11/10/11                  PROJECT NO.: CV103071                  PROJECT NO.: 1022566                  DRAWN BY: TJS                  CHECKED BY: SV</p>	<p>DATE: 01/13/12                  100 S. CD REV. 5                  12/14/20 100% CD REV. 4                  09/10/20 100% CD REV. 3                  08/11/20 100% CD REV. 1                  08/07/20 100% CD                  10/14/19 100% CD REV. 1                  09/11/19 100% CD                  06/27/19 100% CD</p>		<p>Architect:                    MST ARCHITECTS                  1321 Lower Pine Drive                  Sacramento, California 95815</p>	<p>SHEET TITLE                  GROUNDING                  PLANS</p>	<p>SHEET NUMBER  <b>G-1</b></p>
--	---------------------------	---------------------	---	---	---	--	--	--	-------------------------------------



Prepared for:  
**at&t**  
 2400 Corporate Square  
 Suite 1000, Colorado Springs, CO 80909  
 719.594.1234

PROJECT NO.: CV103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 980 HEBLING WAY  
 HERNDON, VA 22049

PREPARED FOR  
**at&t**  
 2400 Corporate Square  
 Suite 1000, Colorado Springs, CO 80909  
 719.594.1234

PROJECT NO.: CV103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 980 HEBLING WAY  
 HERNDON, VA 22049

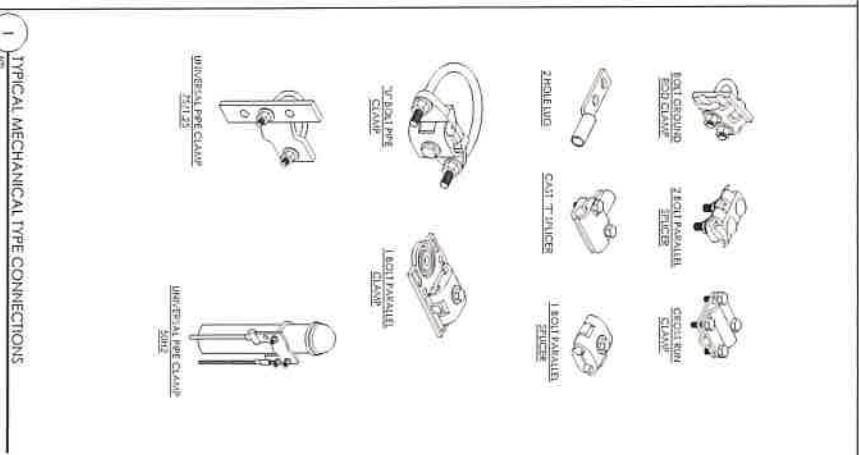
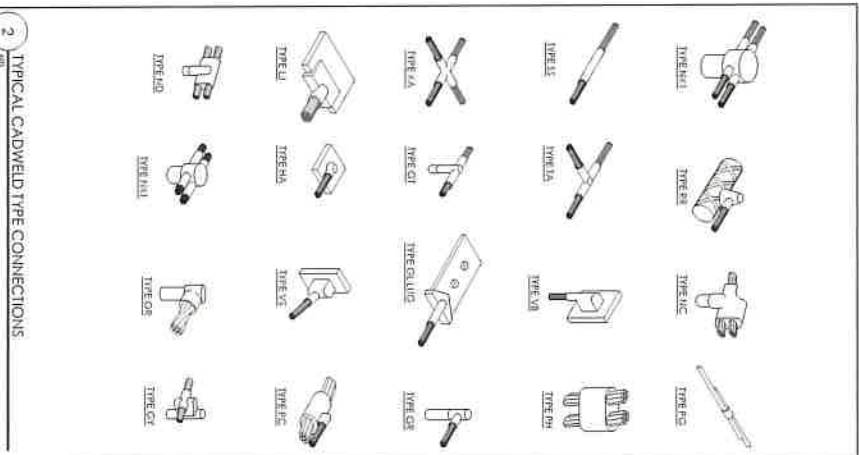
PROJECT NO.: CV103071  
 COYOTE STREET  
 - COUNTY OF  
 NEVADA  
 980 HEBLING WAY  
 HERNDON, VA 22049



**MST ARCHITECTS**  
 2400 Corporate Square  
 Suite 1000, Colorado Springs, CO 80909

SHEET TITLE:  
**GROUNDING  
 DETAILS**

SHEET NUMBER:  
**G-3**





**EXHIBIT 11**

**ENVIRONMENTAL DISCLOSURE**

Landlord represents and warrants that, to the best of Landlord's knowledge after reasonable investigation, the Property, as of the Effective Date, is free of hazardous substances except as follows:

1. None

**EXHIBIT 12**

**STANDARD ACCESS LETTER**

[FOLLOWS ON NEXT PAGE]



# Information and General Services Department

## Facilities Management

10014 N. Bloomfield Road  
Nevada City, CA 95959  
Phone: 530-470-2635  
Fax: 530-265-7087

Information Systems  
Geographic Information Systems  
Facilities Management

Emergency Services  
Central Services  
Cable Television

Purchasing  
Airport  
Library

Building Staff/Security Staff  
County of Nevada  
980 Helling Way  
Nevada City, CA 95959

Re: Authorized Access granted to New Cingular Wireless PCS, LLC ("AT&T")

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

Dan Miller  
Chair, Board of Supervisors  
Landlord

5-28-2021

Date

**EXHIBIT 24(b)**

**MEMORANDUM OF LEASE**

[FOLLOWS ON NEXT PAGE]

**Recording Requested By  
& When Recorded Return To:**

New Cingular Wireless PCS, LLC  
Attn: Tower Asset Group – Lease Administration  
1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor  
Atlanta, GA 30319

**APN: 05-020-18-000**

---

(Space Above This Line For Recorder's Use Only)

Cell Site No.: CVL03071  
Search Ring Name: CVL03071\_SR  
Cell Site Name: Coyote St. (CA)  
Fixed Asset No.: 11604357  
State: California  
County: Nevada

**MEMORANDUM  
OF  
LEASE**

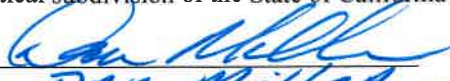
This Memorandum of Lease is entered into on this 28 day of May, 2021, by and between the County of Nevada, a political subdivision of the State of California, having a mailing address of 950 Maidu Ave., Nevada City, CA 95959 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain Tower Structure Lease Agreement dated as of May 28, 2021 ("**Agreement**"), for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the Effective Date of the Agreement, with four (4) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of the Rent payments associated with the Agreement or any interest in, or any use agreement pertaining to, the Property in connection with such Rent payments.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

**“LANDLORD”**

County of Nevada,  
a political subdivision of the State of California

By:   
Name: Dan Miller  
Its: County of Nevada  
Date: 5-29-2021

**“TENANT”**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager   
By: David Warwick  
Name: Area Manager Of  
Its: Ran Construction  
Date: 5/20/21

[ACKNOWLEDGMENTS APPEAR ON NEXT TWO (2) PAGES]

**LANDLORD ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Nevada

On May 28, 2021 before me, Linnea Ximena Johnston,  
(insert name and title of the officer)

personally appeared Daniel Coy Miller,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



**TENANT ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

On May 20, 2021 before me, Kamonte Kongeal Notary Public  
(insert name and title of the officer)

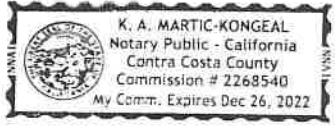
personally appeared DAVID WARWICK,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kamonte Kongeal

(Seal)





**EXHIBIT 1**

**DESCRIPTION OF PROPERTY AND PREMISES**

Page 1 of 2

to the Memorandum of Lease dated May 28, 2021, by and between the County of Nevada, a political subdivision of the State of California, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

**The Property is legally described as follows:**

Real property in the unincorporated area of the County of Nevada, State of California, described as follows:

PARCEL 2 AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA ON JULY 9, 1981 IN BOOK 15 OF PARCEL MAPS AT PAGE 93.

EXCEPTING THEREFROM THE MINERALS SITUATE BELOW A DEPTH OF 100 FEET BENEATH THE SURFACE, TOGETHER WITH THE RIGHT TO WORK AND MINE SAID PROPERTY BELOW SAID DEPTH AND REMOVE MINERALS THEREFROM WITHOUT DISTURBING THE SURFACE THEREOF AS CONTAINED IN THE QUITCLAIM DEED DATED JUNE 18, 1962, RECORDED JUNE 29, 1962 IN BOOK 318 OF OFFICIAL RECORDS AT PAGE 526, NEVADA COUNTY RECORDS, EXECUTED BY WILLIAM W. MORGAN AND GEORGE F. HAMPTON, AS TRUSTEES, TO FRANK V. AMARAL.

APN: 05-020-18-000

**The Premises are described and/or depicted as follows:**

Three (3) Page Depiction of the Premises Suitable for Recording in the County of Nevada  
Appears on Following Page]



MST

1520 RIVER PARK DRIVE  
SACRAMENTO, CA 95815



2400 CAMINO RAMON, 4W650 N  
SAN RAMON, CA. 94583

LEASE / MOL  
EXHIBIT

PROJECT NAME:

COYOTE STREET

NUMBER:

CVL03071

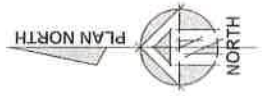
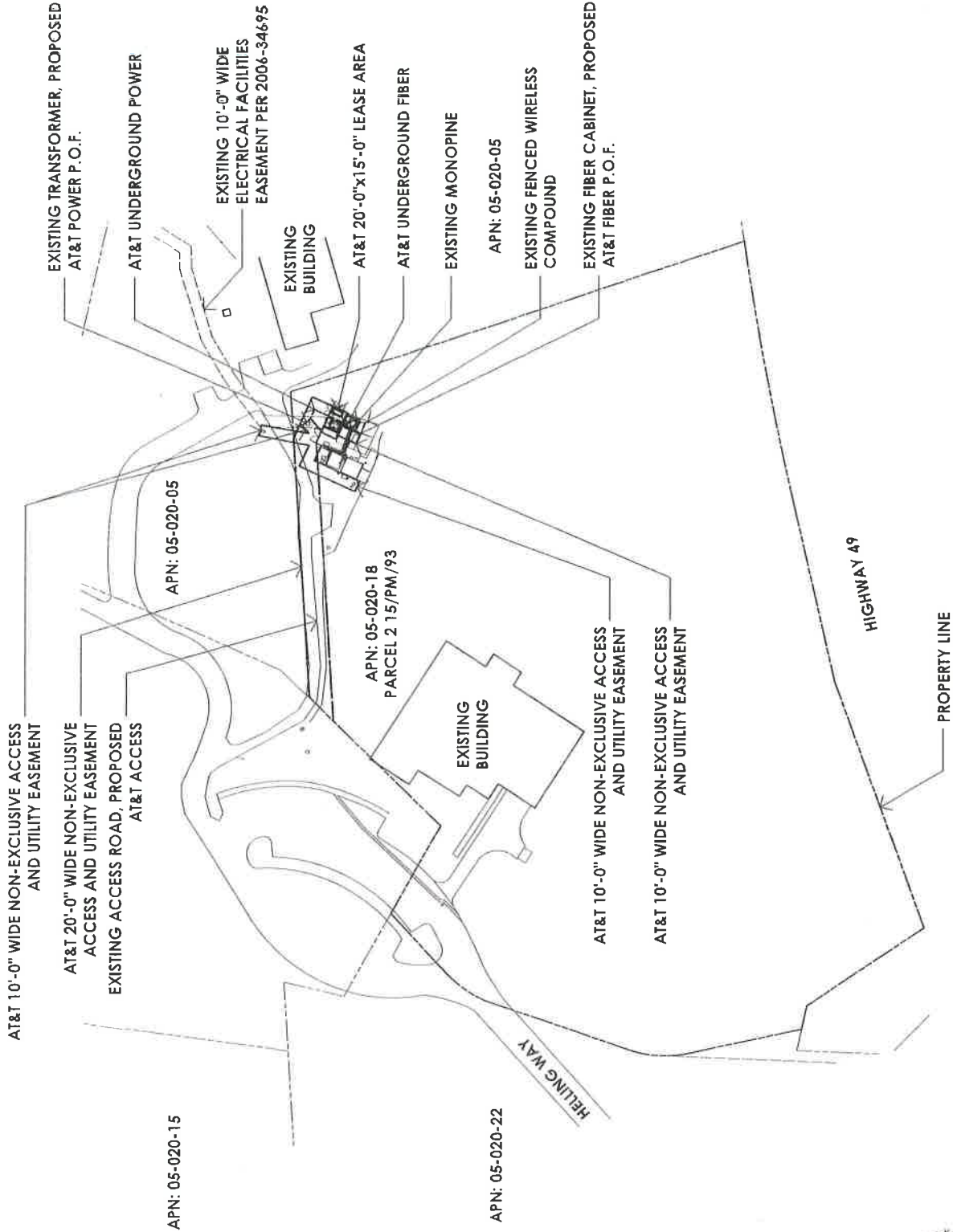
ADDRESS:

980 HELLING WAY  
NEVADA CITY, CA 95959

EXHIBIT

1  
1 OF 3

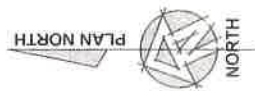
SCALE: N.T.S.



AT&T 10'-0" WIDE  
NON-EXCLUSIVE ACCESS AND  
UTILITY EASEMENT

AT&T WALK-IN CABINET

AT&T 10'-0" WIDE  
NON-EXCLUSIVE ACCESS AND  
UTILITY EASEMENT



EXISTING TRANSFORMER, PROPOSED  
AT&T POWER P.O.F.

EXISTING 10'-0" WIDE ELECTRICAL  
FACILITIES EASEMENT PER 2006-34695

AT&T 20'-0" WIDE NON-EXCLUSIVE ACCESS  
AND UTILITY EASEMENT

AT&T UNDERGROUND POWER

AT&T 20'-0"x15'-0" LEASE AREA

AT&T 30KW DIESEL GENERATOR WITH 190  
GALLON TANK

AT&T ICE BRIDGE

EXISTING UTILITY H-FRAME TO BE  
RE-USED BY AT&T

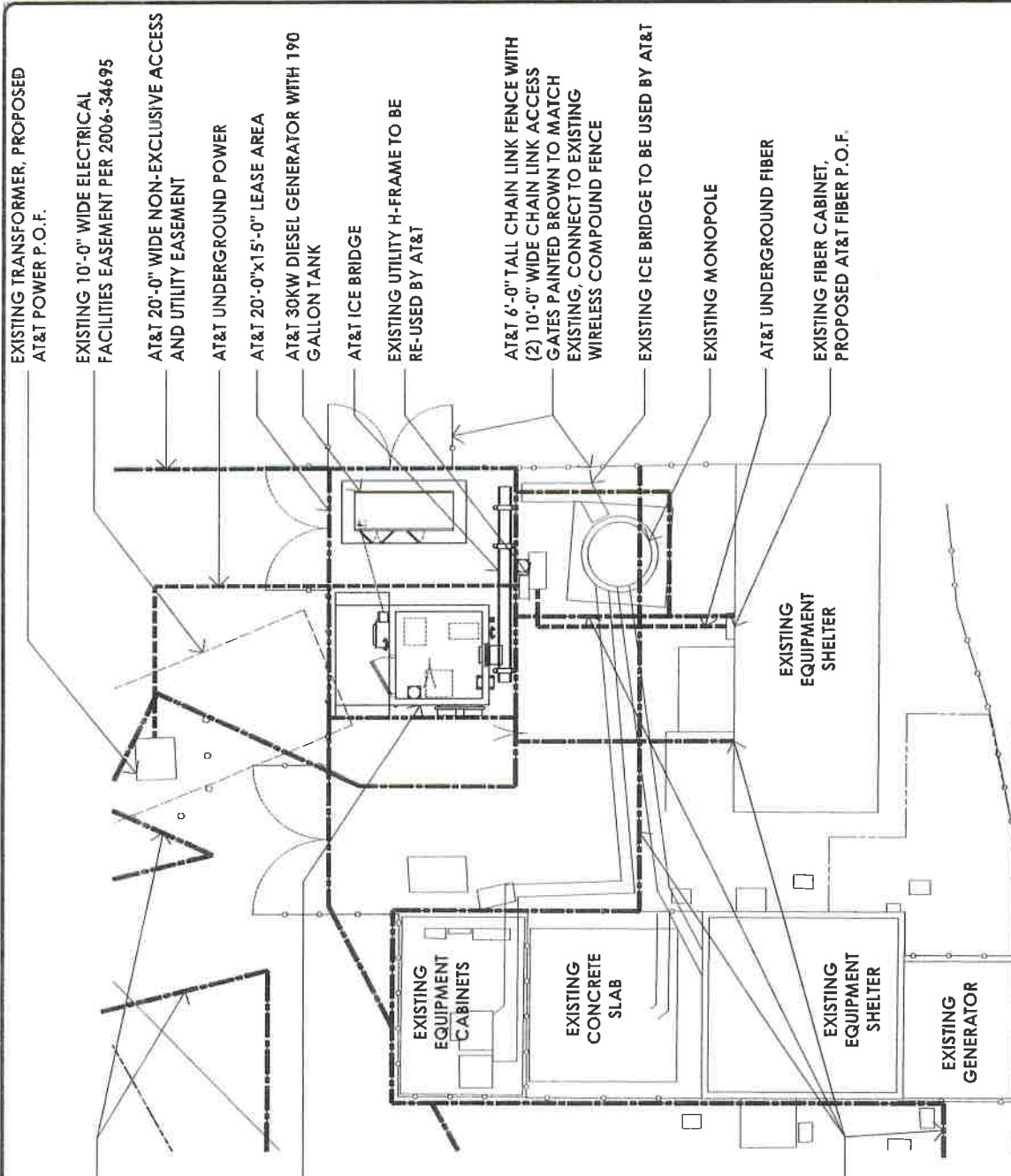
AT&T 6'-0" TALL CHAIN LINK FENCE WITH  
(2) 10'-0" WIDE CHAIN LINK ACCESS  
GATES PAINTED BROWN TO MATCH  
EXISTING, CONNECT TO EXISTING  
WIRELESS COMPOUND FENCE

EXISTING ICE BRIDGE TO BE USED BY AT&T

EXISTING MONOPOLE

AT&T UNDERGROUND FIBER

EXISTING FIBER CABINET,  
PROPOSED AT&T FIBER P.O.F.



**MST**  
1520 RIVER PARK DRIVE  
SACRAMENTO, CA 95815



2400 CAMINO RAMON, 4WB50 N  
SAN RAMON, CA 94583

**LEASE / MOL  
EXHIBIT**

**PROJECT NAME:**

**COYOTE STREET**

**NUMBER:**

**CV103071**

**ADDRESS:**

980 HELLING WAY  
NEVADA CITY, CA 95959

**EXHIBIT**

**2**  
2 OF 3

**SCALE: N.T.S.**



MST

1520 RIVER PARK DRIVE  
SACRAMENTO, CA 95815



2600 CAMINO RAMON, #W850 N  
SAN RAMON, CA 94583

**LEASE / MOL  
EXHIBIT**

PROJECT NAME:

**COYOTE STREET**

NUMBER:

**CVL03071**

ADDRESS:

980 HELLING WAY  
NEVADA CITY, CA 95959

**EXHIBIT**

**3**  
3 OF 3

**SCALE: N.T.S.**

