

Project: New Cingular Wireless PCS,
LLC (AT&T)
Market: Los Angeles, Fixed Asset
#10087139
Cell Site #: SBOV01-012 RINCON MTN
APN: 060-0-030-040 (portion)
Folio: 003020
Agent: DH

Sublease Agreement

THIS SUBLEASE AGREEMENT is made by and between the

COUNTY OF SANTA BARBARA,
a political subdivision of the State of California,
hereinafter referred to as "COUNTY,"

and

New Cingular Wireless PCS, LLC
a Delaware limited liability company,
hereinafter referred to as "SUBLESSEE,"

with reference to the following:

WHEREAS, COUNTY is the sublessor of that certain real property located in the County of Ventura commonly known as the Rincon Peak Communication Facility (hereinafter "Rincon Peak") which property is located at 10151 Ocean View Road, Ventura, CA 93001, more particularly described as Ventura County Assessor's Parcel Number 060-0-030-040 (Portion), (hereinafter "Property"), which Portion of the Property is approximately four thousand (4,000) square feet shown in Exhibit "A", attached hereto and incorporated by reference; and

WHEREAS, SUBLESSEE currently operates and maintains a wireless communication network inside and outside the boundaries of Santa Barbara County; and

WHEREAS, on September 12, 1995, COUNTY entered into the Rincon Peak Communication Facility Lease with Coast Ranch Family Partnership, a California limited partnership, as amended by that certain First Amendment to the Rincon Peak Communication Facility Lease dated December 12, 1995 (as so amended, "Lease"); and

WHEREAS, the Lease allows COUNTY to construct, operate, and maintain or have constructed, operated, and maintained a cellular communication facility on the Property; and

further, allows COUNTY to license/or sublease portions of the Property to the County of Ventura (hereinafter, VENTURA) and SUBLESSEE; and

WHEREAS, on September 19, 1995, COUNTY entered into the Rincon Peak Communication Facility Sublease with SUBLESSEE wherein SUBLESSEE agreed to construct a one-hundred (100) foot tall self-supporting antenna tower with a concrete base, radio transmitting and receiving antenna, an eighteen (18) by thirty (30) foot electronic equipment shelter, security fences and utilities (hereinafter, the "Facility"); and

WHEREAS, on March 19, 1996, COUNTY entered into the Rincon Peak Communication Facility Sublease with VENTURA for VENTURA'S use of a portion of the Facility.

WHEREAS, on March 2, 1999, by that certain Certificate of Merger filed with the California Secretary of State, Coast Ranch Family Partnership, a California limited partnership, merged with Coast Ranch Family, LLC, a California limited liability company.

WHEREAS, on December 12, 2023, COUNTY executed a Second Amendment to the Lease between COUNTY and Coast Ranch Family LLC (hereinafter "LESSOR") for an additional twenty (20) years, effective September 1, 2025.

NOW, THEREFORE, in consideration of the provisions, covenants, and conditions contained herein, the parties agree as follows:

1. **ADMINISTRATION AND ENFORCEMENT:** The provisions of this Agreement shall be administered and enforced for the COUNTY by the COUNTY'S Information Technology Department / Communications Division.

This Sublease is subject to the terms and conditions of the Lease attached hereto as Appendix 1 and incorporated herein by reference, and to the COUNTY'S Sublease with VENTURA. In the event the Lease or the Sublease with VENTURA is amended, this Sublease shall be deemed to include such amendments, provided each amendment has been approved by SUBLESSEE, which approval shall not be unreasonably withheld. All rights granted to SUBLESSEE herein shall be subject to the provisions of the Lease and Sublease with VENTURA; in no event will such rights be deemed to exceed those granted to COUNTY by LESSOR or infringe upon those granted to VENTURA.

2. **SUBLEASE AREA:** COUNTY hereby grants to SUBLESSEE and SUBLESSEE hereby takes from COUNTY the specific eighteen (18) foot by thirty (30) foot communications shelter, as well as those portions of the accompanying one-hundred (100) foot communications tower on the Property to be occupied by SUBLESSEE'S wireless communication facility (hereinafter "Site"), as shown on Exhibit "B", attached hereto and incorporated herein by reference. The areas of the communication shelter and tower occupied by the parties may be altered or reallocated by mutual consent, which consent will not be unreasonably withheld. SUBLESSEE shall have the non-exclusive right to perform the duties contemplated herein.

3. **ACCESS TO THE SITE:** Notwithstanding any specific access restrictions on the Property, COUNTY shall allow SUBLESSEE to have complete access to its equipment at the Site on a 24-hour, seven (7) day per week basis. COUNTY shall not be responsible for maintaining the access road to the Site, except for damage caused by the COUNTY, its employees, agents, contractors, or subcontractors.

COUNTY shall not be liable to SUBLESSEE for lack of access to the Site caused by circumstances beyond the reasonable control of COUNTY. However, in the event that the Site becomes inaccessible as a result of natural causes, COUNTY hereby warrants and represents that LESSOR has agreed to make all reasonable efforts to restore access in a timely manner.

SUBLESSEE agrees to participate in the costs of normal road maintenance and shall pay its pro rata share of such costs when billed. Upon billing, COUNTY shall provide SUBLESSEE with a reasonable breakdown of the costs reflected thereon and shall determine SUBLESSEE's share using the following calculation: the total road maintenance charge divided by the number of broadcasters on the property utilizing the access road, general road maintenance costs would be allocated such the COUNTY would be responsible for one-third (1/3) of the total applicable maintenance costs. COUNTY shall provide SUBLESSEE with no less than ten (10) calendar days' advance notice of any proposed maintenance. The pro rata allocation shall automatically adjust in the event of any change in the number of broadcasters or sublessees utilizing the access road, without the need for amendment to this agreement.

SUBLESSEE shall comply with all COUNTY security programs and policies regarding SUBLESSEE'S access to the Site; provided, however, such security programs and policies are applied in a uniform and non-discriminatory manner.

4. **PURPOSE AND USE:** SUBLESSEE shall use the Site to construct, operate, maintain, repair, alter, replace and/or remove or have constructed, operated, maintained, repaired, altered, replaced, and/or removed all or any portion of SUBLESSEE'S wireless communication facility, including but not limited to, the equipment shelter, radio equipment, antenna support structures, antennas, utility conduits, poles, wires, anchors, guys, and all other appurtenant equipment (hereinafter "Equipment") as shown on Exhibit "C" and operations approved by COUNTY which are incidental thereto and necessary to operate and maintain SUBLESSEE'S wireless communication facility (hereinafter "Facility"), and to transmit and receive communication signals in any and all frequencies which do not interfere with other wireless communications existing as of the date of this Agreement, or with wireless communications with COUNTY existing at any time during the Term (defined below), and for all purposes incidental thereto as outlined in Section 13(B), **NONINTERFERENCE, TELECOMMUNICATIONS.** SUBLESSEE shall be responsible for supplying, installing, and maintaining all power and utilities for the Site. SUBLESSEE shall comply with all building permit requirements of COUNTY. SUBLESSEE shall neither expand its use of the Site beyond the scope of the Specifications nor use or permit any use of the Site for any other purposes without the express written approval of the COUNTY'S RF Communications Systems Engineer, at the address listed in Section 25, **NOTICES.** No such approval from COUNTY'S RF Communication Systems Engineer shall excuse SUBLESSEE from securing all permits and approvals required to implement such approved changes to the Site or its Facility or obligate any other COUNTY department to issue permits and provide approval.

SUBLESSEE shall comply with all requirements of any and all permits. SUBLESSEE shall provide COUNTY with copies of all such permits, approvals, consents, variances, and licenses promptly following COUNTY'S written request therefor. SUBLESSEE shall not make any changes in SUBLESSEE'S use of the Site beyond the scope of the Specifications without COUNTY'S prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. SUBLESSEE may, following written notice to COUNTY, make changes to and replacements of equipment which are of a substantially similar or "like-kind" nature without having to obtain the prior written approval of COUNTY'S RF Communications Systems Engineer, provided that such changes do not alter the square footage of the Site, change the visual impact of the equipment, change the location or size of such equipment, or change the level of transmission of such equipment or the Facility, and provided, further, that SUBLESSEE shall provide at least ten (10) calendar days prior written notice to COUNTY'S RF Communications Engineer and the Real Property Manager in advance of any proposed changes to SUBLESSEE'S Facility that, in accordance with the foregoing sentence, do not require COUNTY'S prior written consent.

5. **TERM:** The term of this Agreement shall be for a period of five (5) years, commencing on September 1, 2025 (hereinafter "Commencement Date") and shall expire on August 31, 2030, subject to the provisions for termination and extension herein contained. As of the date of execution of this Agreement, SUBLESSEE is in possession of the Site pursuant to that certain Oxnard Cellular Telephone Company, a California Partnership (the "Prior Agreement"), which will expire by its terms on August 31, 2025.

6. **EXTENSION AND RENEWAL OF LEASE:** In the event this Agreement has not otherwise been terminated and LESSEE is in good standing at the end of the above-referenced term, then such term may be extended for two (2) additional terms of five (5) years upon mutual agreement by SUBLESSEE and COUNTY. All extensions shall be requested by LESSEE in writing at least sixty (60) calendar days prior to the expiration of the then-current term, and such extensions shall be set forth as follows:

Extension Period One, 5 years	September 1, 2030 through August 31, 2035
Extension Period Two, 5 years	September 1, 2035 through August 31, 2040

7. **RENT:** The annual rent payable by SUBLESSEE to COUNTY during the first year of this Agreement shall be THIRTY EIGHT THOUSAND ONE HUNDRED DOLLARS 00/100 (\$38,100.00) (hereinafter "Rent") payable in lawful money of the United States of America the balance amount of said Rent due within thirty (30) calendar days after the full execution of this Agreement. Thereafter, payments of Rent shall be made annually, in advance, on or before September 1st of each and every calendar year. Rent due for any period during the term hereof which is for less than one (1) calendar year shall be prorated based upon a three-hundred sixty-five (365) day year. The annual Rent shall be subject to adjustment as set out in Section 8, **RENT ADJUSTMENT**, below. If Rent is not paid ten (10) calendar days after the initial due date or any anniversary thereof, interest will accrue on the unpaid balance at ten percent (10%) per annum from the date it became due until it is paid. In the event of any overpayment of Rent prior to or after the

Effective Date, Lessee shall have the right to deduct from any future annual payments an amount equal to the overpayment amount.

Rental payments shall be made payable to COUNTY and mailed to the Information Technology Department, Communications Services Division at the address as stated in Section 25, NOTICES, herein below.

8. **RENT ADJUSTMENT:** The Rent provided in Section 7, RENT, herein above, shall be subject to an annual cost-of-living adjustment, which shall be deemed to be FOUR PERCENT (4%) per annum during the initial and subsequent terms of this Agreement.

9. **SITE SUITABILITY:** SUBLESSEE has investigated the Property and the Site and has determined that they are suitable for SUBLESSEE'S intended operations, and therefore, SUBLESSEE hereby accepts, by way of executing this Agreement, the Site in its existing condition.

SUBLESSEE ACKNOWLEDGES THAT, EXCEPT AS STATED HEREIN, COUNTY HAS MADE NO REPRESENTATIONS OR WARRANTIES ABOUT THE CONDITION OF THE PROPERTY OR SITE, OR THE SUITABILITY OF SAME FOR THE INTENDED USE BY SUBLESSEE.

10. **CONSTRUCTION AND IMPROVEMENTS:** SUBLESSEE will install, operate, and maintain at SUBLESSEE'S expense and risk, temporary communication transmitting and receiving appurtenances, including (without limitation) antennas, poles, masts, transmission line(s), vehicles, and accessories at the Site after obtaining the required Land Use Permit(s) and Building Permits(s). SUBLESSEE shall give COUNTY no less than thirty (30) calendar days written notice prior to the commencement of any installation or construction work in, on, or about the Site, with the exception of regular maintenance, minor repair visits, and emergency work, and shall keep the Property and Site free and clear of liens for labor and materials by or on behalf of SUBLESSEE. In the event that SUBLESSEE wishes to alter or improve the Site in additional ways not anticipated by this section or by Section 13(D), NONINTERFERENCE, EQUIPMENT MODIFICATION, herein, SUBLESSEE shall obtain the written approval in advance, from the COUNTY Architect, RF Communications Engineer and General Services Department Real Property Manager (which approval shall not be unreasonably withheld, conditioned or delayed) and comply with all requirements of all permits, approvals, and applicable law. COUNTY, in its role as proprietor of the Property, shall use its best efforts to respond in a timely manner to SUBLESSEE'S request to alter or improve the Site.

The requirements relating to construction set forth herein are those of COUNTY as landowner and not as a governmental entity. Nothing in this Agreement shall be construed to entitle SUBLESSEE to undertake future improvements of the Facility without complying with all permits required by COUNTY in its governmental capacity.

COUNTY warrants that it has the right and the ability to enter into this Agreement on the subject Property.

11. **TITLE TO FACILITY:** During the term of this Agreement, title to SUBLESSEE'S owned Facility (cell tower and equipment) shall vest with SUBLESSEE. Upon

expiration of the term of this Agreement (or any extension thereof), or earlier termination as provided herein, at COUNTY'S option, title to the Site and Facility, except as stated below, shall pass to COUNTY in "as is" condition, and SUBLESSEE shall execute whatever documents are requested by COUNTY to evidence such passing of title. COUNTY further acknowledges and agrees that in the event COUNTY is permitted and does exercise such election, COUNTY shall take possession of the Facility and utility conduits in their then "as is" condition, without any representation or warranty by SUBLESSEE as to their fitness for a particular purpose. For purposes of this Section 11, TITLE TO FACILITY, coaxial cable, radios, radio cabinet equipment, antennas, and other similar electronic equipment (Hereinafter "SUBLESSEE'S Owned Facilities") shall not be a part of the Facility, and SUBLESSEE shall retain title to SUBLESSEE'S Owned Facilities. COUNTY may retain title to the concrete slab, fence, landscaping improvements, pole footing, utility conduits, and electrical meter.

12. ABANDONMENT OF SITE/DISPOSITION OF PERSONAL PROPERTY:

SUBLESSEE shall not abandon, vacate or surrender the Site at any time during the term of this Agreement and if SUBLESSEE does abandon, or surrender said Site, any personal property belonging to SUBLESSEE and left on the Site more than thirty (30) calendar days after such abandonment, vacation or surrender shall be deemed abandoned at the option of the COUNTY, and title to such shall pass to COUNTY. This provision shall also apply to personal property left after the termination or other expiration of this Agreement.

13. NONINTERFERENCE:

A. Property. SUBLESSEE agrees not to use, nor permit those under its control, including, but not limited to, its employees, tenants, SUBLESSEE'S invitees, agents and/or contractors, to use any portion of the Property, Site, or the Facility in any way which interferes with the non-telecommunications use of the Property, Site or Facility. Such interference shall be deemed a material breach, and SUBLESSEE shall terminate said interference promptly upon receipt of written notice from COUNTY. In the event SUBLESSEE fails to stop such interference promptly, this Agreement shall terminate at the option of COUNTY.

B. Telecommunications. SUBLESSEE shall meet and comply with all non-interference rules of the Federal Communications Commission (hereinafter "FCC"). Subject to SUBLESSEE'S rights hereunder, SUBLESSEE shall not use, nor shall SUBLESSEE permit its employees, invitees, agents, or any others under its control to use the Property or Site in any way which materially interferes with the operations of other telecommunications users on the Property or Site whose equipment was installed prior to the installation of SUBLESSEE'S Facility pursuant to the Prior Agreement, nor shall SUBLESSEE at any time after the Effective Date of this Agreement change the operations of its Facility or alter its Facility in such a manner which causes interference to COUNTY or any other users or tenants on the Property or Site as outlined in Section 4, PURPOSE AND USE. Upon receipt of written notification from COUNTY, SUBLESSEE shall act expediently to eliminate any interference caused by its use. SUBLESSEE acknowledges that continuing interference may cause irreparable injury to other telecommunications users. Therefore, in the event, SUBLESSEE does not begin to cure said interference within seventy-two (72) hours of notice from COUNTY and fails to eliminate the interference within thirty (30) days of written

notice, , then such user(s) shall have the right to bring an action to enjoin such interference and collect damages from SUBLESSEE; and COUNTY may terminate this Agreement.

C. Emergency. In the event of an emergency that threatens bodily harm and involves COUNTY in its governmental capacity, and the powering down of SUBLESSEE'S Facility is required to respond to such emergency, COUNTY may require SUBLESSEE to power down its operations at the Site without SUBLESSEE'S consent. COUNTY shall use its best efforts to notify SUBLESSEE as soon as possible of said emergency and COUNTY'S intent to require SUBLESSEE to terminate its operations. COUNTY shall cooperate with SUBLESSEE in the restoration of use when COUNTY has determined, in COUNTY'S sole and reasonable discretion that the emergency has ended.

D. Equipment Modification. SUBLESSEE shall obtain the written consent of COUNTY, which shall not be unreasonably withheld, conditioned, or delayed, prior to any proposed change in SUBLESSEE'S use of the Site; including but not limited to antenna transmission, location, or size of the Facility. Notwithstanding the preceding sentence, SUBLESSEE, upon notice to COUNTY, may modify or upgrade its equipment and antennas, so long as such alterations do not increase their level of transmission beyond allowable under applicable law, change exterior location or size, or otherwise exceed the limits set forth in Section 4, PURPOSE AND USE, without the written consent of COUNTY, which shall not be unreasonably withheld, conditioned, or delayed. SUBLESSEE may remove its radio equipment, antennas, cabling, backup batteries, and related equipment at any time.

E. Relocation. COUNTY reserves the one-time right to reasonably designate a new location for SUBLESSEE'S Facility and to move said Facility elsewhere on the Property, provided that COUNTY shall give SUBLESSEE written notice of its request to relocate SUBLESSEE'S Facility and shall bear the sole expense of said relocation. The relocation of SUBLESSEE'S Facility shall be done in accordance with the following terms:

- (i) The work and labor to relocate SUBLESSEE'S Facility shall be done exclusively by SUBLESSEE or its designated agents. The relocation of SUBLESSEE'S Facility shall not result in any interruption of the communications service provided by SUBLESSEE from the Property. The relocation of SUBLESSEE'S Facility shall not impair, or in any manner alter, the quality of communications service provided by SUBLESSEE from the Site. The relocation shall include new access and utility routes as reasonably required by SUBLESSEE'S use of the new location of SUBLESSEE'S Facility. The relocation of SUBLESSEE'S Facility shall be done in accordance with the terms and conditions contained in paragraphs (ii), (iii) (iv), and (v) below.
- (ii) COUNTY will exercise its right to relocate SUBLESSEE'S Facility by delivering written notice to SUBLESSEE. In the notice,

COUNTY will propose an alternate site on the Property to which SUBLESSEE may relocate its Facility. SUBLESSEE will have sixty (60) calendar days from the date it receives the notice to evaluate the alternate site. If SUBLESSEE fails to approve the alternate site within the 60-day period or fails to request an extension of the review period in writing, then SUBLESSEE will be deemed to have approved such proposed relocation. If SUBLESSEE disapproves of the alternate site, then COUNTY, if practicable, may thereafter propose a new alternate site or a choice of alternate sites by notice to SUBLESSEE in the same manner described above. SUBLESSEE will then have the option to choose one of the new alternate sites within the 60-day period, or if none of the alternate sites enable SUBLESSEE to continue its operations in a manner consistent with its operations at the original location of the Site, SUBLESSEE may terminate this Agreement by providing COUNTY with 30-day written notice and any obligation of SUBLESSEE to pay rent shall cease with the payment of the prorated portion of rental obligations up to said termination date. Any relocation site which COUNTY and SUBLESSEE agree upon in writing is hereinafter referred to as the "Relocation Site". Within sixty (60) calendar days after SUBLESSEE has accepted the Relocation Site, SUBLESSEE shall submit its application for any applicable permits for the Relocation Site and pursue permits expediently until obtained. SUBLESSEE will have a period of one hundred eighty (180) calendar days after obtaining its permits for the Relocation Site to relocate SUBLESSEE'S Facility to the Relocation Site and cease operations at the previous Site.

- (iii) During the relocation of SUBLESSEE'S Facility to the Relocation Site, SUBLESSEE shall be allowed to install a temporary facility on COUNTY'S Property in a location approved by COUNTY, which approval shall not be unreasonably withheld or unreasonably conditioned. Upon completion of the Relocation Site, SUBLESSEE shall promptly remove its temporary facility.
- (iv) Upon relocation of SUBLESSEE'S Facility or any part thereof, to the Relocation Site, this Agreement shall be amended to show the new location. Each party hereby agrees that the Relocation Site (including the access and utility right of way) may be surveyed by a licensed surveyor at the sole cost of SUBLESSEE and such survey shall be included in the lease and become a part thereof and control in describing the Site. Except as expressly provided in this subsection, both parties hereby agree that in no event will the relocation of SUBLESSEE'S Facility, or any part thereof, affect,

alter, modify, or otherwise change any of the terms and conditions of this Agreement.

- (v) Notwithstanding the foregoing, SUBLESSEE may terminate this Agreement upon (90) calendar days' written notice to COUNTY in the event SUBLESSEE does not wish to relocate its Facility upon COUNTY'S written request and any obligation of SUBLESSEE to pay rent shall cease with the payment of the prorated portion of rental obligations up to said termination date.

14. **UTILITY CHARGES:** SUBLESSEE, upon obtaining the required permits and approvals, shall have the right to install and maintain under, across, and through the Property and the Site the necessary mains and ancillary equipment required to bring utility service to the Site and Facility at its sole cost and expense. All accounts for such utilities shall name SUBLESSEE as the responsible party.

SUBLESSEE shall be responsible for supplying and maintaining all power and utilities for the Site and the Facility. SUBLESSEE shall pay when due all charges for utilities used by SUBLESSEE.

SUBLESSEE shall install and maintain the necessary mains and ancillary equipment required to bring utilities to the Site and shall pay when due all charges for the utilities servicing the Facilities, which are, or may become, the responsibility of the COUNTY via the Lease.

SUBLESSEE agrees that in the event COUNTY becomes responsible for the payment of any such utilities, then SUBLESSEE shall pay when due all charges for the utilities servicing the leased Facility.

15. **TAXES AND ASSESSMENTS:** This Agreement may impose a possessory interest on SUBLESSEE and SUBLESSEE shall pay and discharge any and all property taxes and/or assessments, including special assessments and possessory interest taxes, if any, which, due to SUBLESSEE'S Facility may be levied upon said Property, Facility and/or Site during the term of this Agreement.

16. **MAINTENANCE AND REPAIR/GRAFFITI REMOVAL:** SUBLESSEE agrees at its sole expense to keep in good working order and repair, reasonable wear and tear excepted, the Site and Facility, as well as repair any damage caused by SUBLESSEE to the Site. If SUBLESSEE delays in making any repairs necessary to keep the Site and the Facility in good repair and working order COUNTY shall have the right, but not the obligation, to make such repairs. SUBLESSEE shall reimburse COUNTY for such amounts within thirty (30) calendar days of receipt of a written invoice for the actual cost of such repairs. For the avoidance of doubt, notwithstanding the foregoing, COUNTY shall not have any responsibility to repair or maintain the Site or Facility. SUBLESSEE shall, within twenty (20) calendar days after receipt of notice from COUNTY, perform maintenance and repair and remove or have removed graffiti from the Facility and Site at its proportionate expense with VENTURA.

17. **ASSIGNMENT/SUBLEASE/HYPOTHECATION:** SUBLESSEE shall not assign, license, sublease, or otherwise transfer, directly or indirectly, whether by operation of law or otherwise, the Site or any part thereof, or any right or privilege appurtenant thereto, or any right or obligation hereunder, without COUNTY'S prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

SUBLESSEE shall not mortgage, pledge, hypothecate, or encumber the Property, the Site, or any interest therein, including without limitation its leasehold; nor shall SUBLESSEE mortgage, pledge, hypothecate, or encumber the Facility or any other improvements placed upon the Property or Site, whether such improvement is placed thereon before or after the Effective Date of this Agreement.

Any attempt to assign, license, sublease, mortgage, pledge, hypothecate, or in any other way encumber any of SUBLESSEE'S rights or obligations under this Agreement, or SUBLESSEE'S interest in the Site, without COUNTY'S prior written consent, shall be void and without legal effect.

Notwithstanding the above, upon written notification to COUNTY, SUBLESSEE may assign this Agreement to any entity under common legal control with SUBLESSEE, or to an entity (i) that purchases all or substantially all of SUBLESSEE'S assets in the FCC market in which the Property is located; provided, however, that SUBLESSEE shall remain surety for the performance of any such assignee, such that such assignment shall not relieve SUBLESSEE of SUBLESSEE'S obligations hereunder, or (ii) into which SUBLESSEE may be merged, provided that the surviving entity in such merger agrees in writing to be bound to all of the terms and conditions of this Agreement and has the capabilities and financial resources to comply herewith.

18. **SUCCESSORS IN INTEREST:** This Agreement and the covenants contained herein shall be binding upon and inure to the benefit of the respective parties and to any organization into which SUBLESSEE may be merged.

19. **INDEMNIFICATION:** SUBLESSEE agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is prohibited by law. SUBLESSEE'S indemnification obligation does not apply to COUNTY'S sole negligence or willful misconduct.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

SUBLESSEE shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

20. **INSURANCE:** SUBLESSEE shall carry and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the SUBLESSEE'S operation and use of the leased premises. The cost of such insurance shall be borne by the SUBLESSEE.

A. Scope of Insurance

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits of \$2,000,000 per occurrence. The general aggregate limit shall be twice the required occurrence limit.
2. **Workers' Compensation:** Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of \$1,000,000 per accident for bodily injury or disease and policy limits. **(This applies to SUBLESSEES with employees).**
3. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if SUBLESSEE has no owned autos, Code 8 (hired) and 9 (non-owned), with limit of \$1,000,000 per accident for bodily injury and property damage.
4. **Property Insurance:** against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision. SUBLESSEE self insures this risk.

If the SUBLESSEE maintains higher limits than the minimums shown above, the COUNTY requires and shall be entitled to coverage for the higher limits maintained by the SUBLESSEE. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – The COUNTY, its officers, officials, employees, and volunteers are to be included as additional insureds on the CGL policy with respect to liability caused, in whole or in part, by work or operations performed by or on behalf of the SUBLESSEE including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the LEESSE'S insurance at (least as broad as ISO Form CG 20 10).
2. **Primary Coverage** – For any claims related to this contract, the SUBLESSEE'S insurance coverage shall be primary insurance coverage as broad as ISO CG 20 01 as respects the COUNTY, its officers, officials, employees, and volunteers. Any

insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, or volunteers shall be excess of the SUBLESSEE'S insurance and shall not contribute with it.

3. **Legal Liability Coverage** – The property insurance is to be endorsed to include Legal Liability Coverage (ISO Form CP 00 40 04 02 or equivalent) with a limit equal to the replacement cost of the leased property.
4. **Notice of Cancellation** – SUBLESSEE will provide at least 30 days written notice to the COUNTY, of cancellation or non-renewal of any required coverage that is not replaced.
5. **Waiver of Subrogation Rights** – To the extent permitted by law SUBLESSEE hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said SUBLESSEE may acquire against the COUNTY by virtue of the payment of any loss under such insurance. SUBLESSEE agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer. SUBLESSEE self-insures its property coverage and will include the COUNTY as joint loss payee in satisfaction of the waiver of subrogation requirement.
6. **Deductibles and Self-Insured Retention** –SUBLESSEE or SUBLESSEE's parent company shall be responsible for payment of all deductibles, self-insured retentions or related costs.
7. **Acceptability of Insurers** –Insurance shall be written by insurers eligible to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
8. **Verification of Coverage** – SUBLESSEE shall furnish the COUNTY with original Certificates of Insurance including all required amendatory endorsements and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to COUNTY before occupying the premises. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBLESSEE'S obligation to provide them.
9. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
10. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances, at least sixty (60) days prior written notice to SUBLESSEE.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. SUBLESSEE agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.

21. **NONDISCRIMINATION:** SUBLESSEE shall comply with all applicable COUNTY laws, rules, and regulations regarding nondiscrimination as such are found in the Santa Barbara Code and as such may from time to time be amended. These provisions are incorporated herein as if they were fully set forth.

Noncompliance with provisions of this section shall constitute a material breach of this Agreement. COUNTY shall notify SUBLESSEE in writing of a breach of this Section 21, **NONDISCRIMINATION**, and SUBLESSEE shall have thirty (30) calendar days upon receipt of written notification to cure such breach. In the event SUBLESSEE does not cure a breach after the 30-day cure period, COUNTY, in addition to any other remedies provided by law, shall have the right to terminate this Agreement and the interest hereby created without liability therefore.

22. **ENVIRONMENTAL IMPAIRMENT:** SUBLESSEE shall comply with all applicable laws, regulations, rules, and orders, including without limitation those relating to construction, grading, signing, health, safety, noise, environmental protection, waste disposal, water, and air quality, and shall furnish satisfactory evidence of compliance upon request of COUNTY.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Property, Facility, or Site caused by SUBLESSEE'S use and occupancy, except for any pre-existing contamination, unless SUBLESSEE is responsible for any pre-existing contamination, SUBLESSEE shall clean all property affected to the satisfaction of COUNTY and any governmental body having jurisdiction therefore. SUBLESSEE shall indemnify, hold harmless, and defend COUNTY from and against all liability, claim, cost, and expense (including without limitation any fines, penalties, judgments, litigation costs, reasonable attorney's fees, and consulting engineering and construction costs) incurred by COUNTY as a result of SUBLESSEE'S breach of this section, or as a result of any such discharge, leakage, spillage, emission or pollution due to SUBLESSEE'S use and occupancy, regardless of whether such liability, cost or expense arises during or after the term of this Agreement, except to the extent caused by the negligence or willful misconduct of COUNTY, breach of this Agreement by COUNTY, or violation of any law by COUNTY.

Immediately upon any changes or modifications of SUBLESSEE'S Facility, SUBLESSEE shall perform testing with SUBLESSEE'S Facility operating at maximum output to measure Radiofrequency ("RF") levels in and around the area on the Property that is within a three hundred feet (300') radius from SUBLESSEE'S Site. The results of the RF testing shall be furnished by the SUBLESSEE to the COUNTY. If SUBLESSEE makes any changes or modifications to its antennae or radio equipment (other than like-for-like replacement of antennae or radio equipment), then SUBLESSEE shall immediately upon completion of such modifications and SUBLESSEE'S receipt of COUNTY'S written request therefore, perform testing in the same manner described

above to measure RF levels. SUBLESSEE shall be responsible for the RF safety monitoring of all persons in the vicinity of the Site and Facility to ensure that those persons are not exposed to RF levels that exceed the maximum exposure limits determined by the FCC.

In the event any COUNTY employees or third persons contracted by COUNTY are working on the Site within the area of the Facility that is marked off as a hazard zone, which zone shall be defined as twenty feet (20') in front of any antennas installed and ten feet (10') behind any antennas and ten feet (10') from each side of the antennas, then COUNTY shall have the right to require SUBLESSEE to temporarily shut down the antenna sector while such work is being performed inside the hazard area adjacent to the subject antennas. In the event COUNTY requests a temporary shutdown under this paragraph, COUNTY shall provide SUBLESSEE with at least 24 hours prior notice. COUNTY shall use its best reasonable efforts to minimize its requests under this paragraph and to minimize the time period SUBLESSEE'S Facility must remain shut down.

23. **TOXICS:** SUBLESSEE shall not manufacture or generate hazardous wastes on or in the Facility, Site, or surrounding property unless specifically authorized by this Agreement. SUBLESSEE shall be fully responsible for any hazardous wastes, substances, or materials as defined under federal, state, or local law, regulation, or ordinance that are manufactured, generated, used, placed, disposed, stored, or transported by SUBLESSEE, its agents, employees, or designees on or in the Facility, the Site, or surrounding property during the term of this Agreement and shall comply with and be bound by all applicable provisions of such federal, state, or local law, regulation, or ordinance dealing with such wastes, substances, or materials. SUBLESSEE shall notify COUNTY and the appropriate governmental emergency response agency(ies) immediately in the event of any release or threatened release of any such wastes, substances, or materials.

24. **COMPLIANCE WITH THE LAW:** SUBLESSEE shall comply with all local, county, state, and federal laws, rules, and regulations affecting SUBLESSEE'S use of the Site, Facility, or Property. In particular, SUBLESSEE'S occupancy shall at all times be subject to COUNTY rules, regulations, and restrictions per Santa Barbara County Code.

25. **NOTICES:** Any notice to be given to the parties shall be in writing and shall be served, either personally or by mail, to the following:

FOR SITE ACCESS & FACILITY INQUIRIES	COUNTY: County of Santa Barbara Information Technology Department Network and Communications Division 105 E. Anapamu Street, #304 Santa Barbara, CA 93101 RF Communications Engineer jnichol@countyofsb.org (805) 934-6131 or (805) 453-2535
FOR PAYMENT INQUIRIES OR QUESTIONS	ITD Finance onrodriguez@countyofsb.org (818) 722-9421
	COPY TO: County of Santa Barbara General Services Department Real Property Division 260 N. San Antonio Road Santa Barbara, CA 93110 Attn: Real Property Manager realproperty@countyofsb.org (805) 568-3070
	SUBLESSEE: New Cingular Wireless PCS, LLC Attn: TAG - LA Re: Cell Site #: SBOV01-CLU1463 Site Name: SBOV01 RINCON MTN (CA) Fixed Asset #: 10087139 1025 Lexon Park Blvd NE, 3 rd Floor, Atlanta, Georgia 30319
	COPY TO: New Cingular Wireless PCS, LLC Attn: Legal Department Re: Cell Site #: SBOV01-CLU1463 Site Name: SBOV01 RINCON MTN (CA) Fixed Asset #: 10087139 208 S. Akard Street Dallas, Texas 75202-4206

or to the parties at such other place as may be designated in writing. Such notices shall be served by depositing them addressed as set out above, postage prepaid, in the U.S. mail, by reliable overnight

courier, or by personal delivery. The date of mailing, or in the event of personal delivery, the date of delivery or refusal of delivery shall constitute the date of service. The telephone numbers included in this Section 25 are for reference only and a phone call does not constitute official notice when such notice is required by this Agreement.

26. **DEFAULT:** Except as otherwise required herein, should SUBLESSEE at any time be in material default hereunder with respect to any covenant contained herein, COUNTY shall give written notice to SUBLESSEE specifying the particulars of the default and SUBLESSEE shall promptly commence remedial action to cure the default. Should such default continue uncured for a period of sixty (60) calendar days from receipt of such notice, this Agreement shall terminate at the option of the COUNTY; unless the cure of such default shall reasonably take more than sixty (60) calendar days in which case SUBLESSEE shall notify COUNTY and proceed with all due speed to cure the default and shall have a reasonable time to effectuate its cure. Reciprocally, except as otherwise required herein, if COUNTY should at any time be in material default hereunder with respect to any covenant contained herein, SUBLESSEE shall give notice to COUNTY specifying the particulars of the default and COUNTY shall promptly commence remedial action to cure the default. Should such default continue uncured for a period of sixty (60) calendar days from receipt of such notice, SUBLESSEE shall have the option to terminate this Agreement by providing written notification to COUNTY; unless, however, the cure of such default shall reasonably take more than sixty (60) calendar days in which case COUNTY shall notify SUBLESSEE and proceed with all due speed to cure the default and shall have a reasonable time to effectuate its cure.

27. **REMEDIES:** In the event of a default or breach, either party may exercise any right or remedy at law or in equity which such party may have by reason of such default or breach including but not limited to the following:

A. The non-defaulting party may waive the default or breach in accordance with Section 28, **WAIVER**, herein below.

B. The non-defaulting party may maintain this Agreement in full force and effect and recover whatever monetary loss(es) may have resulted from such default or breach.

C. Where SUBLESSEE is the non-defaulting party, SUBLESSEE may terminate the Agreement and surrender use of the Site.

D. Where COUNTY is the non-defaulting party, COUNTY may terminate the Agreement and SUBLESSEE shall vacate the Site within (30) calendar days of written notice from COUNTY.

28. **WAIVER:** It is understood and agreed that any waiver, express or implied of any term of this Agreement shall not be, nor construed to be a waiver of any subsequent breach of a like kind or of any other provision of this Agreement.

29. **AMENDMENTS:** This Agreement may only be amended by written consent of the parties and such changes shall be binding upon the heirs or successors of the parties.

30. **TERMINATION:** This Agreement shall terminate, and all rights of SUBLESSEE shall cease, and SUBLESSEE shall quietly and peacefully deliver to COUNTY, possession and interest in the Site:

A. Upon expiration or earlier termination of the Agreement as provided in Section 5, TERM or Section 27, REMEDIES; or

B. As provided in Section 31, DESTRUCTION; or

C. Upon the failure of SUBLESSEE to satisfy, observe, or perform any of the covenants, conditions, or reservations set forth in this Agreement and the expiration of the cure period as provided in Section 26, DEFAULT; or

D. In the event SUBLESSEE is found to be in non-compliance with Exhibits "A", "B", and "C" of this Agreement and such non-compliance is not resolved in a timely fashion as provided in Section 26, DEFAULT; or

E. In the event SUBLESSEE reasonably and in good faith determines that the Site is no longer economically or technologically feasible for its intended use, provided that SUBLESSEE provides COUNTY with a reasonable basis in writing for its determination. If such determination is acceptable to COUNTY, then such termination for technological reasons shall be effective 12 months from the date upon COUNTY'S receipt of written notice which shall be in writing and delivered by certified mail, return receipt requested. Notwithstanding the aforementioned, SUBLESSEE shall have the right to terminate this Agreement with (60) calendar days written notice to COUNTY in the event of any governmental takeback of licenses or permits that would eliminate SUBLESSEE'S ability to use the Site unless the revocation of licenses or permits is the fault of SUBLESSEE.

31. **DESTRUCTION:** If the Facility or the Site is partially or totally destroyed by fire or other casualty, SUBLESSEE may rebuild its Site and Facility in the original location of the Site without COUNTY'S consent. If, however, SUBLESSEE selects a new location on the Property to rebuild the Site, COUNTY'S consent to the new location is required and the new location shall not interfere with the COUNTY'S intended use of the Property at the time that such destruction occurs. If SUBLESSEE rebuilds its Site in a new location, then this Agreement shall be amended to show the new location. If the Site or Facility is not operational or accessible due to destruction (in whole or in part), SUBLESSEE shall receive an abatement of Rent for that period of time. In addition, SUBLESSEE may terminate the Agreement by written notice to the COUNTY and any obligation of SUBLESSEE to pay rent shall cease with the payment of the prorated portion of rental obligations up to said termination date.

32. **HOLDING OVER:** Should SUBLESSEE occupy the Site after the expiration date of this Agreement or any extension thereof, with the consent of the COUNTY, expressed or implied, such possession shall be construed to be a tenancy from month to month and SUBLESSEE shall pay COUNTY for such tenancy at the monthly rate in effect on the expiration date.

33. **AGENCY DISCLOSURE:** SUBLESSEE acknowledges that the General Services and Information Technology Departments of the COUNTY are the agents for the COUNTY exclusively, and are neither the agent for SUBLESSEE nor a dual agent in this transaction.

34. **SURRENDER OF PREMISES:** Upon expiration or termination of this Agreement, SUBLESSEE shall vacate and surrender possession of, and all claim to the Site, leaving it in good condition, except for ordinary wear and tear and damage by casualty.

Subject to Section 11, **TITLE TO FACILITY**, SUBLESSEE shall remove SUBLESSEE'S Owned Facilities within ninety (90) calendar days prior to the date of such expiration or termination and SUBLESSEE shall retain title to SUBLESSEE'S Owned Facilities. Alternatively, upon such expiration or termination, COUNTY may request in writing at least ninety (90) calendar days prior to such expiration or termination the removal of the Facility, in whole or in part, and if COUNTY so requests, SUBLESSEE shall remove or have said Facility (including SUBLESSEE'S Owned Facilities) or such lesser portions as COUNTY may request removed as soon as is practicable, at SUBLESSEE'S sole cost. Such request for the removal of the Facility shall be made in writing at least ninety (90) calendar days prior to such expiration or termination.

Upon completion of SUBLESSEE'S removal of its Facility, SUBLESSEE shall obtain COUNTY'S good-faith approval that said Facility has been removed and the Site restored to good condition. In order to ensure SUBLESSEE'S timely and adequate removal of its Facility under the terms of this Section 34, **SURRENDER OF PREMISES**, COUNTY may require through the Land Use Permit(s) that SUBLESSEE post a performance bond which COUNTY may utilize to undertake the removal of SUBLESSEE'S Facility in the event SUBLESSEE does not timely and adequately comply with the provisions of this Section 34.

35. **CAPTIONS:** The title or headings to the sections of this Agreement are not a part of this Agreement, and shall have no effect upon the construction or interpretation of any part hereof.

36. **SEVERABILITY:** If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

37. **CERTIFICATION OF SIGNATORY:** The signatories of this Agreement and each of them represent and warrant that they are authorized to execute this Agreement and that no additional signatures are required to bind COUNTY and SUBLESSEE to its terms and conditions or to carry out duties contemplated herein.

38. **PERMITTED PERSONNEL:** SUBLESSEE shall be solely liable for all actions of its agents, employees, contractors, subcontractors, and any others it permits on the Property or Site and shall be responsible for any and all damages resulting from their actions.

SUBLESSEE agrees that it will not authorize or permit any person upon the Property other than SUBLESSEE'S agents, employees, licensees, sublessees or other persons necessary to conduct of SUBLESSEE'S business at the Site. SUBLESSEE shall be solely responsible for all actions of its agents, employees, contractors and subcontractors and shall be responsible for any damages resulting from their actions. SUBLESSEE shall notify all persons to whom the SUBLESSEE grants the right to access the Property that said persons are not permitted to carry or discharge any firearm,

to hunt, to build fires, to picnic, to ride horses, bicycles, motorcycles, or any motorized recreational vehicle. The Property is not for recreational use.

39. **FIRE DAMAGE:** SUBLESSEE agrees to hold COUNTY harmless and indemnify COUNTY from any fire damage or injury to COUNTY, other persons, or to property resulting from any fire caused by SUBLESSEE, its agents, employees, or permittees, except to the extent caused by the negligence or willful misconduct of COUNTY, breach of this Agreement by COUNTY, or violation of any law by COUNTY.

40. **CONDEMNATION:** In the event the Property or Site or any part thereof is taken by condemnation, eminent domain, or any such proceeding that precludes access to or use of the Site each party shall have the right to pursue its own claim.

In the event possession of the Site or partial possession of the Site is obtained by a public agency or other agency empowered to take by eminent domain, in a manner which precludes SUBLESSEE'S intended use, this Agreement shall terminate as of the effective date of possession and upon such termination, any obligation of SUBLESSEE to pay rent shall cease with the payment of the prorated portion of rental obligations up to said termination date. Any prepaid rent shall be returned to SUBLESSEE from the effective date of possession.

In the event of a partial taking, this Agreement may continue at SUBLESSEE'S option, however, Rent hereunder may be reduced proportionately.

41. **ENTIRE AGREEMENT:** This Agreement, including all attachments hereto, reflects the entire agreement of the parties hereto with respect to the subject matter hereof, and the parties to this Agreement intend that their negotiations, conversations, and statements made prior to execution of this Agreement are fully integrated and expressed herein, and no such negotiations, conversations, and statements shall be deemed to create rights or obligations other than those stated herein.

42. **CONSTRUCTION:** The parties to this Agreement agree that each party and its respective counsel have reviewed and approved this Agreement to the extent that each party in its sole discretion has desired and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement. The terms and conditions of this Agreement embody the parties' mutual intent, and this Agreement shall not be construed more liberally in favor of, nor more strictly against any party hereto.

43. **ELECTRONICALLY/ FACSIMILE TRANSMITTED SIGNATURES:** In the event that the parties hereto utilize electronically transmitted documents which include electronically generated signatures, such documents shall be accepted as if they bore original signatures provided that documents bearing the electronic signature's name and title are provided directly below the electronic signature.

In the event that the parties hereto utilize facsimile transmitted documents transmitted documents which include signatures, such documents shall be accepted as if they bore original

signatures provided that documents bearing original signatures are provided within seventy-two (72) hours of transmission.

44. **EXECUTION IN COUNTERPARTS:** This Agreement may be executed in any number of counterparts and each such counterpart shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

45. **TIME OF THE ESSENCE:** Time is of the essence with respect to this SUBLEASE.

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[COUNTY AND SUBLESSEE SIGNATURES ON THE FOLLOWING PAGES]

Project: New Cingular Wireless PCS,
LLC (AT&T)
Market: Los Angeles, Fixed Asset
#10087139
Cell Site #: SBOV01-012 RINCON MTN
APN: 060-0-030-040 (portion)
Folio: 003020
Agent: DH

IN WITNESS WHEREOF, COUNTY and SUBLESSEE have executed this Agreement by the respective authorized officers as set forth below to be effective as of the date executed by COUNTY ("Effective Date").

ATTEST:
MONA MIYASATO
CLERK OF THE BOARD

Signed by:
By: Sheila de la Guerra
0B03F3DDF9EE4AA...
Sheila De La Guerra
Deputy Clerk

APPROVED AS TO FORM:
RACHEL VAN MULLEN
COUNTY COUNSEL
FORM:

Signed by:
By: Tyler Sprague
0A256B8DE45F483...
Deputy County Counsel

APPROVED AS TO FORM:
CEO/RISK MANAGEMENT

Signed by:
By: Marisa Kahn
DF54F5C66F9C41A...
Marisa Kahn, Interim Risk Manager

"COUNTY"
COUNTY OF SANTA BARBARA

Signed by:
By: Bob Nelson
9DD6B7A21EC646A...
Bob Nelson, Chair
Board of Supervisors

Date: 2/26/2026 | 6:26 PM PST

APPROVED AS TO ACCOUNTING

BETSY M. SCHAFER, C.P.A.
AUDITOR-CONTROLLER

Signed by:
By: [Signature]
A99F1A8B071D04F8...
Deputy Auditor-Controller

APPROVED AS TO CONTENT:
IT DEPARTMENT

Signed by:
By: Rodrick Bolden
0CF5B3FBDEB475...
Rodrick Bolden, Network &
Communications Manager

Project: New Cingular Wireless PCS,
LLC (AT&T)
Market: Los Angeles, Fixed Asset
#10087139
Cell Site #: SBOV01-012 RINCON MTN
APN: 060-0-030-040 (portion)
Folio: 003020
Agent: DH

“SUBLESSEE”

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

Signed by:

By: Misty R. Snowden

CB843DC3808146B...

Name: Misty R. Snowden

Title: _____

2/10/2026 | 10:17 AM PST

Date: _____

Signed by:

By: Eduardo Felix

B74BB1303B4F450...

Name: Eduardo Felix

Title: _____

2/3/2026 | 11:22 AM PST

Date: _____

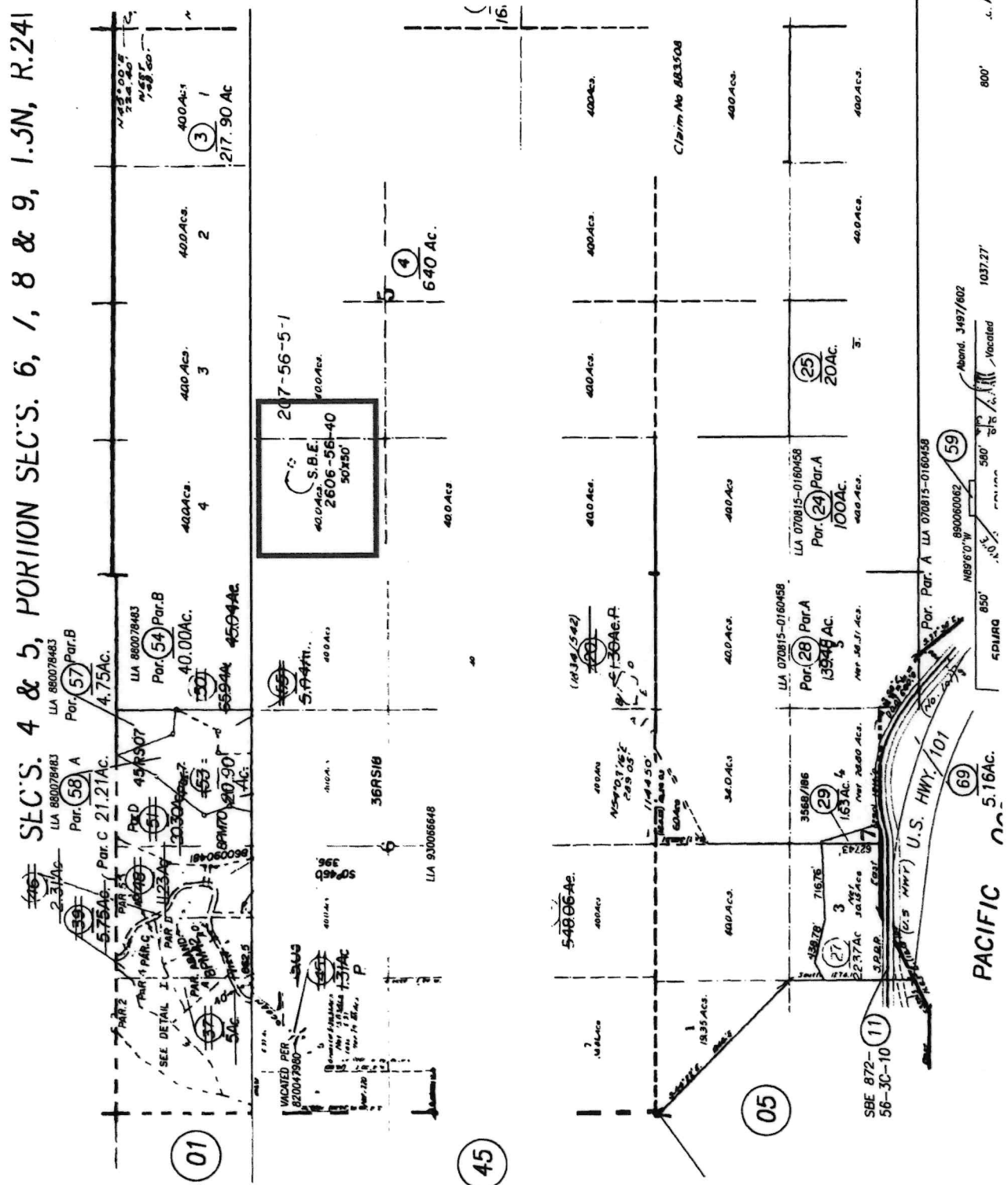


EXHIBIT "B"
SITE



EXHIBIT "C1" EQUIPMENT

[illegible]

EXHIBIT "C3"
EQUIPMENT

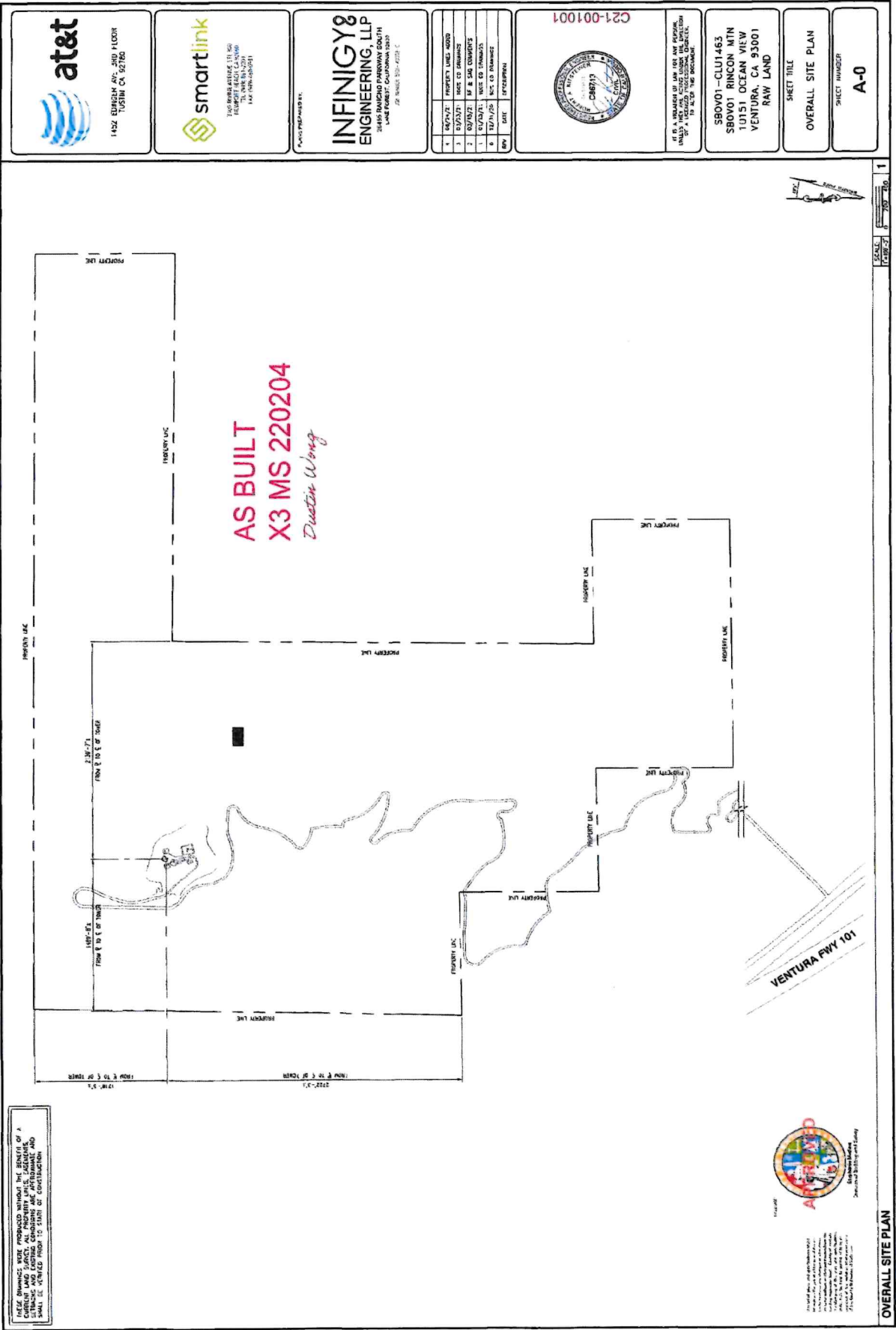
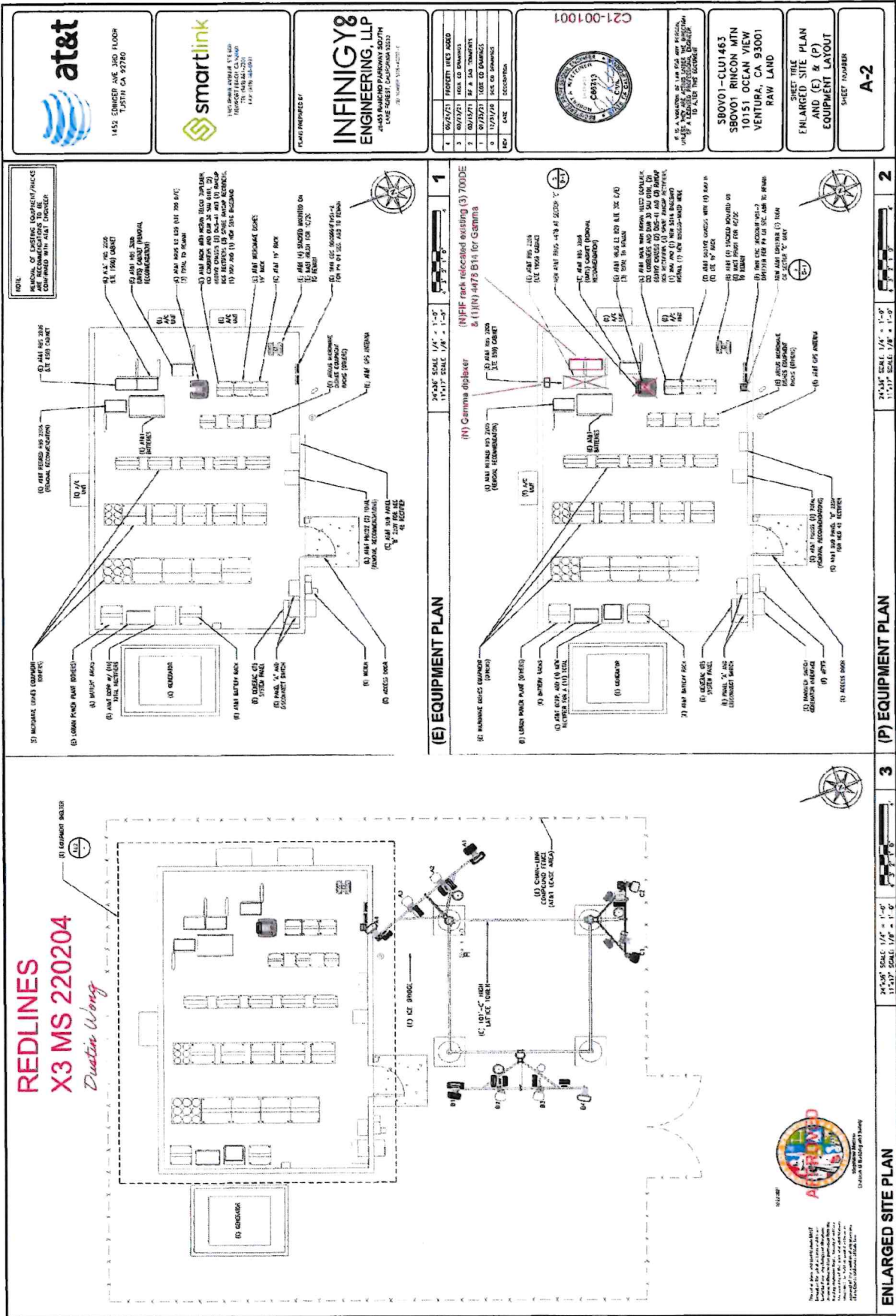


EXHIBIT "C4" EQUIPMENT



[illegible]

EXHIBIT "C6"
EQUIPMENT

AS BUILT
X3 MS 220204
Dustin Wong



the 1990s, the use of the term "cognitive" has been declining, and the term "cognitive" has been replaced by "cognitive" in the literature. The term "cognitive" has been replaced by "cognitive" in the literature. The term "cognitive" has been replaced by "cognitive" in the literature.

NOT USED

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFD-2) PRIOR TO CONSTRUCTION.

[illegible][illegible][illegible]

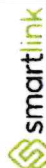
EACH FB109-003-KEX (12) PAIR FIBER THINWIRE CABLE TRANSMITS SIGNAL FOR UP TO (12) RM/S
ACH FB109-003-KEX (12) PAIR FIBER THINWIRE CABLE TRANSMITS SIGNAL FOR UP TO (12) RM/S

2 ANTENNA SCHEDULE

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1452 EDINGER AVE 3RD FLOOR
TUSTIN CA 92780



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 JOURNAL CLUB, CA 94060
 TEL: (415) 363-2701
 FAX: (415) 363-2741

ADDITIONAL COPY

INFINIGY®
ENGINEERING, LLP
2845 RAVENHURST PARKWAY SOUTH

4	01/24/71	PROPERTY LINES ADOCD
3	01/23/71	100% TO GRANTING
2	01/15/71	ST & 140 COMMENTS
1	01/25/71	100% TO GRANTING
0	11/11/70	200 CB IMPROVEMENTS
		30 COMMENTS



C21-001001

IS A VIOLATION OF LAW FOR ANY PERSON
WHOSE NAME IS LISTED UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALIEN THE ACCOUNT

SBOV01-CLU1463
SBOV01 RINCON MTN
10151 OCEAN VIEW
VENTURA, CA 93001
RAW (ANI)

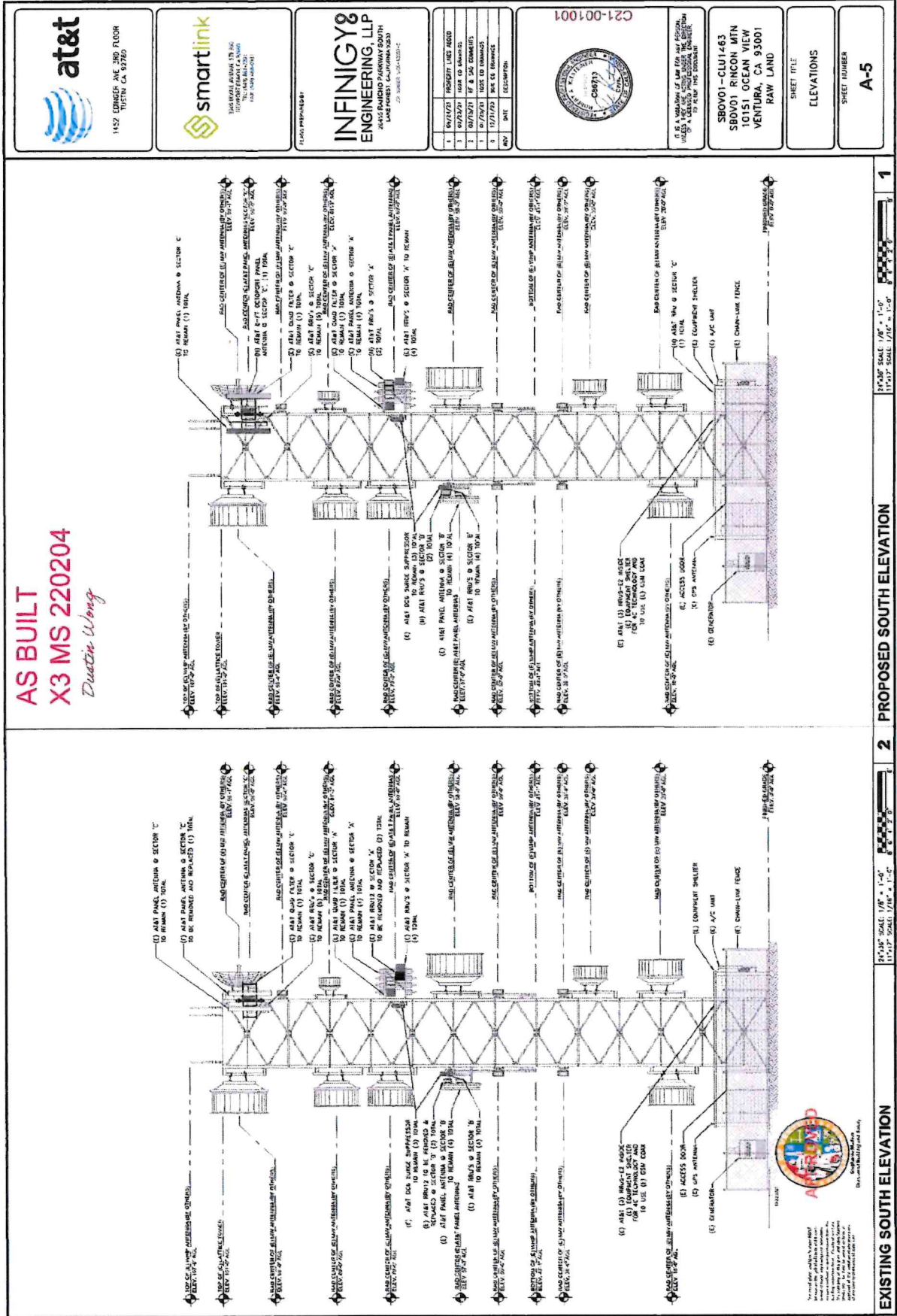
QUESTIONS

ANTENNA SCHEDULE

JAMES LEES

A-4

EXHIBIT "C7" EQUIPMENT



[illegible]

EXHIBIT "C10" EQUIPMENT

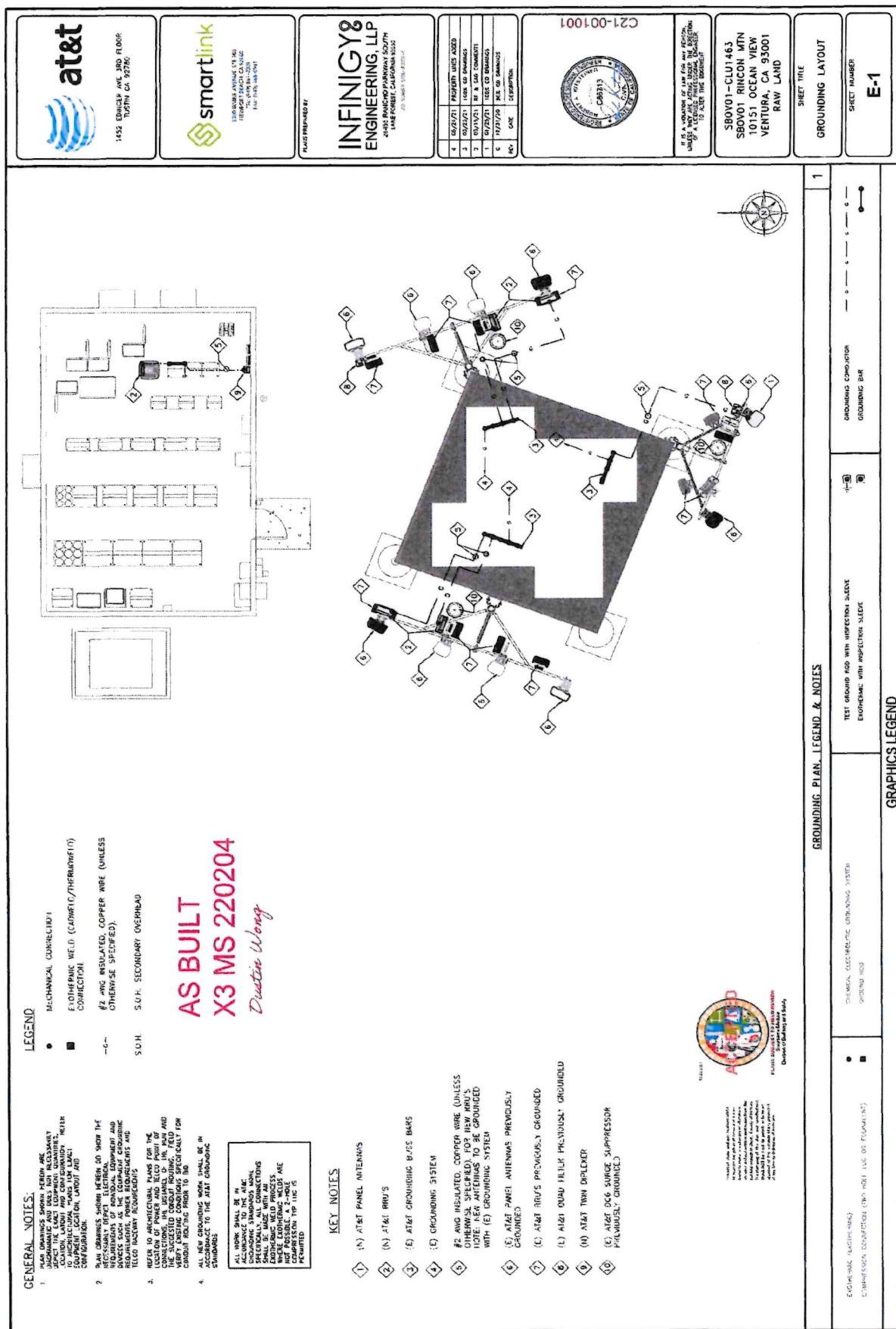


EXHIBIT "C11"
EQUIPMENT

[illegible]