

PREPARED BY AND RECORDING  
REQUESTED BY:

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WHEN RECORDED MAIL TO:

AMWOHI MPL Tower Holdings LLC  
c/o Post Closing – Recording  
8020 Katy Freeway  
Houston, TX 77024

Space above this line for Recorder's Use

**A.P.N. 024-080-020**

Prior recorded document(s) in Sonoma County, California:  
April 3, 2006 at #2006038655  
July 21, 2017 at #2017056605

MEMORANDUM OF SECOND AMENDMENT TO  
LEASE AGREEMENT

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☐ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- ☐ The \$225 per transaction cap is reached
- ☐ Document is not related to real property

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

\_\_\_\_\_  
Signature of Declarant or agent – Firm Name

This Memorandum of Second Amendment to Lease Agreement is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by and between COUNTY OF SONOMA, a political subdivision of the State of California (hereinafter referred to as "Lessor") and AMWOHI MPL TOWER HOLDINGS LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCATT LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

1. Lessor and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("Original Lessee") entered into a Lease Agreement dated February 7, 2006, a memorandum of which was recorded in the official records of Sonoma County, California ("Official Records") on April 3, 2006 at Instrument No. 2006038655 (the "Original Agreement") whereby Original Lessee leased certain real property, together with access and utility easements, located in Sonoma County, California from Lessor (the "Premises"), all located within certain real property owned by Lessor ("Lessor's Property"). Lessor's Property, of which the Premises is a part, is more particularly described on Exhibit B attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Lease Agreement dated December 13, 2016, a memorandum of which was recorded in the Official Records on July 21, 2017 at Instrument No. 2017056605 ("First Amendment") (hereinafter the Original Agreement and First Amendment are collectively referred to as the "Agreement").

3. AMWOHI MPL Tower Holdings LLC is currently the Lessee under the Agreement as successor in interest to the Original Lessee.

4. The Agreement had an initial term that commenced on March 1, 2006 and expired on February 28, 2011. The Agreement provides for four (4) extensions of five (5) years each, three (3) of which were exercised by Lessee (each extension is referred to as a "Renewal Term"). According to the Agreement, the final Renewal Term expires February 28, 2031.

5. Lessor and Lessee have entered into a Second Amendment to Lease Agreement (the "Second Amendment"), of which this is a Memorandum, wherein the Premises was expanded by the following: (i) an additional area of one hundred thirteen (113) square feet, and (ii) an additional area of eighty-eight (88) square feet. A metes and bounds description of the Premises, as expanded, is attached hereto as Exhibit A.

6. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

7. This Memorandum does not contain the social security number of any person.

8. A copy of the Second Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

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

**LESSOR:**

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

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ ) SS:

On \_\_\_\_\_, 2022 before me, \_\_\_\_\_ (insert name and title of the officer), personally appeared \_\_\_\_\_, 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 \_\_\_\_\_  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[Seal]



**EXHIBIT A**  
**(Legal Description of Premises)**

PREMISES, AS EXPANDED (comprised of Tower Lease Area, First Additional Lease Area and AT&T Additional Lease Area)

TOWER LEASE AREA

BEING A PART OF PARCEL 1 OF MAP RECORDED IN BOOK 10 OF MAPS, PAGE 24, SONOMA COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 1 OF BOOK 10, PAGE 24, SONOMA COUNTY RECORDS, THENCE S73°45'14"W, ALONG THE SOUTH LINE OF SAID PARCEL 1 (SHOWN ON SAID MAP AS N 72°59' E), A DISTANCE OF 2270.74 FEET; THENCE LEAVING SAID SOUTH LINE, N16°14'46"W, A DISTANCE OF 1170.25' FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE S 41°12'42"W, A DISTANCE OF 44.78 FEET;  
COURSE 2) THENCE N 48°02'37"W, A DISTANCE OF 22.56 FEET;  
COURSE 3) THENCE N 41°12'42"E, A DISTANCE OF 5.49 FEET;  
COURSE 4) THENCE N 48°02'37"W, A DISTANCE OF 5.66 FEET;  
COURSE 5) THENCE N41°12'42"E, A DISTANCE OF 14.75 FEET;  
COURSE 6) THENCE S48°02'37"E, A DISTANCE OF 5.66 FEET;  
COURSE 7) THENCE N41°12'42"E, A DISTANCE OF 23.69 FEET;  
COURSE 8) THENCE S50°12'01"E, A DISTANCE OF 22.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,084 SQUARE FEET (0.004 ACRES), MORE OR LESS.

FIRST ADDITIONAL LEASE AREA

BEING A PART OF PARCEL 1 OF MAP RECORDED IN BOOK 10 OF MAPS, PAGE 24, SONOMA COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 1 OF BOOK 10, PAGE 24, SONOMA COUNTY RECORDS, THENCE S73°45'14"W, ALONG THE SOUTH LINE OF SAID PARCEL 1 (SHOWN ON SAID MAP AS N 72°59' E), A DISTANCE OF 2318.78 FEET; THENCE LEAVING SAID SOUTH LINE, N16°14'46"W, A DISTANCE OF 1134.28 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N48°02'37"W, A DISTANCE OF 12.58 FEET;  
COURSE 2) THENCE N41°57'23"E, A DISTANCE OF 9.00 FEET;  
COURSE 3) THENCE S48°02'37"E, A DISTANCE OF 12.58 FEET;  
COURSE 4) THENCE S41°57'23"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 113 SQUARE FEET (0.003 ACRES), MORE OR LESS.

#### AT&T ADDITIONAL LEASE AREA

BEING A PART OF PARCEL 1 OF MAP RECORDED IN BOOK 10 OF MAPS, PAGE 24, SONOMA COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 1 OF BOOK 10, PAGE 24, SONOMA COUNTY RECORDS, THENCE S73°45'14"W, ALONG THE SOUTH LINE OF SAID PARCEL 1 (SHOWN ON SAID MAP AS N 72°59' E), A DISTANCE OF 2323.04' FEET; THENCE LEAVING SAID SOUTH LINE, N16°14'46"W, A DISTANCE OF 1179.84' FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N41°12'42"E, A DISTANCE OF 11.00 FEET;  
COURSE 2) THENCE S48°47'18"E, A DISTANCE OF 8.00 FEET;  
COURSE 3) THENCE S41°12'42"W, A DISTANCE OF 11.00 FEET;  
COURSE 4) THENCE N48°47'18"W, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 88 SQUARE FEET (0.002 ACRES), MORE OR LESS.

#### ACCESS EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND A PART OF PARCEL 1 OF MAP RECORDED IN BOOK 10 OF MAPS, PAGE 24, SONOMA COUNTY RECORDS, STATE OF CALIFORNIA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 1 OF BOOK 10, PAGE 24, SONOMA COUNTY RECORDS, THENCE S73°45'14"W, ALONG THE SOUTH LINE OF SAID PARCEL 1 (SHOWN ON SAID MAP AS N 72°59' E), A DISTANCE OF 2270.74' FEET; THENCE LEAVING SAID SOUTH LINE, N16°14'46"W, A DISTANCE OF 1170.25' FEET; THENCE N50°12'01"W, A DISTANCE OF 22.56 FEET; THENCE S41°12'42"W, A DISTANCE OF 18.56 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N48°47'18"W, A DISTANCE OF 10.03 FEET;  
COURSE 2) THENCE N38°38'46"E, A DISTANCE OF 232.00 FEET;  
COURSE 3) THENCE N24°30'33"E, A DISTANCE OF 46.27 FEET;  
COURSE 4) THENCE N48°57'59"E, A DISTANCE OF 229.26 FEET;  
COURSE 5) THENCE N13°42'58"E, A DISTANCE OF 38.27 FEET;  
COURSE 6) THENCE N13°24'27"W, A DISTANCE OF 36.65 FEET;  
COURSE 7) THENCE N40°47'49"W, A DISTANCE OF 490.84 FEET TO THE WEST LINE OF THIS PARCEL, AND THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 10,833 SQUARE FEET (0.248 ACRES), MORE OR LESS.

#### UTILITY EASEMENT 'A'

A 10.00 FOOT WIDE STRIP OF LAND OVER, ACROSS AND A PART OF PARCEL 1 OF MAP RECORDED IN BOOK 10 OF MAPS, PAGE 24, SONOMA COUNTY RECORDS, STATE OF CALIFORNIA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 1 OF BOOK 10, PAGE 24, SONOMA COUNTY RECORDS, THENCE S73°45'14"W, ALONG THE SOUTH LINE OF SAID PARCEL 1 (SHOWN ON SAID MAP AS N 72°59' E), A DISTANCE OF 2323.04 FEET; THENCE LEAVING SAID SOUTH LINE, N16°14'46"W, A DISTANCE OF 1179.84 FEET; THENCE N41°12'42"E, A DISTANCE OF 6.88 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N48°47'18"W, A DISTANCE OF 2.73 FEET TO THE HEREINAFTER DESCRIBED POINT 'A';  
COURSE 2) THENCE N48°47'18"W, A DISTANCE OF 4.40' FEET TO THE HEREINAFTER DESCRIBED POINT 'B';  
COURSE 3) THENCE N48°47'18"W, A DISTANCE OF 10.05 FEET;  
COURSE 4) THENCE N35°43'24"E, A DISTANCE OF 30.66 FEET AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 6.00 FOOT WIDE STRIP OF LAND OVER, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE S41°12'42"W, A DISTANCE OF 15.17;  
COURSE 2) THENCE S47°55'18"E, A DISTANCE OF 11.53 FEET TO THE HEREINAFTER DESCRIBED POINT 'C';  
COURSE 2) THENCE CONTINUING S47°55'18"E, A DISTANCE OF 30.42;  
COURSE 3) THENCE N 41°12'47" E, A DISTANCE OF 12.74 FEET;  
COURSE 4) THENCE N 48°47'18" W, A DISTANCE OF 3.00 FEET TO THE TERMINUS OF THIS DESCRIPTION;

ALSO TOGETHER WITH A 6.00 FOOT WIDE STRIP OF LAND OVER, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINBEFORE DESCRIBED POINT 'C';

COURSE 1) THENCE N42°04'42"E, A DISTANCE OF 8.45 FEET AND THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND OVER, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINBEFORE DESCRIBED POINT 'B';

COURSE 1) THENCE N35°44'01"E, A DISTANCE OF 256.35 FEET AND THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 3,431 SQUARE FEET (0.079 ACRES), MORE OR LESS.

**EXHIBIT B**  
**(Legal Description of Lessor's Property)**

SITUATED IN THE COUNTY OF SONOMA AND STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

BEING A PORTION OF SUBDIVISION NO. 1 OF THE LAND OF H. MECHAM AS SHOWN ON THE MAP RECORDED IN BOOK 10 AT PAGE 24, SONOMA COUNTY MAPS AND THE SOUTHERLY PORTION OF PARCEL 2 AS DESCRIBED IN THE DEED RECORDED IN BOOK 526 AT PAGE 259, OFFICIAL RECORDS OF SONOMA COUNTY, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PART 1 OF SUBDIVISION NO 1, WHICH POINT IS ALSO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2: THENCE, ALONG THE SOUTHERLY LINE OF PART 1, NORTH 72° 59' EAST 4314.6 FEET; THENCE ALONG THE EASTERLY LINE OF PART 1, NORTH 61° 44' WEST 1017.6 FEET TO A 3/4" PIPE MONUMENT; THENCE NORTH 77° 56' WEST 2426 FEET TO THE CENTER OF THE MEACHAM COUNTY ROAD, FROM WHICH POINT A 3/4" PIPE MONUMENT BEARS SOUTH 77° 56' EAST 19.7 FEET; THENCE, ALONG THE CENTER OF THE SAID MEACHAM ROAD, SOUTH 12° 38' WEST 265 FEET; SOUTH 25° 09' WEST 232 FEET; SOUTH 36° 57' WEST 677.5 FEET; SOUTH 18° 14' WEST 461.6 FEET; SOUTH 29° 57' WEST 296.1 FEET: AND SOUTH 50° 30' WEST 761.1 FEET; THENCE ALONG THE EASTERLY LINE OF THE MEACHAM ROAD, SOUTH 17° 46' WEST 622.5 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY JOE V. CARDOZO AND ROSA CARDOZO BY DEED RECORDED JANUARY 19, 1972 IN BOOK 2596, PAGE 956, AND JUNE 28, 1972 IN BOOK 2640, PAGE 926, SONOMA COUNTY RECORDS.