

Location of Leased Premises

**OAK RIDGE LOOKOUT RVF  
SONOMA COUNTY**

Agency: Department of Forestry &amp; Fire Protection

Real Property No.: 550

**COMMUNICATIONS GROUND LEASE****Amendment No. 1 to lease L-0875****LESSEE: County of Sonoma****AMENDMENT NO. 1**

This Amendment No. 1 to lease, hereinafter referred to as "Amendment", dated July 25, 2008 for reference purposes only, made and entered into by and between the State of California, acting by and through the Director of the Department of General Services (DGS), with the consent of the Department of Forestry and Fire Protection (CAL FIRE), hereinafter collectively referred to as STATE, and the County of Sonoma, hereinafter referred to as LESSEE. Additionally, STATE and LESSEE are collectively referred to herein as PARTIES.

**RECITALS**

**WHEREAS**, PARTIES hereto entered into that certain ground lease dated May 1, 1995, hereinafter referred to as "Lease", of approximately 353 square feet of land at the state-owned telecommunication facility commonly known as Oak Ridge Lookout in Sonoma County, California; and

**WHEREAS**, said Lease was executed for the purpose of constructing a telecommunications vault for noncommercial telecommunications broadcast/receiver/repeater equipment and authorizing the mounting of ancillary antennas on the adjacent tower constructed and owned by GTE Mobilenet (GTE) pursuant to STATE's ground lease Number L-1457; and

**WHEREAS**, control of the GTE facility was assigned to Crown Castle effective June 19, 2001; and

**WHEREAS**, LESSEE submitted a TD-312 application to the DGS Telecommunication Division (DGS-TD) dated April 1, 2008, on behalf of the County of Mendocino Sheriff's Office (MCSO) for proposed installation and operation of telecommunication equipment within LESSEE's vault with ancillary antennas proposed for mounting on the Crown Castle tower; and

**WHEREAS**, DGS-TD concluded in the memorandum dated July 23, 2008 that the proposed equipment did not conflict with the STATE's equipment at Oak Ridge; and

**WHEREAS**, the MCSO's mission is consistent with CAL FIRE and STATE uses at Oak Ridge; and

**WHEREAS**, the Lease is scheduled to terminate September 30, 2009, with two optional five year periods to renew the Lease; and

**WHEREAS**, LESSEE desires to exercise both five year renewal options; and

**WHEREAS**, pursuant to Section 14670.12 of the Government Code, the DGS, with the consent of the state agency concerned, may lease state-owned real property not exceeding five (5) acres to governmental entities that further the state's mission for providing emergency services, for a period not to exceed twenty-five (25) years; and

**WHEREAS**, the STATE and CAL FIRE have no objection to LESSEE's proposed sublet of space to MCSO in accordance with the said approved TD-312 application and in conjunction with exercise of both renewal options.

**NOW, THEREFORE**, it is mutually agreed by PARTIES hereto as follows:



## WITNESSETH

1. USE: Notwithstanding clause 10 of the Lease, this Amendment authorizes LESSEE to enter into a sub-lease (specifically named Revocable License Agreement) with MCSO for installation and operation of the equipment approved in Lessee's "Radio Vault Space Application" (State Form TD-312) dated April 1, 2008 and approved by DGS Telecom Division (DGS-TD) effective July 23, 2008. Said "Radio Vault Space Application" complete with attachments and approval documentation by DGS-TD are attached hereto and made a part hereof, marked Exhibit "A", consisting of nine (9) pages. MCSO equipment and/or use of the facilities shall not encroach on the CAL FIRE authorized and reserved uses pursuant to the terms of the Lease.

2. TERM: The following supersedes and replaces clause 4A of the original Lease in its entirety:

The Lease commenced October 1, 1994, with a termination date of September 30, 2009 and an additional two five year renewal options. This Amendment is effective August 1, 2008, and the Lease term is extended to June 30, 2019, unless sooner terminated as provided in Lease Paragraphs 6B, and 24C, and with no additional renewal option periods.

3. NOTICES: The following supersedes and replaces clause 20 of the original Lease in its entirety:

All payments, notices and/or other communications required or permitted hereunder shall be in writing, and shall be personally delivered (including by means of professional messenger service) or sent by overnight courier, or sent by registered or certified mail, postage prepaid, return receipt requested to the addresses set forth below. All such notices or other communications shall be deemed received upon the earlier of 1) If personally delivered or sent by overnight courier, the date of delivery to the address of the person to receive such notice 2) If mailed as provided above, on the date of receipt or rejection, or 3) When received by any PARTIES if received Monday through Friday between 6:00 a.m. and 5:00 p.m. Pacific Time so long as such day is not a state or federal holiday and otherwise on the next day provided that if the next day is Saturday, Sunday, or a state or federal holiday, such notice shall be effective on the following business day.

## DEPARTMENT OF GENERAL SERVICES

## Using U.S.Postal Service

Department of General Services  
Real Estate Services Division  
State Owned Leasing & Development (L-0875)  
Post Office Box 989052  
West Sacramento, CA 95798-9052  
(916) 375-4025 (phone)

## Using Express Mail Service:

Department of General Services  
Real Estate Services Division  
State Owned Leasing & Development (L-0875)  
707 - 3<sup>rd</sup> Street, MS 505  
West Sacramento, CA 95605

## DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE)

## Using U.S.Postal Service:

Dept of Forestry and Fire Protection  
Technical Services Section (L-0875)  
Attention: Real Property Manager  
P. O. Box 997446  
Sacramento, CA 95899-7446  
(916) 324-1183 (phone)

## Using Express Mail Service:

Dept. of Forestry and Fire Protection  
Technical Services Section (L-0875)  
Attention: Real Property Manager  
1300 "U" Street  
Sacramento, CA 95818

*U.S. Mail does not deliver to this address*

LESSEE'S REPRESENTATIVE
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**County of Sonoma**

County of Sonoma  
General Services Department  
Real Estate Services Division  
Attn: Real Estate Manager  
2300 County Center Drive, Suite A200  
Santa Rosa, CA 95403  
(707) 565-2463 (phone)

4. **INSURANCE** – This clause supersedes and replaces Clause 23 of the original Lease in its entirety as follows:

LESSEE shall furnish STATE a certificate of insurance with STATE's Lease Number (L-0875) indicated on the face of said certificate, issued to STATE with evidence of insurance as follows:

**COMMERCIAL GENERAL LIABILITY**

LESSEE shall maintain general liability with limits of not less than \$1,000,000 aggregate for bodily injury and property damage liability combined. The policy shall include coverage for liabilities arising out of Premises, operations, independent contractors, products, completed operations, personal & advertising injury, and liability assumed under an insured contract. It shall also include an endorsement for physical abuse and sexual molestation coverage. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the LESSEE's limit of liability.

The policy must include State of California, Department of General Services, LESSEE, and their officers, agents, employees and servants as additional insureds, but only insofar as the operations under the Lease are concerned.

**AUTOMOBILE LIABILITY**

LESSEE shall maintain motor vehicle liability with limits of not less than \$1,000,000 per accident for bodily injury and property damage. The State of California and Department of General Services are to be additional insured with respect to liability arising out of all vehicles owned, hired and non-owned.

**WORKERS' COMPENSATION:**

LESSEE shall maintain statutory workers' compensation and employer's liability coverage for all its employees who will be engaged in the performance of the Lease, including special coverage extensions where applicable. Employer's liability limits of \$1,000,000 shall be required, and the policy shall include a waiver of subrogation in favor of the State of California.

**GENERAL REQUIREMENTS**

LESSEE shall ensure that the following general requirements are met:

- a. Insurance Companies must be acceptable to Department of General Services, Office of Risk and Insurance Management.
- b. LESSEE shall provide STATE with a true copy of the policy in place providing coverage for General Liability, within thirty (30) days after each insurance policy renewal.



c. Coverage needs to be in-force for complete term of this Lease. If insurance expires during the term of the Lease, a new certificate must be received by the STATE at least ten (10) days prior to the expiration of this insurance. This new insurance must still meet the terms of the original contract.

d. Insurance policies shall contain a provision that coverage will not be cancelled without thirty (30) days prior written notice to the STATE.

e. LESSEE is responsible for any deductible or self-insured retention contained within the insurance program.

f. In the event LESSEE fails to keep in effect at all times the specified insurance coverage, the STATE may, in addition to any other remedies it may have, terminate this Lease upon the occurrence of such event, subject to the provisions of this Lease.

g. Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by the STATE.

h. If LESSEE is self-insured in whole or in part as to any of the above described types and levels of coverage, LESSEE shall provide STATE with written acknowledgment of this fact at the time of the execution of this Lease.

If, at any time after the execution of this Lease Amendment, LESSEE abandons its self-insured status, LESSEE shall immediately notify STATE of this fact. Upon abandonment of LESSEE's self-insurance status, LESSEE shall be required to provide insurance coverage and certificates as outlined above. It is agreed that STATE shall not be liable for the payment of any premiums or assessments on the required insurance coverage.


Except as expressly amended herein, all of the terms and conditions of said Lease and shall remain unchanged and in full force and effect.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, this amendment to the Lease has been executed by PARTIES hereto as of the date written below.

**STATE OF CALIFORNIA**

DIRECTOR OF DEPARTMENT OF  
GENERAL SERVICES

By:   
**TONY PSIHOPAIDAS**, Manager  
State Owned Leasing and Development

Date Executed: 07/27/10

**LESSEE:**


COUNTY OF SONOMA

By:   
**JOSE OBREGON**, General Services  
Director

Date Signed: 7/11/09

**CONSENT:**


DEPARTMENT OF  
FORESTRY AND FIRE PROTECTION

By:   
**JEROLD L. PETERSON**,  
Senior Land Surveyor  
*REAL PROPERTY MANAGER*

Date Signed: 05/11/09

**RECOMMENDED FOR APPROVAL:**

DEPARTMENT OF GENERAL SERVICES  
Real Estate Services Division

By:   
**PAMELA DYER**, *Maurcen Geeter*  
Associate Real Estate Officer  
State Owned Leasing and Development

Date Signed: 7/27/10

**DGS****MEMORANDUM**

**Date:** July 23, 2008

**To:** Irene Anderson, Supervising Land Agent  
Department of Forestry and Fire Protection  
Technical Services, Lands Unit  
1300 U Street  
Sacramento, CA 95814 A-45

**From:** Department of General Services  
Telecommunications Division (916) 657-9903

**Subject:** RADIO VAULT SPACE APPLICATION (TD-312) – OAK RIDGE  
REVISION TO JUNE 20, 2008 TECHNICAL ANALYSIS  
MENDOCINO COUNTY SHERIFF'S OFFICE  
CDF-VLT LCDF000855

A technical analysis of the attached TD-312 California Department of Forestry and Fire Protection (CDF), Radio Vault Space Application for Mendocino County Sheriff's Office (MCSO) has been completed.

The MCSO will occupy rack space in the Sonoma County vault and antenna space on the Crown Castle tower.

The MCSO will be transmitting on 6197.2400V MHz, 6226.8900V MHz and receiving on 5943.2000V MHz, 5974.8500V MHz.

The Telecommunications Division technically approves this application.

If you have any questions please contact Scott Griffith, Telecommunications Systems Analyst at (916) 657-9108.

CHERYL D. SOTO  
Telecommunications Systems Manager I

CDS:SG:jarn:Oakridge-MenCo Sheriff\_cdf-vlt-lcdf000855.doc

Attachments

cc: Kenneth A. Relat, Senior Telecommunications Engineer, CDF Unit



☐ Renew lease (no changes, technical sheets must be completed)

☐ Lease \_\_\_\_\_ square feet

for vault space and related antenna space at Oak Ridge  
(site name)

Power requirements for operations of communications equipment are:

☐ Commercial and emergency power

☐ Commercial power only

☐ No power required

**NOTE:** Some radio vault facilities provide commercial and emergency power to each rack space without exception, and the tenant will be charged accordingly.

**FREQUENCY INFORMATION:**

Transmit: 6197.2400V (MHz) Receive: 5945.2000V (MHz)  
6226.8900V 5974.8500V

It is understood that if any subsequent on-site testing is required, it will be charged to the lessee at the current rate determined by the State. In addition, any required engineering or technician labor charges or parts procurement expenses, plus a program management fee, will be rebilled to the lessee at the current rates being charged by the State. Prior to these charges being incurred, a written estimate and acceptance document will be forwarded to the applicant for review and signature.

Applicant: County of Mendocino

By: Tom Allman

Title: Sheriff

Date: April 1, 2008

Receipt of a non-refundable application fee in the amount of \$500.00 is hereby acknowledged.

STATE OF CALIFORNIA  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION

By: [Signature]  
Date: 6-2-08

**NOTE:** A fee will be required when this agreement is renewed on a five-year term, or when changes are made to an existing agreement and the preparation of a new agreement is required.

### TECHNICAL DATA SHEET

Site Name: OAK RIDGE  
County: MENDOCINO

Date: 3/28/2008

**Billing Information:**

Applicant: Kristin McMenomey  
(name)  
841 Low Gap Road  
(address)  
Ukiah, CA 95482  
(city, state, zip)  
(707) 463-4291  
(telephone number)

The following technical data is submitted in conjunction with a request for vault space to the California Department of Forestry and Fire Protection.

Person responsible for technical operation of this station (person who can provide technical details):

Kristin McMenomey  
(name)  
841 Low Gap Road  
(address)  
Ukiah, CA 95482  
(city, state, zip)  
(707) 463-4291  
(telephone number)

Date equipment desired to be in operation: 9/25/2008  
(It should be noted that, due to engineering priorities, this application may require up to one (1) full year to process.)

Equipment is to operate in the PUBLIC SAFETY MICROWAVE Radio Service.  
FCC call sign of this installation: \_\_\_\_\_, (Include copy of FCC license)  
APPLIED FOR

Type of operation: ☐ Base Station ☐ Mobile Relay ☒ Microwave Station  
☐ Other \_\_\_\_\_

Amount of 19-inch rack space required to house equipment: 1

(NOTE: Unless otherwise authorized, all electronic equipment is to be mounted in 7'6" aluminum open-frame relay racks and fastened to the site's earthquake bracing and cable ladder system. One rack occupies 2' by 2' of floor space.)



Additional space desired to mount cavities, duplexers, batteries, etc.:

☐ Wall Space                      ☐ Floor Space \_\_\_\_\_ (HxWxD, inches)  
☐ Rack Space                      ☐ Additional space not required

Space for battery facilities required, if any, including charger:

☐ Wall Space                      ☒ Floor Space 1 X 7'6"x19"x18" (HxWxD, inches)  
☐ Radio Rack                      ☐ Not required                      battery charger unit

Maximum power consumption: TRANSMIT: 240 Watts RECEIVE: 240 Watts  
at

Voltage: ☐ 110 Volts AC      ☐ 12 Volts DC      ☒ 48 Volts DC  
☐ Other \_\_\_\_\_

### EQUIPMENT DATA

Provide data for each piece of equipment to be installed in each vault space. Be sure to include a system block diagram on the page furnished for that purpose. Duplicate this page as required to show all equipment desired to be installed:

#### TRANSMITTER #1                      Power output .8 W

Frequency(s)	6197.2400V
Make and Model	ALCATEL-LUCENT      MDR-8706E-150

#### RECEIVER #1

Frequency(s)	5945.2000V
Make and Model	ALCATEL-LUCENT      MDR-8706E-150

#### TRANSMITTER #2                      Power output .8 W

Frequency(s)	6226.8900V
Make and Model	ALCATEL-LUCENT      MDR-8706E-150

#### RECEIVER #2

Frequency(s)	5974.8500V
Make and Model	ALCATEL-LUCENT      MDR-8706E-150

**TRANSMITTER #3**      Power output      W

Frequency(s)
Make and Model

**RECEIVER #3**

Frequency(s)
Make and Model

**TRANSMITTER #4**      Power output      W

Frequency(s)
Make and Model

**RECEIVER #4**

Frequency(s)
Make and Model

**ANTENNA DATA**

Please provide a listing of each antenna desired to be installed at this vault facility. Be sure to show each antenna in the system block diagram on the page provided for that purpose.

Antenna Number	Make and Model	Length or M/W dish size	Gain (dBd) (dBI for M/W)	Azimuth (relative to true north)	Height desired (feet)*
1	RFS PAD6-59B	6'	38.7dBm	14.717	113'
2	RFS PAD6-59	6'	38.7dBm	292.811	137'
3					
4					
5					

\*For VHF antennas, show desired height to base of antenna support. For microwave dishes, show desired height to center of radiating element.



### AUXILIARY EQUIPMENT DATA

For each transmitter, receiver or combination, supply the following:

Make and model of cavity(s), filter(s), isolator(s), duplexer(s), etc., desired to be installed at this site. Please indicate the desired location where these items are to be mounted in the vault. Be sure to include these elements on the system block diagram on the page provided for that purpose.

ALCATEL MDR8000 MICROWAVE RADIO

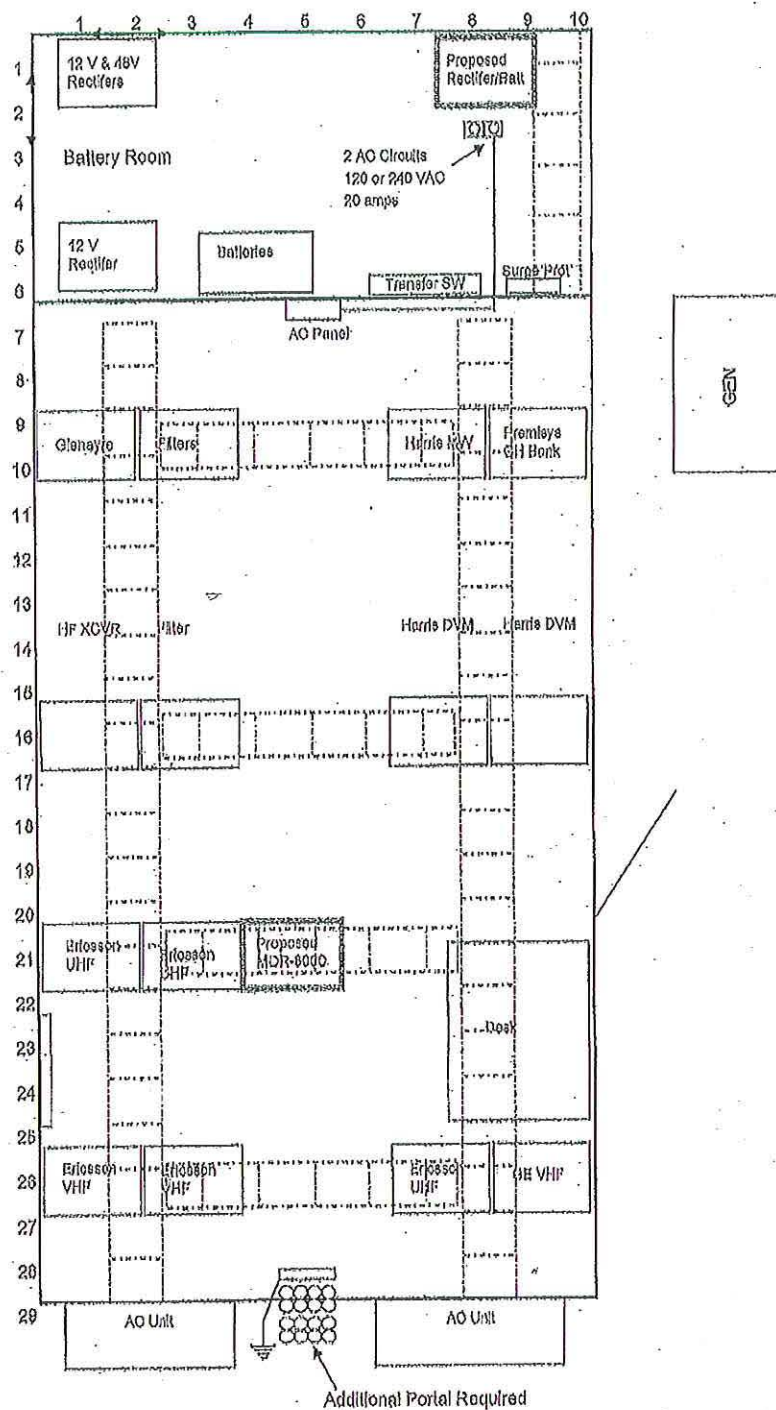
ALCATEL LUCENT MPLS 7250 ETHERNET

LARUS DSL RING SWITCH


### SYSTEM BLOCK DIAGRAM:

Please provide a block diagram of the proposed installation at this radio vault facility. Be sure to include all elements of the system, including transmitters, receivers, power sources, antennas, protective devices, telephone lines, multiplex circuits, etc. Use additional sheets if necessary. Refer to the attached example if desired. Please be sure to label the operating frequency of each piece of equipment in the system, as appropriate.

(see Table of Contents)



Oak Ridge Equipment Room Floor plan

Alcatel-Lucent 



# Microwave Path Data Sheet

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## COMSEARCH

19700 Janella Farm Boulevard, Ashburn, VA, 20147  
(703)726-5673 [www.comsearch.com](http://www.comsearch.com)

PCN Date: 02/22/2008

Job Number 080222COMSTI01

New Path

RCN Number: 08022213

<b>Administrative Information</b>	<b>SANEL MTN CA</b>	<b>OAK RIDGE CA</b>
City/County	/Mendocino	/Sonoma
Status / License Basis	Engineering Proposal / PRIMARY OPERATION	Engineering Proposal / PRIMARY OPERATION
Call Sign	WNTB662	
Licensee Code	S00575	S00575
Licensee Name	MENDOCINO COUNTY SHERIFF'S OFFICE	MENDOCINO COUNTY SHERIFF'S OFFICE
Radio Service / Station Class	CF -- Point-to-Point Microwave, Common Carrier	FXO -- Fixed

### Site Information

Latitude (NAD 83)	38 ° 56' 55.6" N	38 ° 43' 59.7" N
Longitude (NAD 83)	123 ° 13' 2.0" W	123 ° 17' 23.0" W
Ground Elevation (m/ft-AMSL)	1021.69 / 3352.0	712.90 / 2338.9
Antenna Structure Registration #		1019377
Path Azimuth (°)	194.763	14.717
Path Length (km / miles)	24.740 / 15.373	

<b>Transmit Antenna</b>	44008C	44008C
Manufacturer	RADIO FREQUENCY SYSTEMS	RADIO FREQUENCY SYSTEMS
Model	PAD6-59B	PAD6-59B
Gain (dBi) / Beamwidth (°) / Tilt (°)	38.7 / 1.80 / -0.73	38.7 / 1.80 / 0.57
Centerline (m / ft - AGL)	6.10 / 20.0	34.44 / 113.0

<b>Receive Antenna</b>	Same As Transmit
Manufacturer	
Model	
Gain (dBi) / Beamwidth (°)	
Centerline (m / ft - AGL)	

### Diversity Receive Antenna

Manufacturer	
Model	
Gain (dBi) / Beamwidth (°)	
Centerline (m / ft - AGL)	

<b>Radio Information</b>	TEMH95	TEMH95
Manufacturer	ALCATEL-LUCENT	ALCATEL-LUCENT
Model	MDR-8706E-150	MDR-8706E-150
Model Description	MDR-8000 Ethernet	MDR-8000 Ethernet
Emission Designator / Modulation	30M0D7W 128 TCM	30M0D7W 128 TCM
Loading	2016CH DIG 150000.000	2016CH DIG 150000.000
Stability (%)	0.001	0.001
	Nominal Coordinated Maximum	Nominal Coordinated Maximum
Power (dBm)	29.0	29.0
Received Level (dBm)	-35.3	-35.3
EIRP (dBm)	65.7	64.1
Fixed Loss: Tx / Common (dB)	0.0 / 2.0	0.0 / 3.6
Free Space Loss (dB)	136.1	

<b>Transmit Frequencies (MHz)</b>	5945.2000V(11T)	6197.2400V(21T)
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## Microwave Path Data Sheet

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COMSEARCH

19700 Janella Farm Boulevard, Ashburn, VA, 20147

(703)726-5673 [www.comsearch.com](http://www.comsearch.com)

PCN Date: 02/22/2008

Job Number 080222COMST101

New Path

RCN Number: 08022213

Administrative Information	FISH ROCK CA	OAK RIDGE CA
City/County	/Mendocino	/Sonoma
Status / License Basis	Engineering Proposal / PRIMARY OPERATION	Engineering Proposal / PRIMARY OPERATION
Call Sign		
Licensee Code	S00575	S00575
Licensee Name	MENDOCINO COUNTY SHERIFF'S OFFICE	MENDOCINO COUNTY SHERIFF'S OFFICE
Radio Service / Station Class	CF - Point-to-Point Microwave, Common Carrier	FXO - Fixed

## Site Information

Latitude (NAD 83)	38 ° 49' 32.6" N	38 ° 43' 59.7" N
Longitude (NAD 83)	123 ° 34' 18.5" W	123 ° 17' 23.0" W
Ground Elevation (m/ft-AMSL)	362.10 / 1188.0	712.90 / 2338.9
Antenna Structure Registration #		1019377
Path Azimuth (°)	112.635	292.811
Path Length (km / miles)		26.575 / 16.513

Transmit Antenna	44008C	44008C
Manufacturer	RADIO FREQUENCY SYSTEMS	RADIO FREQUENCY SYSTEMS
Model	PAD6-59B	PAD6-59B
Gain (dBi) / Beamwidth (°) / Tilt (°)	38.7 / 1.80 / 0.69	38.7 / 1.80 / -0.87
Centerline (m / ft - AGL)	32.00 / 105.0	41.76 / 137.0

Receive Antenna	Same As Transmit
Manufacturer	
Model	
Gain (dBi) / Beamwidth (°)	
Centerline (m / ft - AGL)	

## Diversity Receive Antenna

Manufacturer	
Model	
Gain (dBi) / Beamwidth (°)	
Centerline (m / ft - AGL)	

Radio Information	TEMH95	TEMH95
Manufacturer	ALCATEL-LUCENT	ALCATEL-LUCENT
Model	MDR-8708E-150	MDR-8708E-150
Model Description	MDR-8000 Ethernet	MDR-8000 Ethernet
Emission Designator / Modulation	30MOD7W 128 TCM	30MOD7W 128 TCM
Loading	2016CH DIG 150000.000	2016CH DIG 150000.000
Stability (%)	0.001	0.001
	Nominal Coordinated Maximum	Nominal Coordinated Maximum
Power (dBm)	29.0	29.0
Received Level (dBm)	-36.8	-36.8
EIRP (dBm)	64.7	64.3
Fixed Loss: Tx / Common (dB)	0.0 / 3.0	0.0 / 3.4
Free Space Loss (dB)		136.8

Transmit Frequencies (MHz)	5974.8500V(12T)	6226.8900V(22T)
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