

I. Alternate Site Analysis

Renegade Towers identified the coverage gap in this area in late 2016 and initially met with the City of Corona to review the coverage alternatives. Prior to Renegade Towers, Verizon and T-Mobile had separately worked to resolve the demand for improved wireless network performance to no avail. During our initial review we reviewed multiple parcels prior to identifying the current proposed location. At the request of the City of Corona, we revisited the area following the first Infrastructure Committee Meeting on November 1, 2017 prior to the formal submittal of our current location. On January 3, 2019, we attended a second Infrastructure Committee Meeting at which the City requested that we revisit the area once again and in particular discuss potential sites at Alternate 3 (Quality Growers Nursery), Alternate 4 (Corey Addison's parcel), and Alternate 8 (Riverside County Flood Control/Water Conservation District).

Renegade Towers has made a concerted effort over the last three years which is in addition to prior multi-year efforts by both T-Mobile and Verizon to find a candidate that meets the requirements for coverage, zoning, and an interested property owner. In good faith, we extended the timing of this hearing to allow us to make detailed inquiries with all the properties raised during our most recent Infrastructure Committee meeting. This has ultimately ended with the same conclusion that the best alternative to provide a single site solution for this critical area within the City of Corona is at the current location. Importantly, it should be noted that the alternate locations do not offer significantly different design solutions to mitigate the proposed use, but primarily serve to shift the proposed use to a different set of neighbors.

The following is a summary of Renegade Towers interaction with the ten alternative site locations. In the attached Exhibit A are maps illustrating the locations of the alternative sites. Detailed documentation of our interaction with the alternative property owners can be found in the attached Exhibit B. Exhibit C contains the access easement for Quality Grower's, Inc.

Proposed Site Location: APN: 112-320-010
Address: Unaddressed, Corona, CA 92882
Ownership: Ann and Don Long

Alt. 1 - APN: 112-320-004
Address: 1500 West Chase Drive, Corona, CA 92882
Ownership: Martin and Betty Deanda
Reason for infeasibility: Lease agreement could not be obtained. The property owners and Renegade Towers reviewed the proposal for a site at this property. Following detailed discussions and email regarding the proposed use the owners were ultimately not interested in the terms of the deal.
Documentation: Attached is an email to the property owners.

Alt. 2 - APN: 112-320-026
Address: Unaddressed, City of Corona, CA 92882
Ownership: John and Esther Prichard
Reason for Infeasibility: Lease agreement could not be obtained. As stated, three key elements for a potential site are proposed coverage, zoning, and a willing landlord. In this instance, the Property owners have been unresponsive and as such not interested in the proposed use at this location.
Documentation: Attached is the initial letter of interest mailed to the property owner.

Alt. 3 - APN: 275-080-021 (Quality Growers Nursery, Inc.)
Address: 3325 Mangular Avenue, Corona, CA 92882
Ownership: Martin and Dolores Gonzalez
Reason for Infeasibility: Property owner was unresponsive when we contacted them in early 2018. At that time, we were also made aware that Quality Growers, Inc. had entered an agreement with another tower company in the past but that deal ultimately fell through due to several issues:

1. Grading off of Foothill parkway doesn't meet the fire departments minimum requirements.

2. Easement and access issues through two other private properties. Easement is solely for access.
3. Power run of 1,200 feet

This site was raised again during the January 3, 2019 Infrastructure Committee Meeting as a potential candidate for the proposed use. As such, on January 4, 2019 we contacted Quality Growers to discuss the proposed use, and to review the issues that ended the first attempt at a site at this location. We visited the property to identify a potential location and also looked in detail at the road, access and power.

Separately, Renegade Towers discussed the proposed use with Fire Marshall Cindi Schmitz with the City of Corona and she stated that our projects access path does not meet the minimum requirements of both the County of Riverside and City of Corona Fire Departments due to its width and extreme grade of the road. As such, she indicated the City could not approve a site at this location.

Finally, Quality Growers parcel is land locked and accessible only via an easement. We reviewed the easement and confirmed that the easement is solely for the purpose of access and cannot be used for utilities. As such, this is another reason why a site cannot be developed at this location.

Documentation: Attached is our interaction with Fire Marshall Cindy Schmitz. Quality Growers Inc., easement can be found in the attached Exhibit C.

Alt. 4 - APN: 275-080-041 (Ridge North of Nursery)

Address: Unaddressed

Ownership: Corey Addison

Reason for Infeasibility: This parcel is still owned by Corey Addison. Renegade Towers met with Mr. Addison in December of 2017 regarding the proposed use on his parcel. Unfortunately, the parties could not agree on the business terms for a potential site at this property. Since our initial meeting, the parcel is in escrow with a condition of sale that the parcel is rezoned and its development plan approved. At the request of the City during the last Infrastructure Committee Meeting we contacted the new potential owner regarding our proposed use. A deal at this location is complicated by a number of factors including the uncertainty related to any project in this stage of development and the significant grading proposed in the development project to accommodate a retail space, an office building and a parking lot. We have been working with the developer to identify a location for a communication site. Ultimately, Renegade has decided not to move forward with a site at this location due to several reasons.

1. The developer's project is still in the design phase and it is difficult at this stage to determine if our proposed use would fit within their development. The developer is revising their site plan and we have not received the new design at this time.
2. The City of Corona has not approved the project site plan, the rezoning of the parcel or a wireless use at this location.
3. The rezoning, approval, funding, grading, and construction of the developer's proposal is 4-5 years out. As such, the area would have poor coverage for another 5 years assuming the developer's project gets approved.

Documentation: Attached is our interaction with the developer.

Alt. 5 - APN: 275-080-002 (County Ridge)

Address: Unaddressed,

Ownership: Top Capital, LLC.: Yee Chen Yeh

Reason for Infeasibility: Lease agreement could not be obtained.

Documentation: The initial letter was mailed to the property owners and was followed by a phone call notifying Renegade Towers that they were not interested.

Alt. 6 - APN: 112-310-009 and 112-310-010 (East of Basin)

Address: Both are unaddressed

Ownership: New Tech Inc., a California Corporation

Reason for Infeasibility: Lease agreement could not be obtained.

Documentation: The initial letter was mailed to the property owners and was followed by a phone call notifying Renegade Towers that they were not interested.

Alt. 7 - APN: 112-320-25

Address: Unaddressed

Ownership: City of Corona

Reason for Infeasibility: Site location would have substantial blockage to the Orchard Glen Community to the south. Additionally, Verizon shared with us that they had approached the City in the past at this location and the City of Corona was not interested in a wireless site at this location. Finally, this site does not have any unique feature that differentiates it from the currently proposed location. This site is still within close proximity to residential uses.

Alt. 8- APN: 112-310-002

Address: Unaddressed

Ownership: Riverside County Flood Control and Water Conservation District

Reason for Infeasibility: A site at this location would require an Encroachment Permit. We were advised by Komy Gohds with the Riverside County Flood Control and Water Conservation District to have the City of Corona apply for the permit since they require an agency / owner to take the lead. Additionally, they have not agreed to the standard business terms unique to wireless sites and required by wireless carriers.

This site also has complicated history as it was once discussed as a potential City trailhead, but that project was ended following strong opposition. Furthermore, a wireless site was proposed in close proximity and it also had community objections. Finally, this site does not offer a unique feature that materially distinguishes it from the currently proposed location.

Documentation: Attached is our interaction with the Riverside County Flood Control and Water Conservation District.

Alt. 9 - APN: 112-320-018

Address: 3295 Mangular Avenue, Corona, CA 92882

Ownership: Martin and Maria Villegas

Reason for Infeasibility: The property owners were interested but we were ultimately unable to pursue a wireless facility at this location. Under section 1B in the "Location, Development, and Design Guidelines and Standards for Telecommunications Facilities" the code states the following:

Telecommunication facilities, other than satellite antennas, amateur radio facilities, or receiver-only antennas, may be approved within a residential zone only if the property is not developed with a single family dwelling unit.

There is a dwelling located on this parcel, therefore we are unable to meet the code requirements.

Documentation: Attached is our interaction with Martin Villegas prior to our site visit at the property.

Alt. 10 - APN: 112-310-002

Address: Unaddressed

Ownership: City of Corona

Reason for Infeasibility: A site at this location would have substantial blockage and would not provide coverage to the targeted area.

Exhibit A

Alternate Site Analysis

Image 1 of 5:

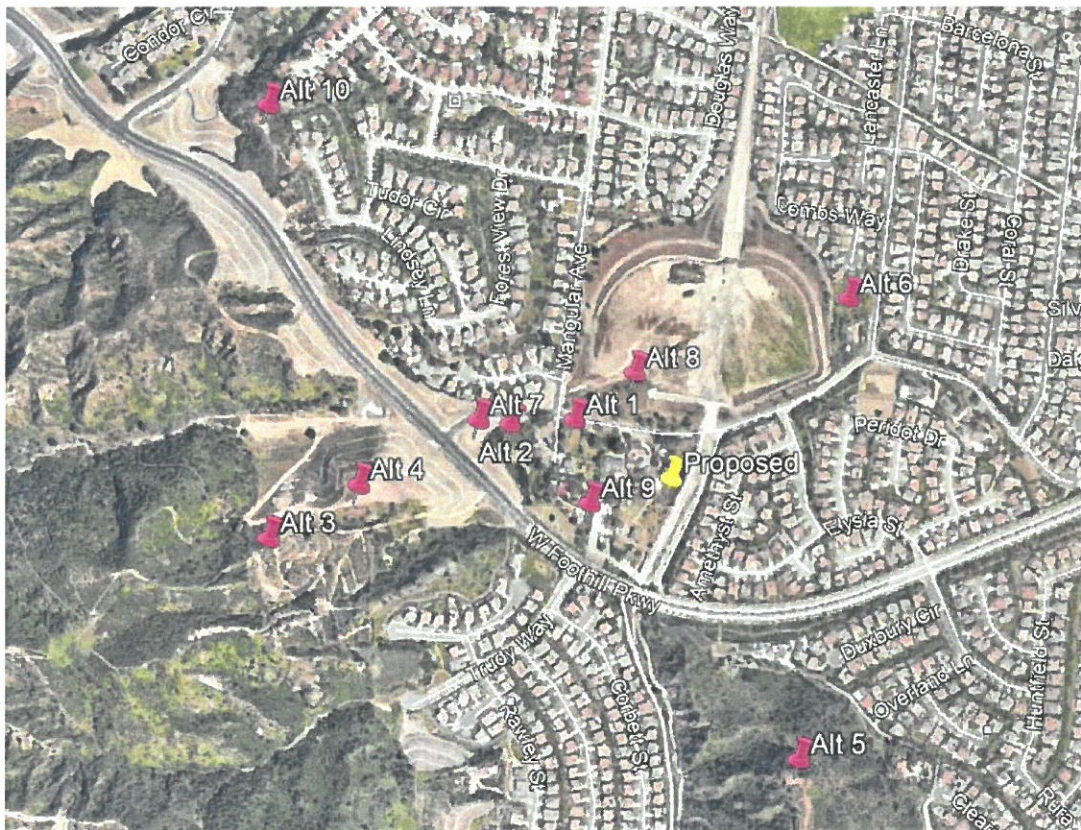


Image 2 of 5:



Image 3 of 5:

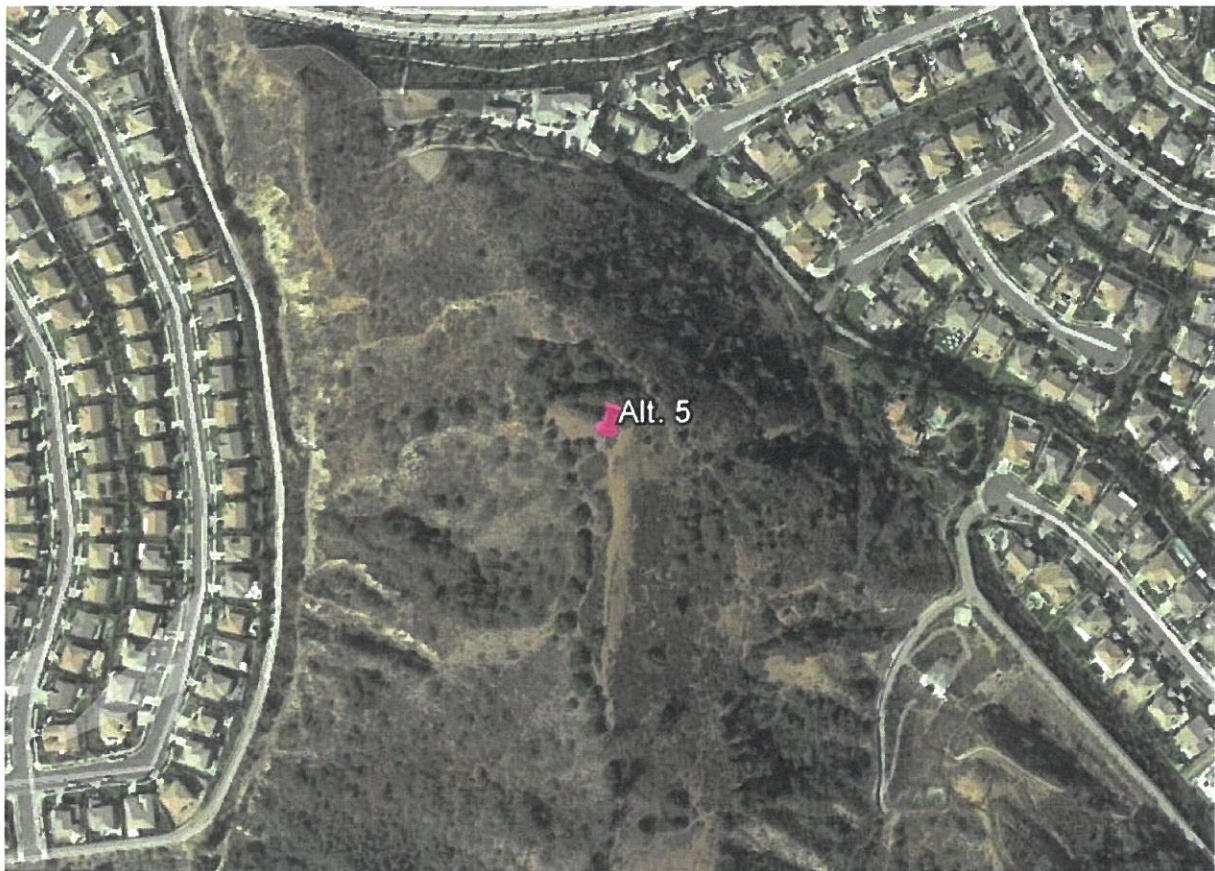


Image 4 of 5:

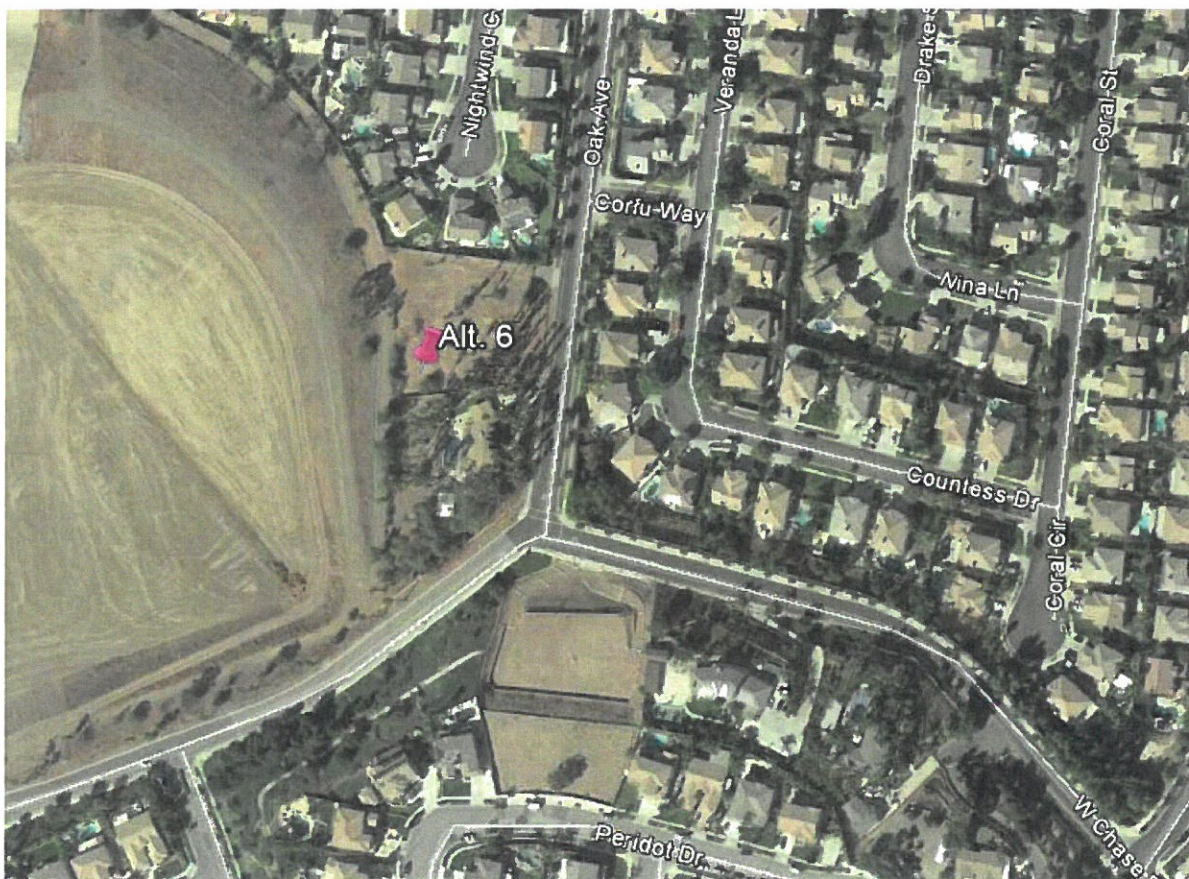


Image 5 of 5:

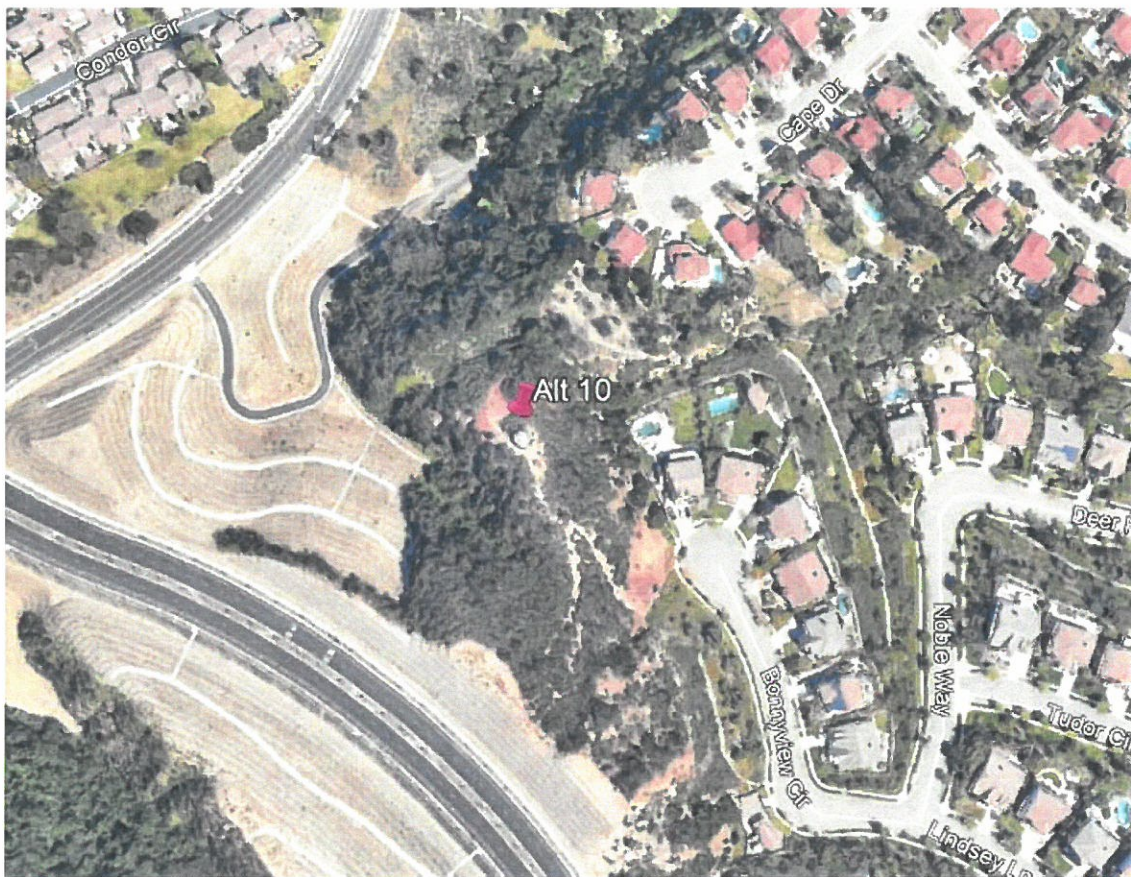


Exhibit B

Attached



Chris Barnett <chrisbarnett34@gmail.com>

Skyline: Renegade Towers Proposed Telecommunications Site in Corona, CA

Chris Barnett <chrisbarnett34@gmail.com>

Tue, May 16, 2017 at 2:58 PM

To: a.deanda@sbcglobal.net

Cc: Michael Miller <michael@vistatowers.net>

Good afternoon Betty,

I hope all is well. About a month ago, we discussed Renegade Tower's interest in leasing roughly a 36' x 75' space for a communication site on your property located on the corner of Mangar and Chase Avenue in Corona, CA. I wanted to reach out and see if you and your husband were still interested in moving forward with our project.

We recently had a meeting with the city in regards to the feasibility of our project in the area and believe your property is still a strong candidate for a communication site.

I have attached a revised lease for your review.

Again, please do not hesitate to reach out with any questions or comments.

Thanks,

Chris Barnett
Renegade Towers
714-788-9602



Lease - Deanda Master 5-16-17.doc
652K



October 25, 2017

John and Esther Prichard
1252 Westridge Drive,
Ventura, CA 93003

RE: Multi-Carrier Communication Site near Chase and Foothill Parkway in Corona, CA (APN: 112-320-026)

Dear John and Esther:

Renegade Tower's is interested in leasing a small portion of your property located on the corner of Chase and Foothill Parkway in Corona, CA for a telecommunication site. Renegade Towers is a company that designs, constructs and operates multi-carrier telecommunication sites.

Renegade Tower's has reviewed the area and believes your property is a strong candidate for a telecommunication site. As such, we would like to lease a by foot area on the property. I have included a copy of an aerial photograph that depicts the proposed lease area and access path.

If agreeable, we would enter in to a lease agreement, as follows:

- Initial 18 Month Option to Lease with \$ one-time payment paid when exercised. A second 12 month Option to Lease with a separate \$ one-time payment when exercised. This allows us to perform the design work, obtain all necessary approvals, and confirm wireless carrier interest.
- 30 Year Lease Agreement (5-year initial term and five 5-year renewal periods)
- \$ per month rent with 0 to 1 tenants on tower
- \$ per month rent increase for any and all tenants after initial tenant
- % rent increase at the beginning of each lease renewal term.

Thank you for your attention to this matter and please feel free to contact me at 714-788-9602 or email me at chrisbarnett34@gmail.com with any questions or comments. Also, please let me know if you are not interested as it will allow me to remove your property as a potential candidate.

Very truly yours,

Chris Barnett

AERIAL OF PROPOSED LEASE SPACE

Please see the proposed lease space (red rectangle) below.

Renegade Towers Proposed Lease area.
Approximately ()





mailto:chrisbarnett34@gmail.com

Skyline Nursery: Renegade Towers Proposal for a Wireless Telecommunications Site

Chris Barnett <chrisbarnett34@gmail.com>
To: jr@qualitygrowersnursery.com
Cc: Michael Miller <michael@vistatowers.net>

Wed, Nov 8, 2017 at 1:04 PM

Martin:

Thank you again for taking the time to discuss Renegade Towers interest in leasing a portion of your property for a telecommunications site. We have reviewed the area around Foothill Parkway and Chase Drive in Corona, CA in a desire to improve local telecommunications coverage and identified your property as a strong candidate. Renegade Towers works independently from the carriers and specializes in the design, construction, and operation of multi-carrier telecommunications sites.

As such, we would like to lease _____ lot area on the property as identified in the aerial photograph shown below.

If agreeable, we would enter into a lease agreement, as follows:

Option: Initial 18 Month Option to Lease with a \$ _____ re-time payment paid when exercised.
An 18 month Option Extension to Lease with a separate \$ _____ time payment when exercised.
* This allows us to perform the design work, obtain all necessary approvals, and confirm wireless carrier interest.

Rent: _____ month for 0/1 carrier (initial tenant).
_____ / month more for each additional carrier after the initial tenant (\$1 _____ /mo for 4).

Term Rent Increase:

Leased Area: _____ This is the minimum amount of space needed to accommodate _____ carriers ground equipment.

Term: Initial term of 5 years with 5 five year renewals (30 year total).

We will also be responsible for all costs (design, permit, construction). We work with all four of the major carriers, and have been very successful in attracting more than 1 carrier to most of our facilities within 2 to 4 years of construction. We start working our sites into their budgets even before we start construction, so we have also constructed sites with 2 and 3 carriers all locating within the first year of construction.

The site location shown below is just a preliminary "idea". We are open to any suggestions, and our goal in picking this spot was to keep our facility clear of areas in use as well as to position the site in a location that best satisfies the demands of the carriers existing network of sites.

Thank you again for your attention to this matter. Please feel free to contact me at _____ with any questions or comments.

Very truly yours,

Chris Barnett
Renegade Towers

Red Rectangle represents Renegade Tower's proposed _____ space.



Martin Gonzalez Jr. <jr@qualitygrowersnursery.com>
 Reply To: "Martin Gonzalez Jr." <jr@qualitygrowersnursery.com>
 To: Chris Barnett <chrisbarnett34@gmail.com>

Wed, Nov 8, 2017 at 3:24 PM

Thank you Chris,
 Let me forward to the owner

Thank you,
 Jr

Quality Growers, Inc.
 19970 Grant St.
 Corona, CA 92881

Phone: (951) 371-7193
Fax: (951) 371-0619
www.qualitygrowersnursery.com

*All quotes are valid for 30 days from the date of the bid and subject to availability of material at time of order. Prices quoted are for the entire lot and may be changed if partial quantities are ordered. The contractor/customer is responsible for unloading the material.

From: Chris Barnett <chrisbarnett34@gmail.com>
To: jr@qualitygrowersnursery.com
Cc: Michael Miller <miller@skyline-nursery.com>
Sent: Wednesday, November 8, 2017 1:04 PM
Subject: Skyline Nursery - Renegade Towers Proposal for a Wireless Telecommunications Site

Chris Barnett <chrisbarnett34@gmail.com>
 To: "Martin Gonzalez Jr." <jr@qualitygrowersnursery.com>

Tue, Nov 14, 2017 at 1:22 PM

Good afternoon Martin

I wanted to follow up and see if you've had a chance to forward Renegade's proposal to the property owner

Thanks,

Chris Barnett

Martin Gonzalez Jr. <jr@qualitygrowersnursery.com>
Reply: To "Martin Gonzalez Jr." <jr@qualitygrowersnursery.com>
To: Chris Barnett <chrisbarnett34@gmail.com>

Wed, Nov 15, 2017 at 8:13 AM

Good morning Chris,
I did sent it out to him, but he's been a bit busy. I will let him know that you emailed me.

Thank you,
Jr

Quality Growers, Inc.
19970 Grant St
Corona, CA 92881

Phono: (951) 371-7193
Fax: (951) 371-0619
www.qualitygrowersnursery.com

*All quotes are valid for 30 days from the date of the bid and subject to availability of material at time of order. Prices quoted are for the entire lot and may be changed if partial quantities are ordered. The contractor/customer is responsible for unloading the material.

From: Chris Barnett <chrisbarnett34@gmail.com>
To: Martin Gonzalez Jr. <jr@qualitygrowersnursery.com>
Sent: Tuesday, November 14, 2017 1:24 PM
Subject: Re: Skyline Nursery Renegade Towers Proposal for a Wireless Telecommunications Site

Good afternoon Martin:

I wanted to follow up and see if you've had a chance to forward Renegade's proposal to the property owner

Thanks,

Chris Barnett

On Wed, Nov 8, 2017 at 3:24 PM, Martin Gonzalez Jr. <jr@qualitygrowersnursery.com> wrote:
Thank you Chris,
Let me forward to the owner

Thank you,
Jr

Quality Growers, Inc.
19970 Grant St
Corona, CA 92881

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*All quotes are valid for 30 days from the date of the bid and subject to availability of material at time of order. Prices quoted are for the entire lot and may be changed if partial quantities are ordered. The contractor/customer is responsible for unloading the material.



13 moles/litre.

Fri, Jan 18, 2019 at 11:20 AM

We met a while back at a Public Review Committee meeting to discuss Renegade Towers desire to install a wireless facility located near Skyline and Chase Drive just north of Foothill Parkway. We are in the process of reviewing potential candidates. One of those candidates is Quality Grower's Nursery located at an APN of 275-080-021 and as shown by the aerial image below. Another tower company approached the nursery in the past but ultimately walked away because the access path did not satisfy the County of Riverside's Fire Departments codes. Based on google earth readings and our field visit, we do not believe that the access road meets the City of Corona's standards that our project would require. Those requirements are below in blue font. We wanted to confirm that this property is under the City's jurisdiction and if so, to see if it would be possible to walk the property with the Fire Department

Chris Barnett
Renegade Towers
714-788-9602

- 28 foot wide drive aisle capable of supporting 70,000 gross vehicle weight, all weather surface, so either asphalt or concrete.
- Turning radius of 25 foot inside and 50 foot outside
- Roadway not to exceed 10%
- Hydrant spacing of 250'
- Fire flow requirement of 3000 gallons per minute at 20 psi

Fri, Jan 18, 2019 at 11:41 AM

You are exactly correct. This site does not meet our minimum requirements and was very costly for it to be brought up to standards. I am familiar with the site and would be happy to look at anything you would like to propose that is relatively close to area minimum standards.

You are welcome to send the proposal to me via e-mail, not sure if a site visit would do much good. And yes this is now in the City limits.

Cindi Schmitz

Fire Marshal

cc: Chris Barnett

Chris Barnett <chrisbarnett34@gmail.com>
To: cindi.schmitz@coronaca.gov

Fri, Jan 18, 2019 at 12:28 PM

Cindi:

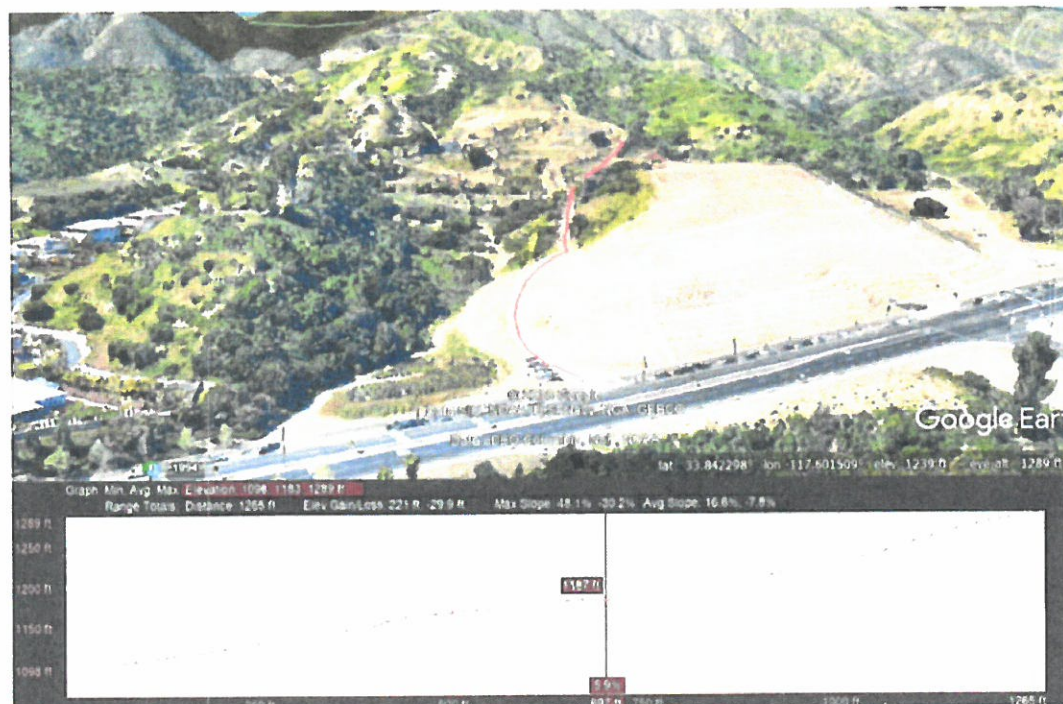
Thanks for the quick response. The city of Corona Fire Department's requirements are shown in blue. My comments are in red. Is this something that the fire department would be willing to make an exception on for a wireless telecommunications facility?

- 28 foot wide drive aisle capable of supporting 70,000 gross vehicle weight, all weather surface, so either asphalt or concrete. We would need the city to make an exception on the width and the material.
- Turning radius of 25 foot inside and 50 foot outside. We would need the city to make an exception.
- Roadway not to exceed 10%. We would need the city to make an exception.
- Hydrant spacing of 250'. We would need the city to make an exception.
- Fire flow requirement of 3000 gallons per minute at 20 psi. TBD.

Thanks,

Chris

Image 1 of 1: Elevation Profile as shown by the pink path



Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>
Cc: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>

Fri, Jan 18, 2019 at 1:11 PM

The City would be willing to look at alternatives but the best we could do is 16' wide, we would not be able to make an exception on the material. It must be all weather either asphalt or concrete. The GVW could be looked at. The most I have ever seen the City allow is 12% but that is with Fire Marshal and Public Works director approval. We would still need the turning radius or a turning radius study done based on the specs of one of our brush engines.

As for hydrant spacing and fire flow that is our minimum standard already. As you can appreciate with the recent and future wildfires we are not willing to give on this much especially those areas in the high fire severity zone, which you are. More and more we see these utilizes actually the very cause of the fires so we must be diligent with the Cleveland National Forest at our back door.

[\[Quoted text hidden\]](#)

Chris Barnett <chrisbarnett34@gmail.com>
To: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
Cc: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>

Fri, Jan 18, 2019 at 2:58 PM

Understood on your concerns. I do think it would be helpful for us if we could meet on the property and discuss possible solutions. Do you have any days in mind next week that may work for you?

Thanks and feel free to call.

Chris Barnett
Renegade Towers
714-788-9602
[\[Quoted text hidden\]](#)

Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>

Fri, Jan 18, 2019 at 3:05 PM

My schedule fills up extremely fast. I'm booked out until the week after. I can do Tuesday the 29th at 2:00 PM. I really hate to waste both of our time, so I would recommend a proposal at that time that meets our minimum requirements.

[\[Quoted text hidden\]](#)

Chris Barnett <chrisbarnett34@gmail.com>
To: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>

Fri, Jan 18, 2019 at 3:19 PM

Tuesday the 29th at 2:00 pm works great for us. Please pencil us in.

We will come as prepared as possible, but there's only so much we are able to see from google earth. Our concern is that there is no solution that will meet the minimum requirements. But we'd like to walk the property with the Fire Dept. to see if we can find a solution.

Thanks again for your help.

Chris Barnett
[\[Quoted text hidden\]](#)

Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>

Fri, Jan 18, 2019 at 3:26 PM

That is my concern, if there is an item like the 12% etc that cannot be accomplish then it may not be a viable project or the cost may simply outweigh the reward. If you do get to this point please let me know so we do not have to meet. Unfortunately, meeting on-site does not change our requirements and I have been there and am not sure how you can pull it off. Especially, after going through the motions with one company already. Just trying to be upfront.

[\[Quoted text hidden\]](#)

Chris Barnett <chrisbarnett34@gmail.com>
To: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>

Fri, Jan 18, 2019 at 3:30 PM

For clarification, was it the City of Corona Fire Dept. that worked with the previous tower company? Our understanding was that it was with the County of Riverside Fire Dept.

Thanks,

Chris
[\[Quoted text hidden\]](#)

Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>

Fri, Jan 18, 2019 at 3:33 PM

It was both. When they first contacted me the property had not annexed yet but was scheduled to do so. I told them to contact the County because sometimes their requirements are not as stringent as ours since they have more rural areas to see if they could make it happen before the annex.

[\[Quoted text hidden\]](#)

Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>

Fri, Jan 18, 2019 at 3:36 PM

Our water and access is more strict than the County due to a Municipal Code that we adopted about 30 years ago. Just don't want to see you spend money toward a bad cause.

[\[Quoted text hidden\]](#)

Chris Barnett <chrisbarnett34@gmail.com>
To: Cindi Schmitz <Cindi.Schmitz@coronaca.gov>

Fri, Jan 18, 2019 at 4:20 PM

Thank you for sharing the information. At this point, it doesn't make much sense for us to meet at the property.

Have a great weekend.

Chris Barnett
[\[Quoted text hidden\]](#)

Cindi Schmitz <Cindi.Schmitz@coronaca.gov>
To: Chris Barnett <chrisbarnett34@gmail.com>

Fri, Jan 18, 2019 at 4:22 PM



Chris Barnett - chrisbarnett34@gmail.com

Skyline: Renegade Towers Proposal for a Wireless Telecommunications Site

Chris Barnett <chrisbarnett34@gmail.com>

Tue, Dec 5, 2017 at 2:32 PM

To: Corey Addison <corey@addisonequipment.com>

Corey:

Thank you again for taking the time to meet with us last week. You shared some good ideas and we appreciate your time. We outlined our proposal that has limited flexibility and we're curious if this is something you've had a chance to look at further and if you think this could be a good fit. Please feel free to call with any questions.

Thanks,

Chris Barnett
Renegade Towers
714-788-9602

www.renegadetowers.com



Chris Barnett <barnettchris148@gmail.com>

Skyline (alt #4): Reneage Towers Proposal for a wirelss facility

12 messages

Chris Barnett <barnettchris148@gmail.com>
To: rneuge@gmail.com

Wed, Feb 27, 2019 at 4:17 PM

Rick:

Thank you for your response the other day. My previous email account has been compromised. As such, please use this email moving forward.

Thanks,

Chris Barnett
Renegade Towers
714-788-9602

Rick Neugebauer <rneuge@gmail.com>
Reply-To: rneuge@gmail.com
To: Chris Barnett <barnettchris148@gmail.com>

Wed, Feb 27, 2019 at 4:19 PM

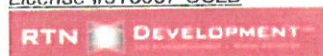
Received, thank you.

[Quoted text hidden]

--

Rick Neugebauer, President and CEO
RTN Development
Developers*Contractors*Managers
Temecula Wine Country Specialists
28465 Old Town Front Street Suite 311
Temecula, Ca 92590

760.594.1107 Cell
951.676.1796 Office
License #315087 CSLB



www.rtndevelopment.com

<http://temeculavalleyslowfood.org/>

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Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Thu, Mar 7, 2019 at 10:26 AM

Rick:

Hope all is well. We wanted to follow up to see if you've had a chance to review our proposal. We are pushing up on a deadline with the City and would like to keep things moving forward provided their is still interest. Please reach out with any questions.

Thanks,

Chris Barnett
[Quoted text hidden]

Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Thu, Mar 14, 2019 at 1:56 PM

Rick:

I wanted to reach out to see if you've had a chance to review our proposal. I'd like to reiterate that we are pushing up on some deadlines and would like to know where we stand sooner rather than later.

Please feel free to call.

Thanks,

Chris Barnett
Renegade Towers
714-788-9602
[Quoted text hidden]

Rick Neugebauer <rneuge@gmail.com>
Reply-To: rneuge@gmail.com
To: Chris Barnett <barnettchris148@gmail.com>

Thu, Mar 14, 2019 at 3:03 PM

Yes, we are still interested.

We have some site changes but your cell program is still participatory.

Thanks,

Rick
[Quoted text hidden]

Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Fri, Mar 15, 2019 at 10:18 AM

Rick:

Thanks for the response. Would you be able to share with us the updated site plan?

Thanks,

Chris Barnett
[Quoted text hidden]

Rick Neugebauer <rneuge@gmail.com>
Reply-To: rneuge@gmail.com
To: Chris Barnett <barnettchris148@gmail.com>

Fri, Mar 15, 2019 at 10:23 AM

Chris,
It is not ready yet....2-3 weeks out,

Rick
[Quoted text hidden]

Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Fri, Mar 15, 2019 at 10:59 AM

If possible, when that time comes, please provide us with the updated plans so we can see if there is a location that would work.

Thanks,

Chris

[Quoted text hidden]

Rick Neugebauer <rneuge@gmail.com>
Reply-To: rneuge@gmail.com
To: Chris Barnett <barnettchris148@gmail.com>

Fri, Mar 15, 2019 at 4:24 PM

Absolutely. I think the location will work, just a better alignment with parking,

Rick

[Quoted text hidden]

Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Mon, Mar 25, 2019 at 2:00 PM

Good afternoon Rick:

Hope all is well. I wanted to reach out to see if you can provide the updated site plans?

Thanks,

Chris Barnett

[Quoted text hidden]

Rick Neugebauer <rneuge@gmail.com>
Reply-To: rneuge@gmail.com
To: Chris Barnett <barnettchris148@gmail.com>

Tue, Mar 26, 2019 at 7:22 PM

Yes, I am working on it. But in the meantime, is the location that you mapped a good spot for your tower?

Rick

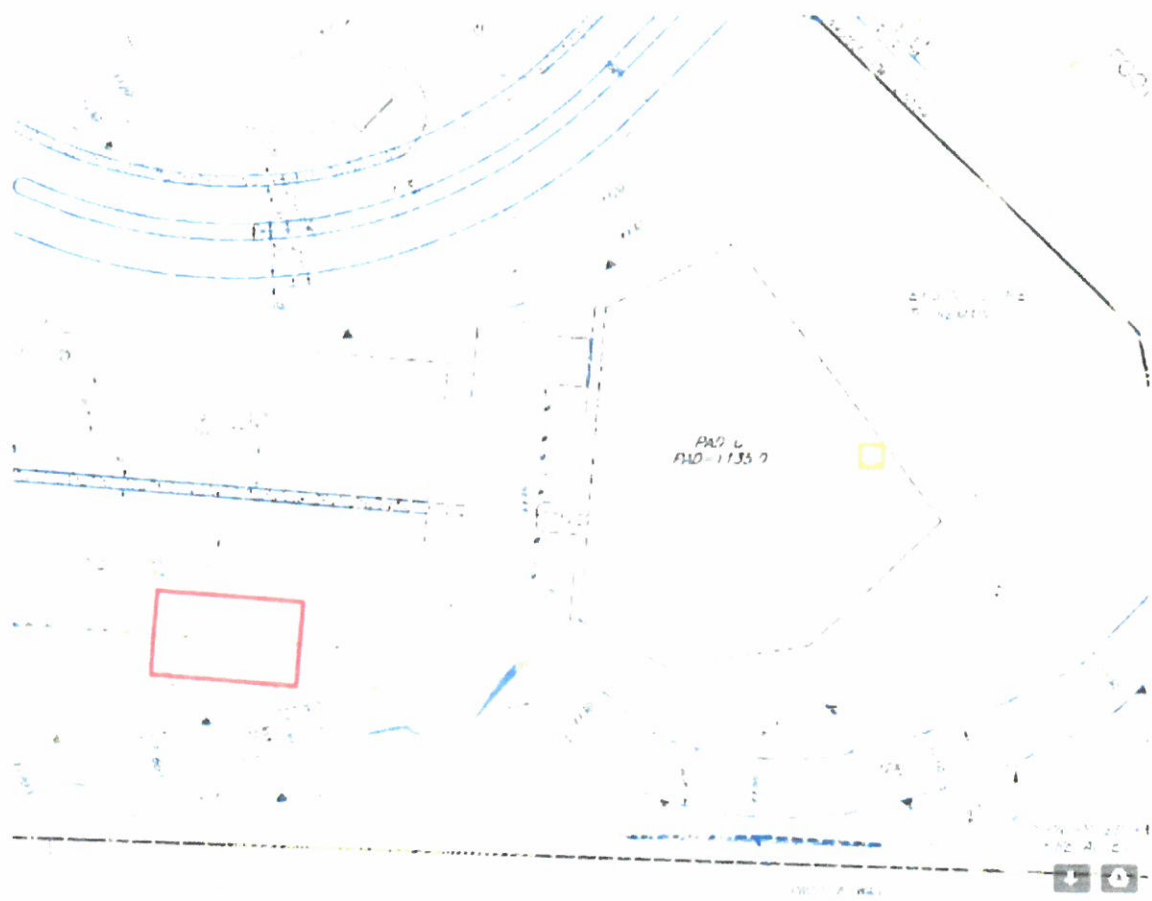
[Quoted text hidden]

Chris Barnett <barnettchris148@gmail.com>
To: Rick Neugebauer <rneuge@gmail.com>

Tue, Mar 26, 2019 at 7:32 PM

Ok, we will keep a look out for the final design. Yes, the location we mapped out would work for us. Just to confirm the location, I copied it below so we are both on the same page.

Image 1 of 1: Red box is the proposed 36' x 75' lease space



[Quoted text hidden]



November 7, 2017

Top Capital, LLC
Yee Chen Yeh
 1100 Avondale Road,
 San Marino, CA 91108

RE: Multi-Carrier Communication Site near Chase and Foothill Parkway in Riverside County, CA (APN: 275-080-002)

Dear Mr. Yeh:

Renegade Tower's is interested in leasing a small portion of your property located on the corner of Chase and Foothill Parkway in Corona, CA for a telecommunication site. Renegade Towers is a company that designs, constructs and operates multi-carrier telecommunication sites.

Renegade Tower's has reviewed the area and believes your property is a strong candidate for a telecommunication site. As such, we would like to lease a by foot area on the property. I have included a copy of an aerial photograph that depicts the proposed lease area and access path.

If agreeable, we would enter in to a lease agreement, as follows:

- Initial 18 Month Option to Lease with \$ one-time payment paid when exercised. A second 18 Month Option to Lease with a separate \$ ne-time payment when exercised. This allows us to perform the design work, obtain all necessary approvals, and confirm wireless carrier interest.
- 30 Year Lease Agreement (5-year initial term and five 5-year renewal periods)
- \$ per month rent with 0 to 1 tenants on tower
- \$ per month rent increase for any and all tenants after initial tenant
- 6 rent increase at the beginning of each lease renewal term.

Thank you for your attention to this matter and please feel free to contact me at 714-788-9602 or email me at chrisbarnett34@gmail.com with any questions or comments. Also, please let me know if you are not interested as it will allow me to remove your property as a potential candidate.

Very truly yours,

Chris Barnett

AERIAL OF PROPOSED LEASE SPACE

Image 1 of 2:

Please see the proposed lease space (orange rectangle) below. The red lines represent all adjacent and relative parcels to our project. The blue line represents the path required to access the properties and the yellow line represents the proposed utility run. It is our understanding that you hold ownership in parcels # 4, 5, 8 and 9 as illustrated below.

Renegade Towers Proposed Lease area.
Approximately () x ()

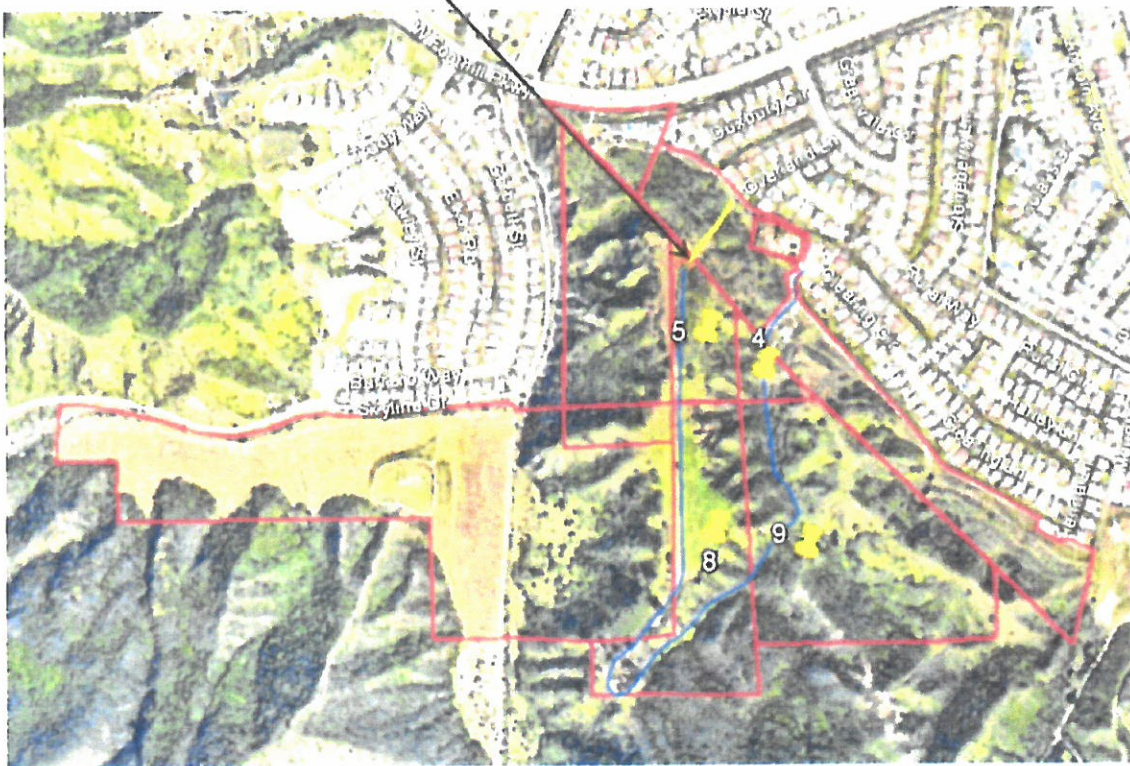


Image 2 of 2:

Renegade Towers Proposed Lease area.
Approximately (





November 28, 2017

New Tech Inc.
2175 Sampson Ave 111,
Corona, CA 92879

**RE: Multi-Carrier Communication Site near Chase and Oak Avenue in Corona, CA
(APN's: 112-310-009 and 112-310-010)**

To whom it may concern:

Renegade Tower's is interested in leasing a small portion of one of your properties located on the corner of Chase and Oak Avenue in Corona, CA for a telecommunication site. Renegade Towers is a company that designs, constructs and operates multi-carrier telecommunication sites.

Renegade Tower's has reviewed the area and believes your property is a strong candidate for a telecommunication site. As such, we would like to lease a by foot area on the property. I have included a copy of an aerial photograph that depicts the proposed lease area.

If agreeable, we would enter in to a lease agreement, as follows:

- Initial 18 Month Option to Lease with \$ one-time payment paid when exercised. A second 18 month Option to Lease with a separate \$ one-time payment when exercised. This allows us to perform the design work, obtain all necessary approvals, and confirm wireless carrier interest.
- 30 Year Lease Agreement (5-year initial term and five 5-year renewal periods)
- \$ per month rent with 0 to 1 tenants on tower
- \$ per month rent increase for any and all tenants after initial tenant
- % rent increase at the beginning of each lease renewal term.

Thank you for your attention to this matter and please feel free to contact me at 714-788-9602 or email me at chrisbarnett34@gmail.com with any questions or comments. Also, please let me know if you are not interested as it will allow me to remove your property as a potential candidate.

Very truly yours,

Chris Barnett

AERIAL OF PROPOSED LEASE SPACE

Please see the proposed lease space below (red rectangle).

Renegade Towers Proposed Lease area.
Approximately ()



Chris Barnett
[image of a checkmark]

Chris Barnett <chrisbarnett34@gmail.com>
To: barnettchris148@gmail.com

Fri, Mar 1, 2019 at 8:33 AM

[image of a checkmark]

Chris Barnett <barnettchris148@gmail.com>
To: krghods@rivco.org
Cc: michael@vistatowers.net

Thu, Mar 7, 2019 at 10:23 AM

Komy:

We wanted to follow up on this. We are pushing up on a deadline and would like to fully understand the process, costs, term etc. prior to this deadline with the City. Please feel free to call.

Thanks,

Chris Barnett
Renegade Towers
714-788-9602
[image of a checkmark]

Ghods, Kamyar <krghods@rivco.org>
To: Chris Barnett <barnettchris148@gmail.com>
Cc: "michael@vistatowers.net" <michael@vistatowers.net>

Thu, Mar 14, 2019 at 8:08 AM

Morning Chris,

I've attached my last conversation with our R/W folks which hopefully sheds light on the lease options for your project.

Please take a read and let me know if you have any follow up questions.

Regards

Komy Ghods, P.E.

Senior Civil Engineer

Operations Engineering, O&M Division

Riverside County Flood Control and

Water Conservation District

1995 Market Street Riverside, CA 92501

951.955.1210

[image of a checkmark]

----- Forwarded message -----

From: "Duran, Ruben" <ruduran@rivco.org>
To: "Ghods, Kamyar" <krghods@rivco.org>
Cc: "Beauchamp, Richard" <RBeauchamp@rivco.org>
Bcc:
Date: Thu, 7 Mar 2019 19:33:17 +0000
Subject: RE: [EXTERNAL MAIL] Renegade Towers (Skyline): Proposal of a Wireless Telecommunications Facility

Komy,

Sorry, I didn't get back any sooner, but I have been slammed. To top it off, this was an easier inquiry, so sorry again.

The lease terms and extension options the applicant is requesting is pretty standard for such a use of land. For the applicant's further information, the annual rent may be negotiable, and we would typically contract for a fair market rent appraisal (Direct Comparison approach) subject to an annual increase based on the Consumer Price Index. Additionally, the lease rate could indicate a "no less than" or "greater than" percentage. Also, it is possible the property would need to be reappraised after possibly the 2nd or 3rd extension options.

Regarding any ongoing fees (administration), we would typically require a one-time processing fee, which could be based on the annual rent payment, or we could ask the applicant for what they would consider to be reasonable. Or, this is potentially a very long-term lease with a large amount of rental income to be collected over 30 years, so Senior Management could also choose to waive the fees. Bottom line is that it is negotiable.

Incidentally, I'm copying Rick on my team as he will be handling our property management. The applicant may contact him directly if they have any specific questions, and he may be reached via email or directly at (951) 955-8204.

Thanks,

Ruben

Ext. 51281

From: Ghods, Kamyar
Sent: Thursday, March 07, 2019 10:29 AM
To: Duran, Ruben <ruduran@RIVCO.ORG>
Subject: RE: [EXTERNAL MAIL] Renegade Towers (Skyline): Proposal of a Wireless Telecommunications Facility

Hi again,

Just following up with my email below. Let me know if you had a chance to review.

Thanks

From: Ghods, Kamyar
Sent: Wednesday, February 27, 2019 10:31 AM
To: Duran, Ruben <ruduran@RIVCO.ORG>
Subject: FW: [EXTERNAL MAIL] Renegade Towers (Skyline): Proposal of a Wireless Telecommunications Facility

Morning Ruben,

I have been contacted by company who wishes to install Wireless Telecommunications Structures on our property in Corona. I'm handling the feasibility review and future civil plans, but they asked a lease question that I want your input on.

They would like to know if they lease the property from us, can the lease term be based on an initial term of 5 years, with 5 five year renewal terms for a total of 30 years.

Please let me know if this is typical for a lease of this kind or if the District would require something else.

Thanks

From: Chris Barnett [mailto:chrisbarnett34@gmail.com]
Sent: Wednesday, February 27, 2019 9:14 AM
To: Ghods, Kamyar <krghods@RIVCO.ORG>
Cc: Michael Miller <michael@vistatowers.net>
Subject: Re: [EXTERNAL MAIL] Renegade Towers (Skyline): Proposal of a Wireless Telecommunications Facility

Good morning Komi:

We wanted to follow up on the status of these items.

Thanks

Chris Barnett

On Tue, Feb 19, 2019 at 10:53 AM Ghods, Kamyar <krghods@rivco.org> wrote:

Hi Chris,

1. The permit application is on a deposit based account, meaning after the initial deposit of \$2,000 we might need additional funds to carry the project through plan check and construction. Every project is different and some are able to complete with just the initial deposit while other projects have a lot of back and forth or construction issues and require additional funds. No way to predict.

On top of the permit is the lease agreement which will require its separate deposit to execute as well as the long term cost of the lease. These items I need to defer to our R/W Acquisition folks to confirm costs.

2. These items I need to defer to our R/W Acquisition folks to confirm costs.

I will inquire with our R/W team and get back to you.

Regards

Komy Ghods, P.E.
Senior Civil Engineer
Operations Engineering, O&M Division
Riverside County Flood Control and
Water Conservation District
1995 Market Street Riverside, CA 92501
951.955.1210

From: Chris Barnett [mailto:chrisbarnett34@gmail.com]
Sent: Tuesday, February 19, 2019 10:21 AM
To: Ghods, Kamyar <krghods@RIVCO.ORG>
Cc: Michael Miller <michael@vistatowers.net>
Subject: Re: [EXTERNAL MAIL] Renegade Towers (Skyline): Proposal of a Wireless Telecommunications Facility

A1+a

I hope you had a nice weekend. After speaking with one of my associates, I wanted to see if we could set up a meeting at your property tomorrow morning, Monday 4/24. Please let me know if this would be possible. If not, we will find another day.

Thanks,

Chris Barnett

[Quoted text hidden]

Martin Villegas <martinvillegas@icloud.com>
To: Chris Barnett <chrisbarnett34@gmail.com>

Mon, Apr 24, 2017 at 5:57 PM

Hi Chris,

Sorry for the delay in getting back. I was traveling for business and just saw your email. Wednesday or Friday of this week will work at 9 am. Or any day after 5 pm.

Also, back of the property (initial spot) is the only area available, as I plan on building a garage at the area we looked at towards the front. Please let me know if this will work and which day you'd like to come by.

Martin

Sent from my iPhone

[Quoted text hidden]

<Lease - Villegas Master 4-21-17.pdf>

Chris Barnett <chrisbarnett34@gmail.com>
To: Martin Villegas <martinvillegas@icloud.com>

Tue, Apr 25, 2017 at 7:13 AM

Good morning Martin,

No worries at all. This Wednesday at 9:00am works for us. Please confirm that we are on when you get this.

Thanks for feedback. We'll take another look to see if we can make it work.

Thanks,

Chris Barnett

Sent from my iPhone

[Quoted text hidden]

Martin Villegas <martinvillegas@icloud.com>
To: Chris Barnett <chrisbarnett34@gmail.com>

Tue, Apr 25, 2017 at 7:27 AM

Chris,

Confirmed. See you Wednesday.

Sent from my iPhone

[Quoted text hidden]

Chris Barnett <chrisbarnett34@gmail.com>

Wed, Apr 26, 2017 at 12:12 PM

Exhibit C

Quality Growers, Inc. Easement

Recording Requested By
First American Title Company
National Homebuilder Services
Subdivision Department

DOC # 2013-0336811

07/12/2013 08:00 AM Fees: \$72.00

Page 1 of 20

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDED AT REQUEST OF
AND WHEN RECORDED RETURN TO

Standard Pacific Corp.
255 E. Rincon Street, Suite 200
Corona, CA 92879

"This document was electronically submitted
to the County of Riverside for recording"
Received by YSEGURA

APN: 275-080-034
275-080-021

(SPACE ABOVE FOR RECORDER'S USE)

3395734

PRIVATE ROAD ACCESS EASEMENT AGREEMENT

1. PARTIES AND DATE.

This Private Road Access Easement Agreement ("Agreement") is entered into as of July 3, 2013 by and between Standard Pacific Corp., a Delaware corporation ("Grantor") and Martin and Dolores Gonzalez ("Grantee"). Grantor and Grantee may also be referred to individually as "Party" and collectively as the "Parties" in this Agreement.

2. RECITALS.

2.1 Grantor Property. Grantor is the owner of the real property located in the City of Corona, County of Riverside, State of California more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Grantor's Property").

2.2 Grantee Property. Grantee is the owner of the real property located at 3325 Mangular Way in the City of Corona, County of Riverside, State of California more particularly described in Exhibit "B" attached hereto and incorporated herein by reference ("Grantee's Property").

2.3 Easement Property. Grantee desires to gain access to Grantee's Property through Grantor's Property and Grantor is willing to grant to Grantee a permanent access easement ("Access Easement") interest in that portion of Grantor's Property more particularly described in Exhibit "C" attached hereto and incorporated by reference ("Access Easement Property") to provide ingress and egress from Foothill Parkway to the Grantee's Property.

3. TERMS.

3.1 Incorporation of Recitals. The Parties acknowledge that the recitals are true and correct, and incorporate those recitals by reference into this Agreement.

3.2 Grant of Permanent Access Easement; Conditions on Parties. Grantor hereby grants and conveys to the Grantee, its successors, assigns and agents, at no cost or expense to the Grantee, an irrevocable, permanent, perpetual and appurtenant private access easement over, along and across the Access Easement Property described in Exhibit "B" attached hereto. The Access Easement shall include the right to construct a paved access way, slopes and drainage ditches, utilities, together with all rights of ingress and egress for the purpose of providing pedestrian and vehicular access to Grantee's Property. Grantor shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the Access Easement Property, nor shall Grantor plant any tree, brush, vegetation or flora of any kind on any portion of the Access Easement Property, except with the written consent of the Grantee. Grantee shall be responsible for maintaining the Access Easement Property, including but not limited to, the paved access way, utilities and any landscaping. Maintenance obligations shall include repair and replacement of paving material as necessary, and watering and mowing of all vegetation within the Access Easement Property. Grantee shall exercise its Access Easement in such a manner as to allow Grantor continued reasonable rights of ingress and egress to Grantor's Property during the term of this Agreement.

3.3 Removal of Property. Grantor reserves the right to remove salvable real and personal property, at its sole cost and expense within thirty (30) days of the date of this Agreement. As to any real or personal property Grantor fails to remove by such date, the Grantee may consider such property to be abandoned and the Grantee shall be entitled to remove and dispose of it in any manner at its sole cost and expense. From time to time and at its sole cost and expense, the Grantee shall also be entitled to trim, cut or clear away any trees, brush, vegetation or flora of any kind located on the Access Easement Property or in any way impeding the use of the Access Easement.

3.4 No Other Easements. Grantor shall not grant an additional easement or easements over, under, along or across the Access Easement Property without obtaining the prior written consent of the Grantee.

3.5 Hold Harmless. Grantee and its successors and assigns agree to defend, indemnify and hold Grantor and its successors and assigns, including, without limitation, the homeowners association to which Grantor's Property will be conveyed, free and harmless from and against all damages, causes of action, claims and injuries to persons or property, of any nature whatsoever, to the extent that they occur as a result of the Grantee's exercise of the Access Easement, including reasonable attorneys' fees and legal expenses.

3.6 Authority; No Prior Transfer. Grantor states: (1) that it has not previously sold, transferred or conveyed the Access Easement Property; (2) that it has not entered into any executory contracts or agreements for the sale, transfer or conveyance of the Access Easement Property (other than this Agreement); (3) that no rights of first refusal or options to purchase the Access Easement Property exist or are contemplated; (4) that there are no rights or asserted rights of any creditor, trustee or debtor in possession in bankruptcy or any related proceeding to avoid any prior sale, conveyance or transfer of title to the Access Easement Property that would in any way give rise to

any possible claim against, or in derogation of, the Grantee's full right, title and interest in and to the Access Easement Property.

3.7 Transfer to HOA: Access Easement Running with the Land. The Parties understand, acknowledge and agree that Grantor will be conveying Grantor's Property, including the Access Easement Property, to a homeowners association, which was created to, among other things, maintain Grantor's Property. As provided in Section 3.16 herein, the homeowners association that acquires Grantor's Property shall take title to Grantor's Property subject to the Grantee's Access Easement over the Access Easement Property, and upon such conveyance the covenants, rights and benefits of this Agreement shall continue to accrue for the benefit of the original Grantor and any subsequent owner of Grantor's Property, including, without limitation, the homeowners association that acquires Grantor's Property. In addition, the Parties understand, acknowledge and agree that the Access Easement shall run with the land in perpetuity as against Grantor and its personal representatives, heirs, successors and assigns, including, but not limited to, any future owners of Grantor's Property.

3.8 As-Is: General Release

3.8.1 As-Is. Grantee does hereby acknowledge and agree that Grantee is acquiring the Access Easement over the Access Easement Property in an "as-is, where is, with all faults" condition as of the date of the recordation of this Agreement and Grantor has made no representations or warranties regarding the Access Easement or the Access Easement Property.

3.8.2 Waivers and Releases. Grantee and its successors and assigns, hereby waive, to the maximum legal extent, any and all claims, liabilities, losses, damages, suits, actions, proceedings, obligations, costs and expenses (including without limitation, actual attorneys' and expert fees) (collectively, "Claims") arising from, in connection with, or related in any way to Grantee's use of the Access Easement over the Access Easement Property, whether known or unknown, foreseeable or unforeseeable. Grantee, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby fully releases Grantor, its successors, agents, representatives and assigns, and all other persons and associations, known and unknown, from all Claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Grantee's use of the Access Easement over the Access Easement Property.

3.8.3 California Civil Code Section 1542. Grantee hereby acknowledges that it has either consulted with legal counsel, or had an opportunity to consult with legal counsel, regarding the provisions of California Civil Code Section 1542, which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

Grantee acknowledges that with respect to Grantee's use of the Access Easement over the Access Easement Property by Grantee, Grantee may sustain damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, Grantee hereby acknowledges, represents and warrants that this Agreement has been negotiated and agreed upon in light of that situation, and hereby waives, to the maximum legal extent, any rights accruing to him under Section 1542 or other statute or judicial decision of similar effect.


Grantee's Initials

3.9 Insurance. Grantee shall procure and maintain general liability insurance in an amount not less than \$1,000,000 per occurrence for bodily injury, personal injury and property damage which may arise from or in connection with Grantee's use of the Access Easement. The insurance policy shall be endorsed to add Grantor and its successors and assigns as an additional insured.

3.10 Notices. Any notice, demand, request, consent, approval or communication that either Party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To the Grantee at:
Martin and Dolores Gonzalez
19970 Grant Street
Corona, CA 92881

To Grantor at:
Standard Pacific Corp.
255 E. Rincon Street, Suite 200
Corona, CA 92879

Notices may also be sent to such other address as either Party from time to time shall designate by written notice to the other.

3.11 Effect of Representations and Warranties. The Parties understand, acknowledge and agree that each representation and warranty of a Party in this Agreement: (1) is material and is being relied upon by the other Party; (2) is true to the best of the Party's knowledge and belief as of the date of this Agreement; and (3) shall survive expiration or termination of this Agreement.

3.12 Venue. The interpretation and performance of this Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County, California.

3.13 Counterparts. This Agreement may be executed in counterparts, all of which, taken together, shall be deemed one original.

3.14 Attorneys' Fees. If any legal action, arbitration or other proceeding is brought for the enforcement of this Agreement, or because of any alleged dispute, breach, default or misrepresentation in connection with this Agreement, the prevailing party shall be entitled to recover

its reasonable attorney fees and other costs it incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

3.15 Entire Agreement; Amendments; Severability. This Agreement sets forth the entire understanding and agreement of the Parties with respect to the grant of the Access Easement, and supersedes all prior discussions, negotiations, understandings or agreements relating to the grant of the Access Easement, all of which are merged herein. This Agreement may not be modified or altered except in a writing signed by all Parties hereto. The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal.

3.16 Successors. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and to their respective successors. The Access Easement shall be appurtenant to and run with Grantee's Property and shall not otherwise be assignable without the written consent of Grantor or any successor of the Access Easement Property.

3.17 Captions. The captions in this Agreement have been inserted solely for convenience of reference, and are not a part of this Agreement and shall have no effect upon its construction or interpretation.

3.18 Authority. Each signatory below represents that he or she has the authority to bind the Party to this Agreement on whose behalf the signatory is executing this Agreement.

[SIGNATURES ON THE FOLLOWING PAGE]

GRANTOR'S SIGNATURE PAGE FOR
PRIVATE ROAD ACCESS EASEMENT AGREEMENT

STANDARD PACIFIC CORP.
a Delaware corporation

By:



Signature

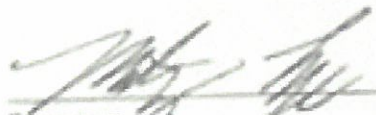
Rick Wood

Name (Print)

AUTHORIZED REPRESENTATIVE

Title (Print)

By:



Signature

Martin P. Langpap
Authorized Representative

Name (Print)

Title (Print)

GRANTEE'S SIGNATURE PAGE FOR
PRIVATE ROAD ACCESS EASEMENT AGREEMENT

MARTIN AND DOLORES GONZALEZ

By: 
Martin Gonzalez

By: 
Dolores Gonzalez