



May 11, 2022

VIA EMAIL: Tom@tsiconsultinginc.com

AT&T Wireless Cell Tower
c/o Tom Johnson
TSJ Consulting Inc.
27128 Paseo Espada #A-1521
San Juan Capistrano, CA 92675

RE: LANDLORD LETTER OF CONSENT FOR CELL TOWER MODIFICATION
Structure Lease Agreement dated April 30, 2013 by and between SAN MARIN PARTNERS, LLC (“Landlord”) and New Cingular Wireless PCS, LLC dba AT&T Wireless/Mobility (“Tenant”) as amended, restated or otherwise modified (collectively, the “Lease”) relating to a portion of the Property located at 155 San Marin Drive, City of Novato, County of Marin, CA 94945, Assessor’s Parcel Number 124-202-28 (“Premises”) in the shopping center commonly known as San Marin Plaza.

Dear Tom,

San Marin Partners LLC, the Landlord, hereby approves the attached plans and gives authorization to Tenant, AT&T and/or its Agent(s), to process and obtain approval for Building and/or Zoning permits through the City of Novato, CA for modifications of the cell site located at 155 San Marin Drive pursuant to the following:

- Landlord has no construction requirements in the modifications.
- All work shall be in conformance with the Lease and will not require additional lease space.
- Modifications will be done according to the Scope of Work outlined below.

Scope of Work

AT&T is in the process of conducting minor enhancement modifications to its above referenced communications facility and this courtesy notification serves to provide notification of this work. The work will improve AT&T’s network for our customers that use and rely on our service and the scope of work is as follows:

- AT ANTENNA LEVEL:**
- REMOVE AND REPLACE (6) EXISTING AT&T PANEL ANTENNAS (SBNH-106565A), (2) PER SECTOR.
 - REMOVE AND REPLACE (3) EXISTING AT&T DC2 BOX SURGE SUPPRESSORS, (1) PER SECTOR.
 - INSTALL (3) NEW AT&T PANEL ANTENNAS (AIR6449 (B77D), (1) PER SECTOR.
 - INSTALL (3) NEW AT&T PANEL ANTENNAS (AIR6419 B77G), (1) PER SECTOR.
 - INSTALL (3) NEW AT&T RRUS 4478 B12A, (1) PER SECTOR.
 - INSTALL (3) NEW AT&T DC9 BOX SURGE SUPPRESSORS, (1) PER SECTOR.
 - INSTALL (3) NEW #4 AWG DC POWER TRUNK, (1) PER SECTOR.
 - INSTALL (3) NEW 24 PAIR FIBER TRUNK PER SECTOR, (1) PER SECTOR.
- AT EQUIPMENT LEVEL:**
- REGROOM NEW AND EXISTING DC12s TO TOP OF FIF RACK.
 - INSTALL (4) NEW AT&T RECTIFIERS IN (E) POWER RACK.
 - INSTALL (1) NEW AT&T DC12 SURGE SUPPRESSOR IN (E) EQUIPMENT RACK.

This work shall be in conformance with the agreement in place and will not require additional lease space. We anticipate the above described work will be performed within the next 90 days and will take a few days to complete.

Please remember the following regarding the modification:

- No work may begin until Landlord has been provided with a Certificate of Insurance from all contractors working in the Premises and Tenant has received required permits.
- All work is for the existing wireless communications site described as:

AT&T Site: CCL00673 – Novato Boulevard
Property Address: 155 San Marin Drive, Novato, CA 94945
APN: 124-202-28

Should you have any questions or need further information, please contact me at MJackson@DPIRetail.com or (310) 360-3701.

Sincerely,
DPI RETAIL, LLC, as agent for
SAN MARIN PARTNERS, LLC



Marian K. Jackson, CPM®
Senior Property Manager

Cc: Amy Brown, VP Property Management
File
Attachments

AT&T Site: CCL00673 – Novato Boulevard
Property Address: 155 San Martin Drive, Novato, Ca. 94945

SCOPE OF WORK



May 3, 2022

SAN MARIN PARTNERS, LLC
c/o DPI Retail
445 S. Douglas St. #100
El Segundo, Ca. 90245

AT&T Site: CCL00673 – Novato Boulevard
Property Address: 155 San Marin Drive, Novato, Ca. 94945

Dear Ms. Jackson:

AT&T is in the process of conducting minor enhancement modifications to its above referenced communications facility and this courtesy notification serves to provide notification of this work. The work will improve AT&T's network for our customers that use and rely on our service and the scope of work is as follows:

AT ANTENNA LEVEL:

- REMOVE AND REPLACE (6) EXISTING AT&T PANEL ANTENNAS (SBNH-1D6565A), (2) PER SECTOR.
- REMOVE AND REPLACE (3) EXISTING AT&T DC2 BOX SURGE SUPPRESSORS, (1) PER SECTOR.
- INSTALL (3) NEW AT&T PANEL ANTENNAS (AIR6449 (B77D), (1) PER SECTOR.
- INSTALL (3) NEW AT&T PANEL ANTENNAS (AIR6419 B77G), (1) PER SECTOR.
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This work shall be in conformance with the agreement in place and will not require additional lease space. We anticipate the above described work will be performed within the next 90 days and will take a few days to complete.

By signing below or on the following it page serves as consent of the work described above.

You can email this letter back to me at the following email address: tom@tsjconsultinginc.com

If you have any questions, please feel free to call me at (925) 785-3727.

Sincerely,
Tom Johnson
Principal
TSJ Consulting Inc.

TSJ Consulting Inc
27128 Paseo Espada #A-1521
San Juan Capistrano, Ca. 92675

Acknowledged and Approved by:

Signature Date

Print Name and Title

May 3, 2022

AT&T Site: CCL00673 – Novato Boulevard
Property Address: 155 San Martin Drive, Novato, Ca. 94945

**Please provide below name, phone number and/or email address to provide 48 hrs notice of above modification schedule and contractors assigned.*

Comments and Point of Contact:

Upon completion of the above please forward the signed letter to:

TSJ Consulting Inc.
Tom Johnson
27128 Paseo Espada #A-1521
San Juan Capistrano, CA. 92675
Email: tom@tsjconsultinginc.com
Phone (925) 785-3727

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