

**AT&T MOBILITY  
TITLE REVIEW CHECKLIST**

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Site No./Name: CCL00528 (Hwy 101 - Ignacio)  
Fixed Asset No.: 10088152  
Address of Site: 150 Hamilton Rd, Novato, CA 94945 (Marin County)  
Parcel No. 157-171-17  
Owner of Fee: Pacific Gas and Electric Company  
Sublessor or Licensor (if Co-location): N/A  
Title Report Review: U.S. Title Solutions Report of Title No. UST74445, dated June 5, 2023

***As set forth below, unless noted as acceptable, the following actions and title deficiencies must be addressed before a lease is executed or before construction starts.***

1. Chain of title is acceptable.
2. Real estate tax notation is acceptable.
3. The location of the Easement granted to AT&T Communications, Inc. recorded as Instrument No. 93-086316 should be verified to the extent possible to ensure the location does not interfere with the tower site. The location should be plotted on the site plans and construction drawings for the site.
4. The location of the Easement granted to The Pacific Telephone and Telegraph Company recorded in Volume 2087, Page 322 should be verified to the extent possible to ensure the location does not interfere with the tower site. The location should be plotted on the site plans and construction drawings for the site.
5. The location of the Easement granted to the State of California recorded in Volume 1575, Page 245 should be verified to the extent possible to ensure the location does not interfere with the tower site. The location should be plotted on the site plans and construction drawings for the site.
6. The location of the Easement reserved by Clarence Leveroni, Alice Leveroni, David Leveroni, Jr., and Ida Leveroni in that certain deed recorded in Volume 1664, Page 377 should be verified to the extent possible to ensure the location does not interfere with the tower site. The location should be plotted on the site plans and construction drawings for the site.
7. The location of the leased premises described in the Memorandum of Agreement in favor of Golden State Licensing, LLC recorded as Instrument No. 2023-0000357 should be verified to determine if its location interferes with the tower site. The leased premises should be plotted on the site plans and construction drawings for the site.
8. The location of the leased premises described in the Memorandum of PCS Site Agreement in favor of Spring Spectrum, L.P. recorded as Instrument No. 97-049148 should be verified to determine if its location interferes with the tower site. The leased premises should be plotted on the site plans and construction drawings for the site.
9. An SNDA from The Bank of New York Mellon Trust Company, N.A. will be required with respect to the Mortgage recorded as Instrument No. 2020-0028741, as amended and supplemented as described in the Title Report.

Miscellaneous Notes:

1. This title review was completed without an examination of the proposed New Cingular Wireless PCS, LLC lease since it was not provided.
2. This title review was completed without an examination of the site plan/survey since none was provided.

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3. A copy of the title report and all exception documents should be provided to the surveyor so that the location of any applicable easements and encumbrances may be verified and plotted.

Kegler, Brown, Hill & Ritter Co., L.P.A.

Reviewing Attorney:

 Recoverable Signature

X William Levendusky

William J. Levendusky, Esq.

Signed by: S-1-12-1-1302402221-1138064258-4276399745-1044123937/2f069b5b-bebe-4602-9260-85c14f8734d

Date: June 15, 2023

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