

WHATCOM COUNTY CONTRACT INFORMATION SHEET

Whatcom County Contract No.
202604011

Originating Department:	Sheriff
Division/Program: (i.e. Dept, Division and Program)	Emergency Management
Contract or Grant Administrator:	Robert Greene
Contractor's / Agency Name:	Washington State Department of Transportation
Is this a New Contract? If not, is this an Amendment or Renewal to an Existing Contract? Yes ☐ No ☒ Yes ☒ No ☐ If Amendment or Renewal, (per WCC 3.08.100 (a)) Original Contract #: _____ Does contract require Council Approval? Yes ☒ No ☐ If No, include WCC: _____ Already approved? Council Approved Date: _____ (Exclusions see: Whatcom County Codes 3.06.010, 3.08.090 and 3.08.100) Is this a grant agreement? Yes ☐ No ☒ If yes, grantor agency contract number(s): _____ ALN: _____ Complete ALN field if contract involves direct federal grants/ cooperative agreements or pass-through federal funds Is this contract grant funded? Yes ☐ No ☒ If yes, Whatcom County grant contract number(s): _____ Is this contract the result of a RFP or Bid process? Contract _____ Yes ☐ No ☒ If yes, RFP and Bid number(s): _____ Cost Center: 13511014 Is this agreement excluded from E-Verify? No ☒ Yes ☐ If no, include Attachment D Contractor Declaration form. If YES, indicate exclusion(s) below: ☐ Professional services agreement for certified/licensed professional. ☐ Goods and services provided due to an emergency ☐ Contract work is for less than \$100,000. ☐ Contract for Commercial off the shelf items (COTS). ☐ Contract work is for less than 120 days. ☐ Work related subcontract less than \$25,000. ☒ Interlocal Agreement (between Governments). ☐ Public Works - Local Agency/Federally Funded FHWA. Contract Amount:(sum of original contract amount and any prior amendments): \$ 0 This Amendment Amount: \$ _____ Total Amended Amount: \$ 0 Summary of Scope: Council approval required for; all property leases, all Interlocal agreements, contracts or bid awards exceeding \$75,000 , and grants exceeding \$40,000 and and professional service contract amendments that have an increase greater than \$10,000 or 10% of contract amount, whichever is greater, except when : 1. Exercising an option contained in a contract previously approved by the council. 2. Contract is for design, construction, r-o-w acquisition, prof. services, or other capital costs approved by council in a capital budget appropriation ordinance. 3. Bid or award is for supplies. 4. Equipment is included in Exhibit "B" of the Budget Ordinance. 5. Contract is for manufacturer's technical support and hardware maintenance of electronic systems and/or technical support and software maintenance from the developer of proprietary software currently used by Whatcom County. To lease tower access and equipment space at the King Mountain tower site. Term of Contract: Five years Expiration Date: June 1, 2031	

Contract Routing:	1. Prepared by: S Webster	Date: 4/22/26
	2. Attorney signoff: B Waldron (via email)	Date: 4/24/26
	3. AS Finance reviewed: M Caldwell	Date: 4.22.26
	4. IT reviewed (if IT related): n/a	Date: _____
	5. Contractor signed: _____	Date: _____
	6. Executive contract review: <i>fw</i>	Date: 6/29/26
	7. Council approved, if necessary: AB2026-345	Date: 6/23/26
	8. Executive signed: _____	Date: 6/30/26
	9. Original to Council: _____	Date: _____

SITE NAME: King Mountain
Parcel No.:
FCR #:
ICN: 1-37-07450
Lease No.: WF-01-11886

WIRELESS COMMUNICATION SITE LEASE

(For Attachments to WSDOT Structures)

This WIRELESS COMMUNICATION SITE LEASE (hereinafter "Lease") is made this 14th day of, July, between the **WASHINGTON STATE DEPARTMENT OF TRANSPORTATION** (hereinafter "WSDOT"), acting in the capacity of LESSOR, and the **WHATCOM COUNTY SHERIFF'S OFFICE** (hereinafter "TENANT"), a **Government entity**.

RECITALS

A. WSDOT has a possessory interest in real property shown on **Exhibit A**, for which the use of a part of said real property for wireless communication purposes has been determined to be compatible with highway operation and maintenance; and

B. the premises to be leased by the TENANT are not presently needed for highway purposes; and

C. the TENANT desires to transmit and receive wireless signals from the premises to be leased; and

D. WSDOT is granted authority to lease the real property under RCW 47.12.120 and 47.04.045 in exchange for rent equivalent to the fair market value of the premises plus lease processing costs; and

E. the TENANT currently leases the property herein pursuant to Wireless Communication Site Lease WF- 01-11886, dated **March 31, 2006**, IC # **1-37-07450**, and any amendments hereto. It is the intent of the parties to supersede said lease with this Lease: and

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, **Exhibits A, B, C, D, E, and F**, attached hereto and incorporated herein, IT IS MUTUALLY AGREED AS FOLLOWS:

1. **PROPERTY.** WSDOT hereby leases to TENANT a portion of the following described property:

Tax Parcel Number: Tax-Exempt, Government-Owned

Common Name and Street Address or coordinates: King Mountain NW ¼ of the NW ¼ Section 8, Township 38 North, Range 3 East, W.M.

Legal Description: See Exhibit B

The Premises are further restricted to areas described in the **Section 4, PERMITTED USE**, including any exhibit thereto.

2. PREMISES. WSDOT is the lessor of property or right of way located in the County of **Whatcom**, State of Washington. WSDOT hereby leases to TENANT that portion of its property as shown on **Exhibit A**, and described in **Exhibit B** (Premises), together with the right to access the Premises, as described in **Section 5**. This Lease does not create any estate or transfer any interest in real estate. The property is commonly known as **King Mountain**.

3. TENANT'S ACCEPTANCE OF PREMISES. TENANT has examined the Premises and accepts it in its present condition as part of the consideration of this Lease.

4. PERMITTED USE. The Premises may be used by TENANT only for the installation, operation, maintenance, upgrading, and removal of unstaffed personal communications equipment and related telecommunications activities for which TENANT is legally authorized to provide (Communications Facility). TENANT shall not use the Premises for any other purposes without the prior written authorization of WSDOT. The Communications Facility on the Premises shall consist of those items shown on **Exhibit C**. Any modification or upgrade to the Communications Facility must be reviewed and authorized by WSDOT and reflected on an amended **Exhibit C** bearing the date of the upgrade and signed by both parties, before such modifications are installed or instituted.

5. ACCESS TO PREMISES.

5.1. Prior to accessing the Premises, TENANT shall obtain the appropriate access permit(s), any other authorization and/or permits required by WSDOT or the local jurisdiction, and all applicable WSDOT Utility Permit(s) required. TENANT shall comply with the terms and conditions contained therein.

5.2. TENANT's access to the Premises shall be at the location(s) indicated on **Exhibit A**.

5.3. TENANT may access the Premises at the locations indicated on **Exhibit D** twenty-four (24) hours a day, seven (7) days a week for maintenance and operation of TENANT's Communications Facility; provided that, TENANT notifies a WSDOT Radio Technician at least three (3) business days in advance and receives confirmation of notification from WSDOT prior to accessing the Premises.) In the event of an emergency, WSDOT may temporarily limit or suspend access to the Premises until the emergency concludes.

6. TRAFFIC CONTROL. TENANT shall adhere to any Traffic Control Plan necessary for safely accessing the Premises. If required, a Traffic Control Plan will be attached hereto as **Exhibit N/A**. TENANT

7. TERM. The Term of this Lease shall be five (5) years from the Commencement Date which is the 1st day of the month following the Execution Date unless the Lease is executed on the 1st day of the month, then the Execution Date shall also be the Commencement Date.

8. RENEWAL.

8.1 This Lease may, upon the mutual agreement of the parties, be renewed and extended for three (3) additional five (5) year periods (Renewal Period), for no more than a total of twenty (20) years, provided that:

8.1.1. TENANT is not in default and has not been in default during the term of this Lease;

8.1.2. there is no highway need for the Premises;

8.1.3. TENANT's use under this Lease does not impair the safety or operation of the highway or facility, as solely determined by WSDOT; and

8.1.4. the terms and conditions of this Lease conform to then existing state policies or practice, laws, regulations, and contracts, or TENANT is willing to amend this Lease to bring it into compliance with such policies, practices, laws, regulations, and contracts.

8.2. The Renewal Period shall be on the same terms and conditions as set forth herein, except as modified by any changes in policy, practice, laws, regulations, or contracts and as reflected in a written amendment signed by both parties. TENANT shall give written notice of its intent to renew this Lease for the Renewal Period at least ninety (90) calendar days, but no more than six (6) months prior to the expiration of this Lease, or any extension thereof.

9. HOLDOVER. In the event TENANT shall hold over or remain in possession of the Premises, with the consent of WSDOT, after the expiration of the stated term of this Lease, or any written extension or renewal of the term of this Lease, such holding over period or continued possession shall create a tenancy from month-to-month only, upon the same terms and conditions as are set forth herein; provided that:

9.1. WSDOT or TENANT may, in addition to other remedies provided elsewhere herein, terminate this Lease for any reason with not less than twenty (20) calendar days' prior written notice; and

9.2. Upon commencement of the hold over period, if the rents are not currently being paid on a monthly basis, TENANT covenants and agrees to pay rent for the Premises to WSDOT in advance on or before the 1st day of each calendar month (Due Date) during the hold over period.

9.3. Monthly rent for the hold over period shall be calculated based on the amount of the current rent at the time in which TENANT enters into hold over status. Said rents shall be calculated on a thirty (30) day monthly period over a twelve (12) month period to determine the monthly rent amount for the hold over period and will continue to be subject to Rent Adjustments as detailed in Section 13 herein.

9.4. In no event shall the rent be less than the initial amount.

10. TERMINATION BY WSDOT. Termination under this section shall be effective as of 11:59 p.m. on the final day of the notice period provided below.

10.1. WSDOT may terminate this Lease, without penalty or further liability as follows:

10.1.1. upon fifteen (20) calendar days written notice to TENANT, if TENANT fails to cure a default for payment of amounts due under this Lease within that 15 calendar-day period;

10.1.2. upon not less than thirty (30) calendar days written notice if the Premises has been abandoned, in WSDOT's sole judgment, for a continuous period of ninety (90) calendar days;

10.1.3. upon thirty (30) calendar days written notice to TENANT, if TENANT defaults, other than for nonpayment of rent and fails to cure such default within that 30 calendar-day period, or if TENANT is diligently working to cure the default, such longer period, as may be reasonably determined by WSDOT;

10.1.4. immediately, upon written notice, if WSDOT is required by court order, by legislative action or by a governmental agency having jurisdiction, to take some action which would effectively prohibit TENANT's use of the Premises;

10.1.5. immediately, upon written notice to TENANT, if TENANT causes Material Interference and fails to cure as provided in **Section 28**;

10.1.6. immediately, upon written notice, if a receiver is appointed to take possession of TENANT's assets, TENANT makes a general assignment for the benefit of creditors, or TENANT becomes insolvent or takes or suffers action under the Bankruptcy Act;

10.1.7. upon one hundred eighty (180) calendar days' written notice, unless an emergency exists, as solely determined by WSDOT, then immediately, if WSDOT determines that it is in the best interest of the state of Washington to terminate this Lease; or

10.2. If TENANT defaults on any provision in this Lease, such as but not limited to, the timely payment of rent, three times within a five (5) year period, then the third default shall be deemed "non-curable" and this Lease may be terminated by WSDOT on thirty (30) calendar days written notice.

11. TERMINATION BY TENANT.

11.1. TENANT may terminate this Lease without penalty or further liability as follows:

11.1.1. upon thirty (30) calendar days' written notice for any reason within the sole discretion of TENANT;

11.1.2. upon thirty (30) calendar days written notice, if WSDOT defaults and fails to cure such default within that 30 calendar-day period, or such longer period, if WSDOT is diligently working to cure the default, as may be reasonably determined by TENANT;

11.1.3. immediately, upon written notice, if in TENANT's judgment the Premises is destroyed or damaged so as to substantially and adversely affect the effective use of the Communications Facility;

11.1.4. at the time title to the Premises transfers to a condemning authority, if there is a condemnation of all or part of the Premises, including a sale of all or part of the Premises to a purchaser with the power of eminent domain in the face of the exercise of such power. In such event, each party shall be entitled to pursue their own separate awards with respect to such taking; or

11.1.5. immediately, upon written notice, if WSDOT causes Material Interference, and fails to cure, as provided in **Section 28**.

11.2. All rent pre-paid for the Premises by TENANT beyond the Termination Date shall be retained by WSDOT; provided that, TENANT shall be entitled to a pro rata refund of rent pre-paid beyond the Termination Date in the event TENANT terminates pursuant to **Sections 11.1.2, 11.1.3, or 11.1.5**.

12. RENT. TENANT covenants and agrees to pay rent for the Premises to WSDOT on or before the Commencement Date (Payment Date), then annually on or before that date thereafter during the entire Term of the Lease.

12.1. TENANT shall provide dispatch services for WSDOT operations in lieu of payment of annual rent. WSDOT has determined the benefits to the state for such service is equivalent to those derived by the TENANT under this Lease.

BASE RENT: \$0.00 Mutual Benefits. The parties agree to amend this Section 12 if a change to the Mutual Benefits conditions requires tenant to begin paying rent.

LEASE EXCISE TAX (if applicable): \$N/A government agency

12.2. Non-monetary consideration. WSDOT may accept TENANT services that are a highway purpose in lieu of monetary rent up to, but not exceeding the equivalent monetary value of such services that

would otherwise be due. TENANT is still responsible for paying LET at the same rate as if paying monetary rent.

13. RENT ADJUSTMENTS.

13.1. Annual Rent Adjustments. Rent will be increased annually on each anniversary of the Commencement Date throughout the term of the Lease by four percent (4%) of the rent amount in effect at the time of the adjustment. In no event shall the rent be less than the initial amount.

13.2 Renewal Rent Adjustment - Rent may be adjusted for each Renewal Period at WSDOT's discretion, by either four percent (4%) of the rent amount in effect at the time of the adjustment; or the WSDOT Rate Schedule for Wireless Communication Leases in effect on the Renewal Date; or an amount that reflects changes in comparable rents as identified in an appraisal or market evaluation conducted by WSDOT. Such rent adjustment is at WSDOT's discretion and shall reflect the fair market value of the portion of the right-of-way or property and any change in direct administrative lease management expenses.

13.3. Upgrade or Modification Adjustment. Additional rent charged from the time WSDOT approves, in writing, TENANT's additional equipment and/or improvements to be added, constructed, installed, and/or instituted outside of the Premises or Permitted Use.

13.4. Fair Market Value Adjustment. At the time of any Premises modification or Communications Facility upgrade, rent may be adjusted at WSDOT's discretion by either the WSDOT Rate Schedule for Wireless Communication Leases currently in effect or an amount that reflects changes in comparable rents as identified in an appraisal or market evaluation conducted by WSDOT, whichever is higher.

14. CHARGE FOR DELINQUENT PAYMENT. TENANT agrees to pay a twenty-five-dollar (\$25) late fee plus an amount equal to one percent (1%) of the delinquent amount for any payments fifteen (15) calendar days or more overdue. All continuing delinquent overdue amounts shall accrue interest every month thereafter at the same rate. In addition, there shall be a charge for any returned checks in accordance with WAC 468-20-900. WSDOT's acceptance of less than the full amount of any payment due from TENANT shall not be deemed an accord and satisfaction, waiver, or compromise of such payment unless specifically agreed to in writing by WSDOT.

15. ENCUMBRANCES. TENANT shall not encumber the Premises.

16. MAINTENANCE. TENANT shall, at all times and at its own expense, properly maintain its portion of the Premises and Communications Facility so it remains in the same or better condition as it was at the time of Premises acceptance, excepting ordinary wear and tear. TENANT is responsible for any and all damage to the Premises resulting from its negligence or that of its agents, employees, invitees, or guests.

17. IMPROVEMENTS/FIXTURES/PERSONAL PROPERTY.

17.1. TENANT shall provide WSDOT with one complete set of plans and specifications for grading and all improvements proposed to be placed on the Premises that shall be affixed with an appropriate professional structural engineer's license. All such plans and any changes thereof are subject to prior written authorization by WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338, Olympia, WA 98504-7338, or other such person or address as may be designated in writing by WSDOT. Such authorization shall not be unreasonably withheld or delayed.

17.2. TENANT shall not add to any building constructed or to any building to be constructed on the Premises under this Lease, or construct additional improvements on the Premises, except by prior written authorization by WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338 Olympia, WA 98504-7338, or other such person or address as may be designated in writing by WSDOT, and under such terms and conditions as may be specified by WSDOT. Such authorization shall not be unreasonably withheld or delayed.

17.2.1. Before any modifications or upgrades are installed or instituted to the Communications Facility TENANT agrees to perform, at its sole cost and expense, a tower structural analysis, to ensure that any TENANT-owned equipment added to the tower does not overload the tower beyond WSDOT standards. The tower structural analysis shall be performed to show existing and proposed loads under the TIA-222-H Standard or current, Structure Classification III (tower, monopole, building, bridge, sound wall, etc.) or LRFD Specifications for Structural Supports for Highway Signs, Luminaries, and Traffic Signals, 1st Edition, 2020 Interim Revisions (light standard and utility pole) and as may be revised. TENANT shall contact WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338, Olympia, WA 98504-7338, or other such person or address as may be designated in writing by WSDOT, prior to conducting any new analysis to ensure TENANT is using the most current standard and structural classification requirements.

17.2.2. A copy of the tower structural analysis shall be provided to WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338, Olympia, WA 98504-7338, or other such person or address as may be designated in writing by WSDOT, for review and approval. Such approval shall not be unreasonably withheld or delayed.

17.2.3. TENANT agrees to provide to the WSDOT Intelligent Transportation Systems (ITS) Communication, Wireless, and Technology Office at P.O. Box 47359 Olympia, WA 98504-7359, or other such person or address as may be designated in writing by WSDOT, an inspection plan detailing periodic inspections of the Communications Facility tower appurtenances, foundation, and equipment building(s). Said inspection plan shall detail periodic inspections and corrective actions taken, if needed, to ensure the Communications Facility meets current standards. Frequency of inspections and current standards will be in accordance with the ANSI/TIA-222-H or current Structural Standards for Antenna Supporting Structures and Antennas, Maintenance and Condition Assessment, or current version as adopted by the state of Washington and WSDOT policy. TENANT shall provide the WSDOT ITS Communication, Wireless,

and Technology Office, or other such person or address as may be designated in writing by WSDOT, with one (1) copy of the completed inspection report within thirty (30) calendar days of completion of any inspections.

17.2.4. Should WSDOT determine it has a need for a location where TENANT's equipment is located and deem it necessary to relocate TENANT's equipment on the tower or within the Communications Facility, TENANT shall at its expense, relocate its equipment to a location(s) identified by WSDOT; provided that:

17.2.4.1. WSDOT shall provide TENANT with thirty (30) calendar days' written notice of the proposed relocation; the notice shall identify the proposed location(s) approved by WSDOT; and

17.2.4.2. TENANT shall diligently proceed with such relocation, which WSDOT acknowledges could take up to twelve (12) months to complete from the time written notice is issued to TENANT and such relocation will be performed exclusively by TENANT or its agents; and

17.2.4.3. TENANT shall modify **Exhibit C** to reflect the new equipment location(s) and corresponding changes to the Communications Facility; and

17.2.4.4. If in TENANT's judgment no suitable location(s) can be found within the Communications Facility, TENANT shall have the right to terminate this Lease upon thirty (30) days prior written notice to WSDOT, without penalty or further obligation.

17.3. WSDOT and the Federal Highway Administration (FHWA) may from time-to-time inspect the Premises for any work done by TENANT to ensure compliance with the authorized plans and specifications or otherwise. Further, this right shall not impose any obligation upon WSDOT to make inspections to ascertain the safety of TENANT's improvements or the condition of the Premises.

17.4. TENANT expressly acknowledges and agrees that WSDOT's rights under this Lease to review, comment on, disapprove, and/or authorize designs, plans specifications, work plans, construction, equipment, installation; exist solely for the benefit and protection of WSDOT; do not create or impose upon WSDOT any standard or duty of care toward TENANT, all of which are hereby disclaimed, and may not be relied upon by TENANT in determining whether TENANT has satisfied any and all applicable standards and requirements, and may not be asserted, nor may WSDOT's exercise or failure to exercise any such rights be asserted, against WSDOT by TENANT as a defense, legal or equitable, to TENANT's obligation to fulfill such standards and requirements and regardless of any acceptance or acknowledgement of work by WSDOT.

17.5. TENANT's personal property located on the Premises shall remain the exclusive property of TENANT. WSDOT shall not be liable in any manner for, or on account of, any loss or damage sustained to any property of whatsoever kind stored, kept, or maintained in or about the Premises, except such claims or losses that may be caused by WSDOT or its agents or employees.

17.6. Upon termination or expiration of this Lease under the provisions herein, the improvements constructed on the Premises that remain the personal property of TENANT, shall be removed by TENANT at its expense in a reasonable manner prescribed by WSDOT.

17.7. WSDOT may remove any of TENANT's personal property not acquired by WSDOT and that remains on the Premises beyond the Termination Date at TENANT's expense and place it in storage at TENANT's expense for a period of thirty (30) calendar days. WSDOT will notify TENANT in writing when such personal property is placed in storage. In the event TENANT has not removed said personal property from storage within this 30 calendar-day period, WSDOT may dispose of it in any manner WSDOT deems appropriate. TENANT agrees to and shall reimburse WSDOT for the cost of such removal and storage costs prior to removing said personal property from storage or within thirty (30) calendar days of the date of WSDOT's invoice, whichever occurs first.

17.8. "AS-BUILT" PLANS. Within sixty (60) calendar days following TENANT's completion of underground utilities and/or buildings or other construction, TENANT shall furnish WSDOT a complete set of reproducible "As-Built" plans, acceptance of which shall be subject to WSDOT's approval.

18. UTILITY IMPROVEMENTS. Should TENANT require the installation of utility lines or facilities on the Premises, either on its own or under contract with a third-party utility provider, TENANT shall, before installation of such utility lines or facilities, obtain all required Utility Franchises or Permits from WSDOT in accordance with chapter 47.44 RCW and keep such franchise or permit in force for the duration or any extension of this Lease.

19. ADVERTISING DEVICES/SIGNS/LIGHTING.

19.1. Advertising devices are not permitted on the Premises. Lights outside of TENANT's equipment shelter are not permitted, except as required by the Federal Aviation Authority (FAA) or the Federal Communications Commission (FCC); provided that, any such required lights shall require prior written authorization by WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338, Olympia, WA 98504-7338, or other such person or address as may be designated in writing by WSDOT, which authorization shall not be unreasonably withheld; provided further that, WSDOT may deny such authorization where the lights, in WSDOT's sole discretion, constitute a hazard to the highway or the motoring public. TENANT shall install and maintain at TENANT's sole expense, any such lighting required to meet FAA or FCC regulations, and which has been authorized by WSDOT in writing.

20. WSDOT'S RIGHT OF ENTRY/INSPECTION. WSDOT, for itself and its employees, agents, and contractors, and FHWA, reserves the right to enter upon the Premises at any time and without notice to TENANT, but not to go inside TENANT's equipment shelter, except by reasonable notice to TENANT and in TENANT's presence, for the purpose of operation, inspection, maintenance, construction, or reconstruction of the Premises facilities located thereon or any element thereof. Further, WSDOT and FHWA may also, from time to time, go upon the Premises for the purpose of inspecting any excavation,

construction, or maintenance work being done by TENANT. WSDOT will take all reasonable measures to minimize any disruption to TENANT. WSDOT shall in no way be responsible for any incidental or consequential damages, including, but not limited to, lost profits due to such loss of use by TENANT; provided that, TENANT may be entitled to a pro rata reduction of rent for the period in which the Premises could not be used by TENANT due to such entry.

21. DISPOSITION OF IMPROVEMENTS. Except as provided elsewhere herein, upon termination of this Lease, any improvements constructed by TENANT on the Premises shall be removed by TENANT at its own expense and in a manner prescribed by WSDOT. In the event TENANT fails to remove said improvements upon termination, such improvements shall become the property of WSDOT and WSDOT may remove and dispose of said improvements as it deems appropriate at TENANT's expense. TENANT shall reimburse WSDOT for all expenses incurred in such removal and disposal within thirty (30) calendar days of the date of WSDOT's invoice for such costs. The provisions of this Section shall survive the termination or expiration of this Lease.

22. VACATION OF PREMISES. On the Termination or Expiration Date of this Lease, TENANT shall cease its operations on and/or use of the Premises. In the event TENANT fails to vacate the Premises on the Termination or Expiration Date, it shall be liable for any and all costs to WSDOT arising from such failure. TENANT shall reimburse WSDOT for all such expenses within thirty (30) calendar days of the date of WSDOT's invoice for such costs. The provisions of this Section shall survive the termination or expiration of this Lease.

23. RESTORATION OF SITE. Prior to the Termination or Expiration Date of this Lease, TENANT agrees, if directed by WSDOT, to restore the Premises to its condition prior to TENANT's occupancy, reasonable wear and tear excepted. This work is to be done at TENANT's expense and to the reasonable satisfaction of WSDOT. In the event TENANT fails to restore premises upon termination, WSDOT may restore the premises as it deems appropriate and at TENANT's expense. TENANT shall reimburse WSDOT for all expenses incurred in such restoration of premises within thirty (30) calendar days of the date of WSDOT's invoice for such costs. The provisions of this Section shall survive the termination or expiration of this Lease.

24. WSDOT ACCESS TO REMOVE IMPROVEMENTS. In the event TENANT fails to remove improvements or restore the Premises to WSDOT's satisfaction, then if necessary or desirable in WSDOT's judgment for reasons of safety or economy, WSDOT or its agents shall have the right to cross any lands owned or otherwise controlled by TENANT for the purpose of accomplishing said removal or restoration. Said right shall expire one hundred eighty (180) calendar days after the date of termination of this Lease, or when removal and restoration is complete in WSDOT's judgment, whichever is the earlier. The provisions of this Section shall survive the termination or expiration of this Lease.

25. NON-APPLICABILITY OF RELOCATION BENEFITS. TENANT acknowledges that the signing of this Lease does not entitle TENANT to assistance provided by or through WSDOT under the

Relocation Assistance - Real Property Acquisition Policy ch. 8.26 RCW upon Termination of this Lease for any reason.

26. WSDOT'S RESERVATION OF RIGHT TO MAINTAIN/GRANT UTILITY FRANCHISES/PERMITS.

26.1. WSDOT reserves the right for utility franchise and permit holders to enter upon the Premises to maintain facilities and, for itself, to grant utility franchises and/or permits across the Premises; provided that, such franchises and/or permits do not Materially Interfere with TENANT's authorized use of the Premises. Such installation will be accomplished in such a manner as to minimize any disruption to TENANT. The franchise or permit holder will be required to restore paving, grading, and improvements damaged by the installation.

26.2. TENANT will not disturb markers installed by a franchise or permit holder and will contact the franchise or permit holder prior to any excavation in order that the franchise or permit holder may locate the utility. It is TENANT's responsibility to protect legally installed underground utilities from damage caused by itself, its contractors, agents, employees, TENANTS, and/or invitees.

26.3. Prior to any operation in which earth, rock, or other material on or below the ground is moved or otherwise displaced to a vertical depth of twelve inches (12") or greater, TENANT must call the one-number locator service in TENANT's area as required by RCW 19.122 to ascertain the existence of underground utilities. TENANT must comply with all provisions of ch. 19.122 RCW relating to underground facilities.

27. PERMITS. TENANT shall secure all necessary federal, state, and local licenses and permits at its sole expense. WSDOT hereby authorizes TENANT to make any and all applications and/or submissions necessary to obtain all licenses and permits (Government Approvals) from all applicable governmental and/or regulatory entities required for construction of wireless communications facilities on the Premises. To the extent authorized by law, WSDOT agrees to cooperate with TENANT, at no cost to WSDOT other than administrative costs, in the submission and/or processing of any such applications, and agrees to execute any documents, applications, or other submissions required therefore. To the extent authorized by law, WSDOT further agrees to take no action that will inhibit, impede, or delay TENANT's ability to obtain said Governmental Approvals.

28. NON-INTERFERENCE.

28.1. For the purposes of this Lease, "Materially Interfere(s)" and "Material Interference" are defined as any use on the Premises or adjacent WSDOT property that physically interferes with or creates an obstruction to authorized communications uses and/or radio signals. TENANT shall not use the Premises or access areas in any way which Materially Interferes with the use of the adjacent WSDOT property or WSDOT's use of the Premises. Similarly, WSDOT shall not use, nor shall WSDOT permit its TENANTS,

employees, or agents to use, any portion of the Premises or WSDOT's property in any way which Materially Interferes with the operations of TENANT authorized by this Lease.

28.2. For the purposes of this Lease, "Interference" is as defined under applicable Federal Communications Commission (FCC) regulations in Title 47 CFR, as may be amended. Further, such Interference shall include, but not be limited to, any use on the Premises or adjacent WSDOT property that causes electronic degradation of authorized communications uses and/or radio signals. Such Interference shall be terminated immediately upon notice by the other party. In the event any such Interference does not cease promptly, the parties acknowledge that continuing Interference may cause irreparable injury and, therefore, the injured party shall have the right to bring an action to enjoin such Interference or to terminate this Lease immediately upon written notice.

28.3. All provisions of **Exhibit E** with respect to Radio Interference as defined in **Exhibit E** shall also apply to this Lease.

29. CO-LOCATION. WSDOT reserves the right to co-locate equipment on the Premises for other users at WSDOT's discretion. TENANT agrees to facilitate such collocation and WSDOT agrees that such collocation shall not Materially Interfere with TENANT's authorized use of the Premises. TENANT shall not authorize any other users' use of the Premises, or its Communications Facility located on the Premises without WSDOT's prior written authorization.

30. COOPERATION IN USE OF PREMISES/COMMUNICATIONS FACILITIES.

30.1. WSDOT shall not permit collocations where it can be shown, to WSDOT's satisfaction, that such installation will Materially Interfere with TENANT's uses authorized in this Lease. TENANT's Communications Facility shall not be taken off-air to accommodate a third-party user without TENANT's prior written authorization. No third-party user shall have access to TENANT's equipment shelter without TENANT's prior written authorization.

30.2. All collocations, subleases, and co-use agreements shall be subject to the following:

30.2.1. WSDOT and TENANT shall have the right to conduct intermodulation tests and interference analyses at collocator's expense. TENANT and WSDOT covenant and agree that their transmissions will at no time interfere with those of other users authorized to be located on the Premises. Further, WSDOT and TENANT covenant that they will not alter their existing transmission frequencies or antenna locations so as to interfere with those transmissions of other users. TENANT shall advise WSDOT at WirelessRequests@wsdot.wa.gov, or P.O. Box 47338, Olympia WA 98504-7338, or other such person or address as may be designated in writing by WSDOT, in writing thirty (30) calendar days prior to changing its transmission frequency, antenna type, or location so that WSDOT can conduct interference analyses. WSDOT shall advise TENANT in writing thirty (30) calendar days prior to changing its transmission frequency. WSDOT and TENANT agree to coordinate their respective transmission frequencies in such a

manner that neither will interfere with the reception or broadcast of the other. WSDOT shall require any future users of the tower to conduct the same tests and show that such future users will not create Interference.

30.2.2. TENANT shall not be required to share space within its Communications Facility with third party users. All materials, transmitters, shelter space, antennas, coax, and other required items for installation of any third-party user's facilities shall be supplied at the sole cost and expense of said user. All materials, transmitters, shelter space, antennas, coax, and other required items for installation of the facilities of other users shall be supplied at the sole cost and expense of such other users.

30.3. TENANT agrees to comply with the "WSDOT Radio Standards" dated December 1998, and any revisions thereto as may be made to comply with the latest standards endorsed by the Western Washington Cooperative Interference Committee. The "WSDOT Radio Standards" are attached hereto as **Exhibit E**.

31. LAWS/ORDINANCES/REGULATIONS. TENANT shall comply with all laws and ordinances, orders, guidelines, policies, directives, rules, and regulations of municipal, county, state, and federal governmental authorities or regulatory agencies (Laws).

32. TAXES/ASSESSMENTS/UTILITIES. TENANT agrees to promptly pay all bills, fees for utilities, and other services supplied to the Premises in addition to the above Rent. TENANT agrees to pay all excise and other taxes owing on TENANT'S leasehold interest. All assessments, rates, fees, and charges not specifically assumed by WSDOT and that benefit TENANT's leasehold interest, are the obligation of and payable by TENANT (Assessments). Foreclosure of a lien of any such delinquent Assessments subjects this Lease to termination by WSDOT as set forth in RCW 79.44.080. If WSDOT pays any of the foregoing Assessments, WSDOT shall request reimbursement for such Assessments in writing (i) within twelve months of WSDOT's receipt of the applicable Assessment and (ii) accompanied by proof of the additional Assessments attributable to the Premises, the interest of TENANT, or this Lease.

32.1. TENANT is responsible for and agrees to pay for utilities that serve TENANT's use of the Premises.

32.2 TENANT shall pay any additional pass-through fee amounts directly to LANDOWNER, in a timely manner. This includes any fees over and above the Rent charged by WSDOT if TENANT's use of the Premises is responsible for causing said increase. WSDOT will provide TENANT with invoice and LANDOWNER payment instructions for TENANT to make payments directly to LANDOWNER. Any interest or penalty assessed by LANDOWNER for late payment of fees shall be the responsibility of TENANT except if WSDOT fails to invoice or provide payment instructions to TENANT in a timely manner.

33. LIENS.

33.1. Nothing in this Lease shall be deemed to make TENANT the agent of WSDOT for purposes of construction, repair, alteration, or installation of structures, improvements, equipment, or facilities on the

Premises. TENANT acknowledges that WSDOT may not, and shall not, be subject to claims or liens for labor or materials in connection with such activities by TENANT.

33.2. TENANT shall at all times defend, indemnify, and hold harmless WSDOT from all claims for labor or materials in connection with construction, repair, alteration, or installation of structures, improvements, equipment, or facilities within the Premises, caused by TENANT or as a result of TENANT's actions or omissions and from the cost of defending against such claims, including attorneys' fees.

33.3. TENANT shall have thirty (30) calendar days after the filing of any lien in connection with its activities to do one of the following:

33.3.1. Record a valid Release of Lien, or

33.3.2. Deposit sufficient cash with WSDOT to cover the amount of the claim on the lien in question and authorize payment to the extent of said deposit to any subsequent judgment holder that may arise as a matter of public record from litigation with regard to a lien holder claim, or

33.3.3. Procure and record a bond which releases the Premises from the claim of the lien and from any action brought to foreclose the lien.

34. ENVIRONMENTAL LAWS.

34.1. TENANT represents, warrants, and agrees that it will conduct its activities on the Premises and the lands adjacent thereto in compliance with all applicable environmental laws. As used in this Lease, the term "Environmental Laws" is defined as all federal, state, and local environmental laws, rules, regulations, ordinances, judicial, or administrative decrees, orders, decisions, authorizations, or permits, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq., the Clean Air Act, 42 U.S.C. § 7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. § 1251, et seq., the Emergency Planning and Community Right to Know Act, 42 U.S.C. § 11001, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. § 2601, et seq., the Oil Pollution Control Act, 33 U.S.C. § 2701, et seq., and Washington or any other comparable local, state, or federal statute or ordinance pertaining to the environment or natural resources and all regulations pertaining thereto, including all amendments and/or revisions to said laws and regulations.

34.2. Toxic or hazardous substances are not allowed on the Premises without the express written authorization of WSDOT and only under such terms and conditions as may be specified by WSDOT. For the purposes of this Lease, "Hazardous Substances," shall include all those substances identified as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601, et seq., and the Washington Model Toxics Control Act, RCW 70A.305 et seq., including all amendments and/or revisions to said laws and regulations, and shall include gasoline and other petroleum products. In the event

such authorization is granted, the use and disposal of such materials must be done in a legal manner by TENANT.

34.3. TENANT agrees to cooperate in any environmental investigations conducted by WSDOT's staff or independent third parties where there is evidence of contamination on the Premises, or where WSDOT is directed to conduct such audit by an agency or agencies having jurisdiction. TENANT will reimburse WSDOT for the cost of such investigations, where the need for said investigation is determined to be caused by TENANT's operations. TENANT will provide WSDOT with notice of any inspections of the Premises, notices of violations, and orders to clean up contamination. TENANT will permit WSDOT to participate in all settlement or abatement discussions. In the event TENANT fails to take remedial measures as duly directed by a state, federal, or local regulatory agency within ninety (90) calendar days of such notice, WSDOT may elect to perform such work, and TENANT covenants and agrees to reimburse WSDOT for all direct and indirect costs associated with WSDOT's work where those costs are determined to have resulted from TENANT's use of the Premises.

34.4. TENANT agrees the use of the Premises shall be such that no hazardous or objectionable smoke, fumes, vapor, odors, or discharge of any kind shall rise above the grade of the property.

34.5. For the purposes of this Lease, "Costs" shall include but not be limited to, all response costs, disposal fees, investigatory costs, monitoring costs, civil, or criminal penalties, and attorneys' fees and other litigation costs incurred in complying with state or federal environmental laws, which shall include but not be limited to Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et seq.; the Clean Water Act, 33 U.S.C. § 1251; the Clean Air Act, 42 U.S.C. § 7401; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901; and the Washington Model Toxics Control Act, RCW 70A.305, et seq., including all amendments and/or revisions to said laws and regulations.

34.6. TENANT, its successors, and assigns, agrees to defend, indemnify, and hold harmless WSDOT from and against any and all claims, causes of action, demands, and liability which are caused by or result from TENANT's and its employees', agents', and/or contractors' activities on the Premises, including but not limited to any Cost, costs, liabilities, damages, expenses, assessments, penalties, fines, losses, judgments, and attorneys' fees associated with the removal or remediation of any Hazardous Substances that have been released, or otherwise come to be located on the Premises, including those that may have migrated from the Premises through water or soil to other properties, including without limitation, the adjacent WSDOT property.

34.7. TENANT, its successors and assigns, further agrees to defend, indemnify, and hold harmless WSDOT from any and all liability arising from the offsite disposal, handling, treatment, storage, or transportation of any Hazardous Substances removed from said Premises, which Hazardous Substances were released on to the Premises as a result of TENANT's and its employees', agents', and/or contractors' activities.

34.8. WSDOT hereby agrees to defend, indemnify, and hold TENANT harmless from any Costs or liabilities associated with the removal or remediation of any Hazardous Substances that have been released, or otherwise come to be located on the Premises by the acts or omissions of WSDOT, its employees, contractors, and agents. WSDOT further agrees to defend, indemnify, and hold harmless TENANT from any and all liability arising from the offsite disposal, handling, treatment, storage, or transportation of any Hazardous Substances removed from said Premises, which such Hazardous Substances have been released on the Premises as a result of WSDOT's acts or omissions or those of its employees, contractors, and/or agents.

34.9. WSDOT represents, warrants, and agrees that it has in the past and will in the future, conduct its activities on the Premises in compliance with all applicable Environmental Laws and that the Premises is free of Hazardous Substances as of the Execution Date of this Lease.

34.10. The provisions of this Section shall survive the expiration or termination of this Lease.

35. INSURANCE.

35.1. At its sole expense, TENANT shall secure and maintain in effect a policy of commercial general liability insurance issued by an insurer authorized to conduct business in the State of Washington. The insurance policy shall provide liability coverage for any and all claims of bodily injury, property damage, and personal injury arising from TENANT's use of the Premises which is the subject of this Lease. The insurance policy required by this Section shall provide coverage of no less than Two Million and no/100 Dollars (\$2,000,000.00) per occurrence, with a general aggregate limit of no less than Four Million and no/100 Dollars (\$4,000,000.00) per policy period. TENANT agrees that WSDOT may require increases in said coverages by written notice to TENANT, as WSDOT deems reasonably necessary. Coverages under said policy shall be triggered on an "occurrence basis," not a "claims made" basis. Coverages, if obtained by TENANT in compliance with this Section, shall not be deemed as having relieved TENANT of any liability. Claims for damages resulting from TENANT's use of the Premises under this Lease remain the responsibility of TENANT and will be forwarded to TENANT for handling if received by WSDOT.

35.2. The coverage required by this Section shall be at least as broad as that provided by the most current Commercial General Liability Policy form ISO (Insurance Services Office, Inc.) policy form CG 00 01 12 04[07], or its equivalent without modification. The use of an equivalent form shall require prior written approval by WSDOT. TENANT shall provide additional endorsements and/or increase the policy limits at its sole cost, when and if WSDOT deems it necessary due to TENANT's use of the Premises, within ten (10) calendar days of WSDOT's written request to do so.

35.3. WSDOT shall be included as an additional insured by endorsement of the liability policy required by this Section utilizing ISO Form 2026 (Additional Insured – Designated Person or Organization) or its equivalent without modification or equivalent endorsement if approved in advance and in writing by WSDOT. The additional insured endorsement shall contain no restrictions or limitations with respect to

“completed operations”, “ongoing operations”, or the “active negligence” of WSDOT and/or the State. This coverage shall be “primary and non-contributory” and shall include a waiver of all rights of subrogation the insurer may have against WSDOT and the State. The insurance shall require the insurer to provide WSDOT with not less than thirty (30) calendar days, prior written notice before any cancellation of the coverage required by this Section.

35.4. Prior to the undertaking of any work or any use of the Premises in connection with this Lease by a contractor, subcontractor, consultant, or sub-consultant (together hereinafter “Contractors”) of TENANT, TENANT shall require that its Contractor(s) obtain the insurance coverage set forth below and shall submit to WSDOT evidence that such Contractor(s) has obtained commercial general liability coverage under form CG 00 01 12 07, naming WSDOT and the State as an additional insured. The additional insured endorsement shall contain no restrictions or limitations with respect to “completed operations”, “ongoing operations”, or the “active negligence” of WSDOT and/or the State. This coverage shall be “primary and non-contributory” and shall include a waiver of all rights of subrogation the insurer may have against WSDOT and the State. This coverage shall be on a “per occurrence” basis with limits of not less than the following:

Commercial General Liability
Bodily Injury & Property Damage Liability \$2,000,000/\$4,000,000
per occurrence/aggregate

Commercial Automobile Liability
Bodily Injury & Property Damage Liability \$2,000,000
per occurrence

Should TENANT require limits of insurance of its Contractor(s) which are greater than as set forth above, those higher limits shall also apply to the coverage to be afforded WSDOT and the State.

Evidence of the required insurance shall be submitted prior to the start of any performance of work or any use of the Premises under the Lease on a standard ACCORD Form, with copies of the relevant additional insured and waiver of subrogation endorsements attached.

TENANT shall require its Contractor(s) to maintain such insurance during the entirety of the period where work is to be performed, and for a period of three years thereafter, or the period of its use of the Premises.

35.5. No changes whatsoever shall be initiated as to the coverage without prior written approval by WSDOT and written authorization by WSDOT to make any requested changes.

35.6. Unless approved by WSDOT in advance and in writing, the liability coverage required by this Section shall not be subject to any deductible or self-insured retentions of liability greater than One Hundred Thousand and no/100 Dollars (\$100,000.00) per occurrence. The payment of any such deductible or self-insured retention of liability amounts remains the sole responsibility of TENANT.

35.7. TENANT assumes all obligations for premium payment, and in the event of nonpayment, WSDOT, at its sole discretion, may pay the premiums necessary to keep any lapsed insurance policies in force, and TENANT is obligated to reimburse WSDOT the cost of maintaining the insurance coverage and any legal fees incurred in enforcing such reimbursement should TENANT fail to pay the policy premiums.

35.8. Coverage obtained by TENANT in compliance with this Section shall not be deemed as having relieved TENANT of any liability in excess of such coverage.

35.9. TENANT shall provide WSDOT with a certificate of insurance reflecting the insurance coverage required by this Section within ten (10) calendar days of the execution of this Lease, and within ten (10) days of receiving a written notice from WSDOT for an increase in the coverage amounts. Such certificates shall also be provided upon renewal of said policies and changes in carriers.

35.10. SELF-INSURED. In lieu of general liability insurance, TENANT may provide acceptable evidence to WSDOT that it is participating in a self-insurance liability program or risk pool. To meet self-insurance requirements and forgo obtaining and maintaining separate liability coverage, TENANT must also meet and agree to the following:

35.10.1. TENANT's self-insurance program must provide liability coverage for the Premises, including public liability coverage for bodily injury, property damage, and personal injury of not less than Two Million and no/100 Dollars (\$2,000,000.00) combined single limit per occurrence, with a general aggregate amount of not less than Four Million and no/100 Dollars (\$4,000,000.00) per policy period. TENANT shall increase the program liability coverage at its sole cost, when and if WSDOT deems it necessary due to TENANT's use of the Premises.

35.10.2. TENANT assumes all obligations to fund its self-insurance program in the amounts required above. In the event TENANT fails to adequately fund its self-insurance program, WSDOT, at its sole discretion, may purchase insurance coverage as if TENANT is not self-insured and pay the premiums necessary to prevent any lapse in insurance coverage. TENANT shall reimburse WSDOT the entire cost and expense it incurred to acquire and maintain said insurance coverage and any legal fees it incurred in enforcing such reimbursement. TENANT shall make such reimbursement to WSDOT within thirty (30) calendar days of the date of WSDOT's invoice. The payment of the premiums by WSDOT under this Section shall not be construed as a waiver of TENANT's obligation to obtain and maintain insurance coverage, including but not limited to the payment of insurance premiums.

35.10.3. In the event TENANT, after commencement of this Lease, elects to terminate its self-insured status and secure commercial liability coverage, TENANT shall promptly notify WSDOT in writing and prior to the termination of its self-insured status, TENANT shall secure and maintain insurance coverages outlined above in Subsections 35.1–35.9 and provide WSDOT with a certificate of insurance evidencing such coverage at least ten (10) calendar days prior to the effective date of the insurance program change.

35.11. Liability coverage, whether through self-insurance or a purchased policy shall not be deemed as having relieved TENANT of any liability in excess of such coverage.

36. HOLD HARMLESS/INDEMNIFICATION/WAIVER.

36.1. TENANT and its successors and assigns, shall protect, save, and hold harmless WSDOT, its authorized agents and employees, from all claims, actions, costs, damages (both to persons and/or property), or expenses of any nature whatsoever by reason of the acts or omissions of TENANT, its agents, invitees, contractors, lessees, or employees, arising out of, or in connection with, its acts or activities or the acts or activities of its, agents, invitees, contractors, lessees, or employees, related to this Lease. TENANT further agrees to defend WSDOT, its authorized agents or employees, in any litigation, including payment of any costs or attorneys' fees, for any claims or actions commenced, arising out of, or in connection with, such acts or activities related to this Lease. The obligations in this Section shall not include such claims, costs, damages, or expenses to the extent caused by the acts of WSDOT or its authorized agents or employees; provided that, if the claims or damages are caused by or result from the concurrent acts of (a) WSDOT, its authorized agents or employees and (b) TENANT, its agents, invitees, contractors, lessees, or employees, or involves those actions covered by RCW 4.24.115, this indemnity provision shall be valid and enforceable only to the extent of the acts or omissions of TENANT's agents, invitees, contractors, lessees, or employees.

36.2. **WAIVER:** TENANT agrees that its obligations under this Section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents while performing construction, operation, and/or maintenance of the Premises or Communications Facility while located on the Premises for any purpose. For this purpose, TENANT, by MUTUAL NEGOTIATION, hereby waives with respect to WSDOT only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions chapter 51.12 RCW.

36.3. The provisions in this Section shall survive the expiration or termination of this Lease.

37. CONDEMNATION. The Premises shall not be considered as part of or as contributing to the use of any adjoining or other properties owned, used, or controlled by TENANT in the event such other property or property rights of TENANT are subject to condemnation at the time of execution of the Lease or subsequent to the execution of this Lease.

38. NONDISCRIMINATION. TENANT, for itself, its successors, and assigns, as part of the consideration hereof, does hereby agree to comply with all applicable civil rights and antidiscrimination requirements, including, but not limited to, chapter 49.60 RCW and Appendixes A, C, D, and E of The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances, DOT Order No. 1050.2A, attached hereto as **Exhibit F** and by this reference incorporated herein.

38.1. **Title VI Notice to Public.** It is the Washington State Department of Transportation's (WSDOT) policy to assure that no person shall, on the grounds of race, color,

national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with WSDOT's Office of Equity and Civil Rights (OECR). For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination obligations, please contact OECR's Title VI Coordinator at (360) 705-7090.

38.2. Americans with Disabilities Act (ADA) Information. This material can be made available in an alternate format by emailing the Office of Equity and Civil Rights at wsdotada@wsdot.wa.gov or by calling toll free, 855-362-4ADA (4232). Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

38.3. TENANT, for itself, its successors, and assigns does hereby covenant and agree to comply with all civil rights and anti-discrimination requirements of Ch. 49.60 RCW, as to the Premises.

39. ASSIGNMENT. Any assignment of lease requires prior approval by WSDOT which reserves the right, in its sole and absolute discretion, to withhold and not approval for any reason. If WSDOT approves an assignment of this lease, then any such assignment shall be in writing on a form approved by WSDOT and include an assumption of the Lease, as well as comply with all other provisions of this Section.

39.1. Neither this Lease, nor any rights created by it may be assigned, sublet, or transferred by TENANT without the prior written approval of both WSDOT and FHWA. In determining whether to approve an assignment or sublease, WSDOT shall be entitled to consider the proposed assignee's or sublessee's financial condition, managerial capability, business reputation, nature of the proposed assignee's or sublessee's business, and such other factors as may reasonably bear upon the suitability of the assignee or sublessee as a TENANT of the Premises or the holder of this Lease.

39.2. TENANT shall provide the written assignment form to WSDOT at least sixty (60) calendar days prior to the date TENANT requires the approved form. In addition, TENANT shall provide to WSDOT a copy of said written assignment within fifteen (15) calendar days of its execution. If TENANT is a corporation, then the transfer of forty percent (40%) of TENANT's stock is deemed an assignment for the purposes of this Lease and requires WSDOT approval. WSDOT's consent to one assignment or sublease shall not waive the requirement of obtaining WSDOT consent to any subsequent assignment or sublease. TENANT hereby covenants that it is acting as principal and not as an agent for any undisclosed principal.

39.3. In the event TENANT assigns this Lease, sublets, or otherwise allows third party use of any portion of the Premises, whether by written or verbal agreement, without WSDOT's prior written approval, WSDOT, in addition to or in lieu of terminating this Lease for default and in addition to any damages it may experience, may demand a share of any revenue generated by such unauthorized use. WSDOT shall set the amount of said share and its decision shall be final and binding. WSDOT may demand such share at any time during the term of this Lease. TENANT agrees to pay said share retroactively to the date the unauthorized

third-party use commenced. Furthermore, such unauthorized assignment shall not relieve TENANT from all of its obligations under this Lease, including, but not limited to, the payment of rent and the maintenance of insurance. Further, TENANT shall execute an assignment as provided above within ten (10) calendar days of the date WSDOT approves the assignment.

40. SUPERSEDE. This Lease and the exhibits hereto constitute the entire agreement between the parties with respect to the Premises and supersedes all prior and contemporaneous agreements and understandings between the parties hereto, which include but is not limited to the Lease, WF-01-11886, dated March 31, 2006, IC# 1-37-07450, and any amendments hereto.

41. BINDING CONTRACT. This Lease shall not become binding upon WSDOT unless and until executed for WSDOT by the Secretary of Transportation or such Secretary's duly authorized representative.

42. PERFORMANCE BY WSDOT. If TENANT defaults in the performance or observation of any covenant or agreement contained in this Lease, WSDOT, without notice if deemed by WSDOT that an emergency exists, or if no emergency, with thirty (30) calendar days' written notice, may direct TENANT to stop work and may itself perform or cause to be performed such covenant or agreement and may enter upon the Premises for such purpose. Such an emergency shall include, but not be limited to, endangerment of life, endangerment of WSDOT's facility, or the Highway Advisory Radio System, or failure of TENANT to obtain in a timely manner any insurance. TENANT shall reimburse WSDOT the entire cost and expense of such performance by WSDOT within thirty (30) calendar days of the date of WSDOT's invoice. Any act or thing done by WSDOT under the provisions of this Section shall not be construed as a waiver of any agreement or condition herein contained or the performance thereof.

43. MODIFICATIONS/NO WAIVER OF BREACH OR DEFAULT. This Lease contains all the agreements and conditions made between the parties hereto and may not be modified orally or in any manner other than by a written amendment to this Lease signed by all parties. No failure on the part of either party to enforce any covenant or provision herein contained, nor any waiver of any right hereunder by either party, unless by written amendment, shall discharge or invalidate such covenant or provision or affect the right of the either party to enforce the same in the event of any subsequent breach or default.

44. WAIVER OF WSDOT'S LIEN RIGHTS. WSDOT hereby waives any and all lien rights it may have, statutory or otherwise, concerning TENANT's radio transmitting or receiving equipment or any portion thereof, which shall be deemed personal property for the purposes of this Lease, regardless of whether or not same is deemed real or personal property under applicable laws, and WSDOT gives TENANT the right to remove all or any portion of same from the Premises from time to time in TENANT's sole discretion and without WSDOT's consent, except as otherwise provided in this Lease.

45. **BROKERS' FEES.** If TENANT is represented by a real estate broker in this transaction, TENANT shall be fully responsible for any fee due to such broker and shall hold WSDOT harmless from any claims for commission by such broker.

46. **COOPERATION IN EXECUTION OF SUBSEQUENT DOCUMENTS.** WSDOT and TENANT agree to cooperate in executing any documents (including a Memorandum of Lease) necessary to protect the rights of the parties granted by this Lease.

47. **INTERPRETATION.** This Lease shall be construed in accordance with the laws of the state of Washington. The titles to paragraphs or sections of this Lease are for convenience only and shall have no effect on the construction or interpretation of any paragraph or sections hereof.

48. **SEVERABILITY.** In case any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Lease shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

49. **INVALID PROVISION.** If any provision or condition of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

50. **TOTALITY OF AGREEMENT.** It is understood that no guarantees, representations, promises, or statements expressed or implied have been made by TENANT or by WSDOT, except to the extent that the same are expressed in this Lease. It is further understood that this Lease shall not be valid and binding upon WSDOT unless and until accepted and approved by the Secretary of Transportation or such Secretary's duly authorized representative.

51. **ATTORNEY FEES.** In the event of any controversy, claim, or dispute arising out of this Lease, each party shall be solely responsible for the payment of its own legal expenses, including but not limited to attorney's fees and costs, except as provided elsewhere in this Lease.

52. **VENUE.** TENANT agrees that the venue of any action or suit concerning this Lease shall be in the Thurston County Superior Court, and all actions or suits thereon shall be brought therein, unless the parties mutually agree otherwise, in writing.

53. **NOTICES.** Except as otherwise designated in this Lease, wherever in this Lease written notices are to be given or made, they will be sent by certified mail-addressed to the parties at the addresses listed below unless a different address shall be previously designated in writing and delivered to the other party. Notices shall be deemed effective as of the delivery date. TENANT agrees to accept service of process or certified mail at the addresses provided herein, provided any such address is located in the state of Washington. Otherwise, TENANT designates the Secretary of state of Washington as an agent for the purpose of service of process. Such service shall be deemed personal service.

WSDOT:

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
HQ Real Estate Services
Attn: Property Management
7407 31st Avenue NE
Lacey, WA 98516

TENANT:

WHATCOM COUNTY SHERIFF'S OFFICE
311 Grand Ave.
Suite B-08
Bellingham, WA 98225

- 54. RECITALS.** The recitals are hereby incorporated into this Lease.
- 55. EXHIBITS.** Exhibit A – Property
Exhibit B – Premises
Exhibit C – Construction Drawings or Technical Data Sheet(s)
Exhibit D – See Exhibit A
Exhibit E – WSDOT Radio Standards
Exhibit F – Title VI Non-discrimination Assurances
- 56. COUNTERPARTS.** This Lease may be executed in counterparts or in duplicate originals. Each counterpart or each duplicate shall be deemed an original copy of this Lease signed by each party, for all purposes.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names.

Signatures:

Accepted and Approved by:

WHATCOM COUNTY

WASHINGTON STATE
DEPARTMENT OF TRANSPORTATION



(signature)

Print Name: Satpal Sidhu

Title: Whatcom County Executive

Date: 6/30/2026



(signature)

Print Name: Robin Curl

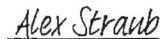
Title: Property Management Program Manager

Date: Jul 14, 2026

APPROVED AS TO FORM

APPROVED AS TO FORM

By: Brandon Waldron
(via email BW/SW 4/24/26)
Prosecuting Attorney's Office



(signature)

By: Alex Straub
Assistant Attorney General

Date: Apr 7, 2026

Date:

T.38 N., R.3E.W.M.

FED. ROAD DIV. NO.	STATE	FED. ROAD
8	WASH.	

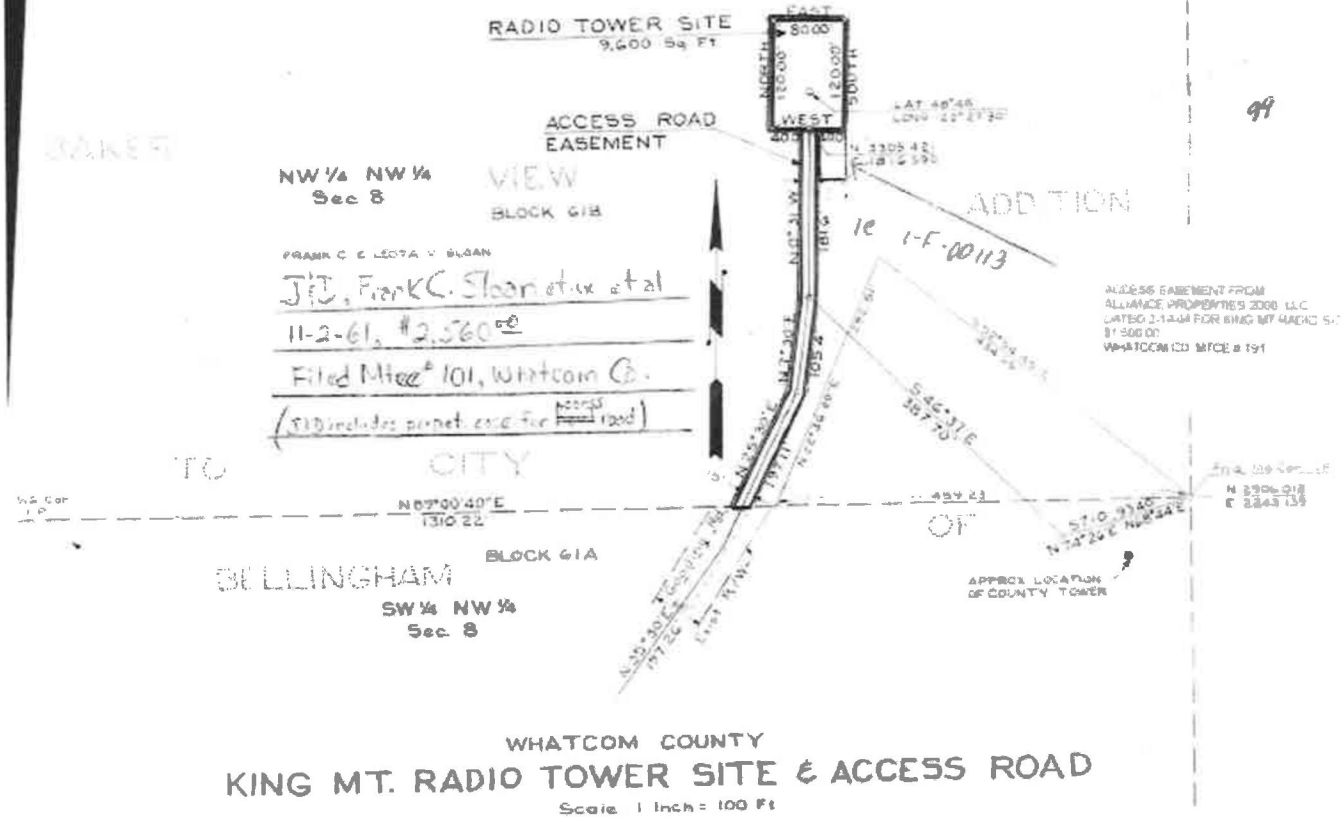


Exhibit A

Exhibit A

Exhibit B

DESCRIPTION:

PARCEL "A": All that part of the following described Tract "X" lying within a parcel of land described as follows:

Begin at the Southeast corner of said Tract "X"; thence South 68°44' West 93.40 feet; thence South 74°26' West 57.10 feet; thence North 46°37' West 387.70 feet; thence North 0°31' West 181.6 feet to the true point of beginning of this Parcel "A" description; thence West 40.0 feet; thence North 120.0 feet; thence East 80.0 feet; thence South 120.0 feet; thence West 40.0 feet to the true point of beginning.

TOGETHER WITH the perpetual right, permit, license and easement to use and occupy the following described land to be hereinafter referred to as Parcel "B", for the purpose of constructing and maintaining an access road to the above described Parcel "A":

PARCEL "B": All that part of said Tract "X" lying within a strip of land having a width of 15 feet, being 7.5 feet wide on each side, when measured at right angles from the following described line:

Begin at the true point of beginning of the above described Parcel "A", said point being also the true point of beginning of this line description; thence South 0°31' East 181.6 feet; thence South 7°30' West 105.4 feet; thence South 25°30' West 140 feet, more or less to an intersection with the Southerly boundary of said Tract "X" and the end of this line description.

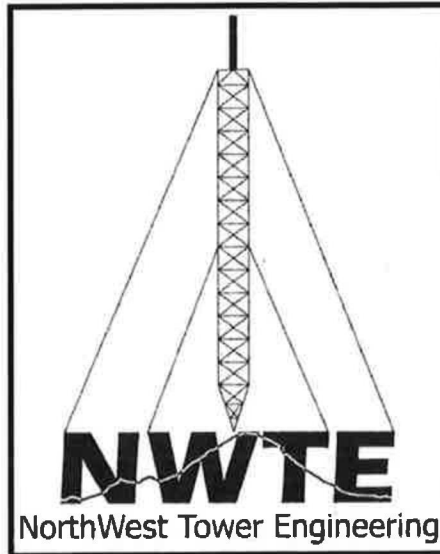
TRACT "X"

Northwest Quarter of the Northwest Quarter of Section 8, Township 38 North, Range 3 East of the Willamette Meridian.

EXHIBIT C



NorthWest Tower Engineering



**WSDOT King Mountain
Gooding Ave, Bellingham, WA
162-ft Self-Supporting Tower
Whatcom County Sheriff's Office**

**Mapping Report No. 232054.01
May 26, 2023**

Report by: Harvey Carlisle, S.E.
Checked by: Steven Diamond, P.E.



NorthWest Tower Engineering

WSDOT King Mountain

Report No. 232054.01

May 26, 2023

Introduction

NorthWest Tower Engineering (NWTE) has completed a mapping of the Washington State Department of Transportation's (WSDOT) 162-foot self-supporting tower on King Mountain in Bellingham, Washington. The mapping was performed at the request of Whatcom County to obtain data for a tower analysis.

Tower Information

NWTE visited the site on March 31, 2023. The tower is a Radian model RS70 manufactured in 2004 (File No. 0190212). A geotechnical report no. WA04-11546-GEO by LSI Adapt dated July 2004 was provided by WSDOT. Radian tower and foundation drawings were provided by WSDOT. If further information useful to the analysis is presented, then a revised report will be issued.

Existing Appurtenance Configuration

Elevation	Location	Appurtenance	Tx Line	Tx Line No.
85'	Legs A,B,C	(3) Obstruction Lights	3/8" Power*	N/A
100'	Leg B	2' Standard MW Dish	3/8" Coax*	N/A
100'	Leg C	4' HP MW Dish w/ODU	3/8" Line*	N/A
125'	Leg A	2' HP MW Dish w/ODU	3/8" Line*	N/A
125'	Leg B	21' Tapered Omni Standoff Mount	7/8" Coax*	N/A
125'	Leg C	10' Omni Standoff Mount	7/8" Coax*	N/A
155'	Interior	Work Platform	N/A	N/A
155'	Leg A	4' HP MW Dish	EW63*	N/A
159'	Leg B	6' MW Dish w/Radome	EW63*	N/A
163'	Face C	6' Omni	7/8" Coax*	N/A
162'	Leg C	5' Omni	7/8" Coax*	N/A
160'	Face A	Empty Pipe Mount	N/A	N/A
160'	Face A	20' Lightning Rod	N/A	N/A
162'	Legs A,B	(2) Strobes	3/8" Power*	N/A

* Estimated feed line size.

Antenna center elevations are listed for microwave, yagi, and panel type antennas. Base elevations are listed for other antenna types.



NorthWest Tower Engineering

WSDOT King Mountain

Report No. 232054.01

May 26, 2023



01 WSDOT King Mtn



02 WSDOT King Mtn



03 WSDOT King Mtn



04 WSDOT King Mtn



NorthWest Tower Engineering

WSDOT King Mountain

Report No. 232054.01

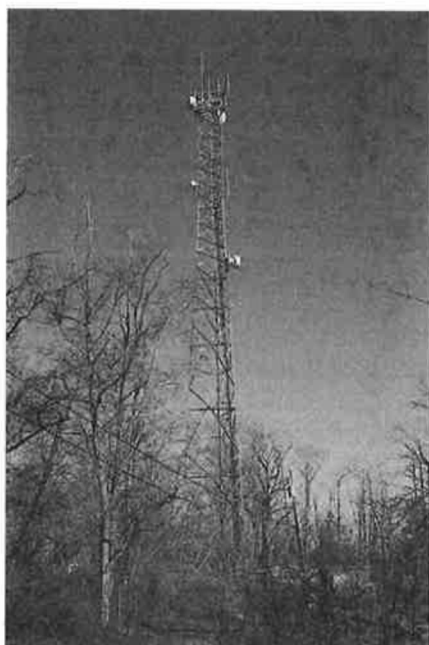
May 26, 2023



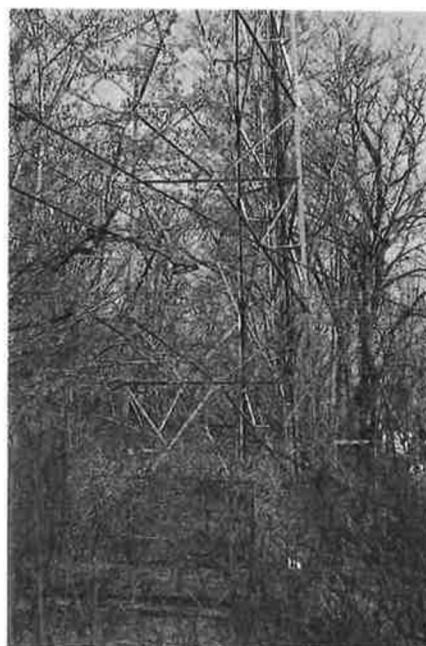
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06 WSDOT King Mtn



07 WSDOT King Mtn



08 WSDOT King Mtn

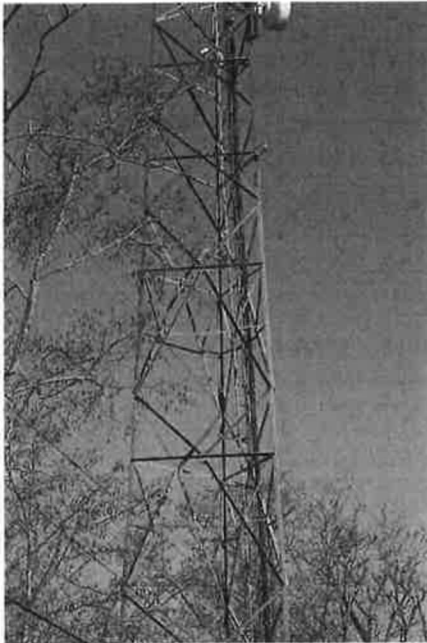


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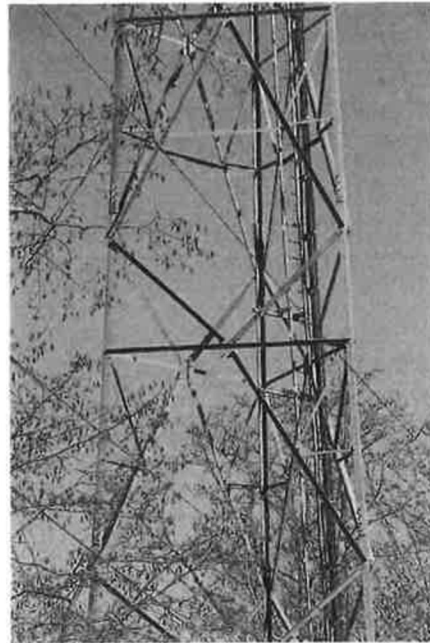
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10 WSDOT King Mtn



11 WSDOT King Mtn



12 WSDOT King Mtn

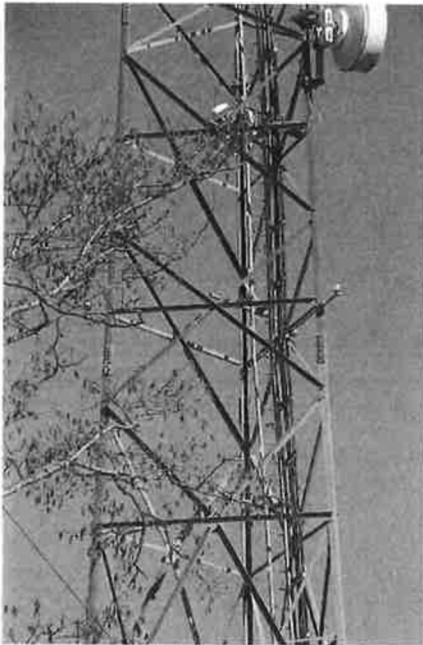


NorthWest Tower Engineering

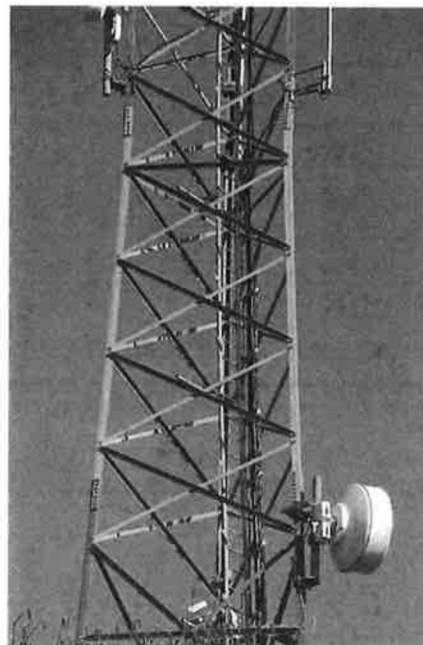
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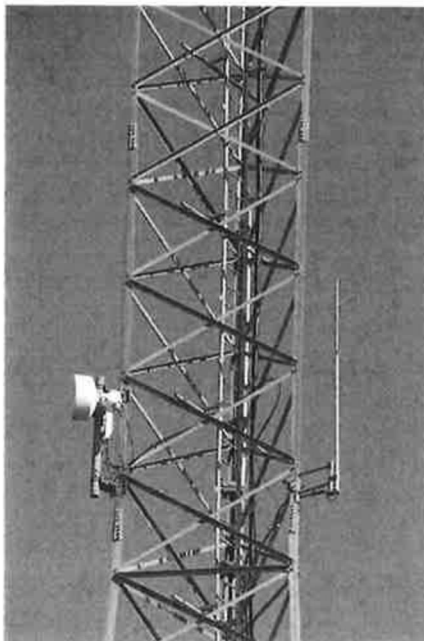
May 26, 2023



13 WSDOT King Mtn



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15 WSDOT King Mtn



16 WSDOT King Mtn



NorthWest Tower Engineering

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May 26, 2023



17 WSDOT King Mtn



18 WSDOT King Mtn



19 WSDOT King Mtn



20 WSDOT King Mtn



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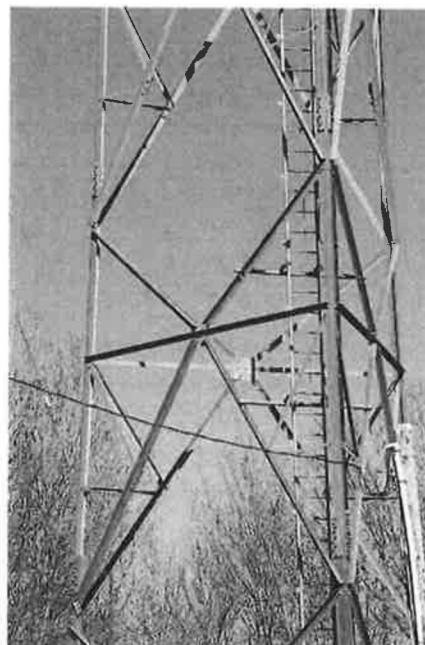
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Report No. 232054.01

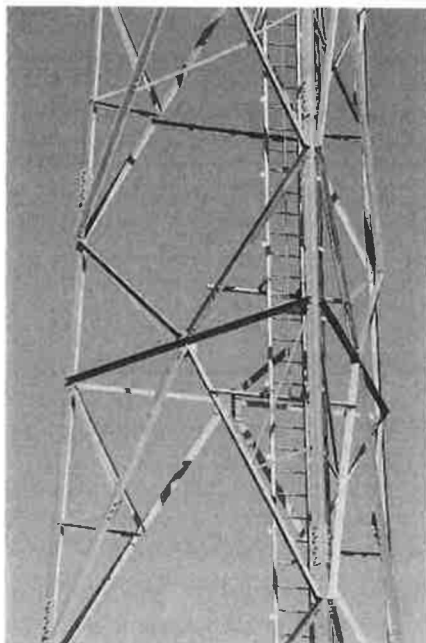
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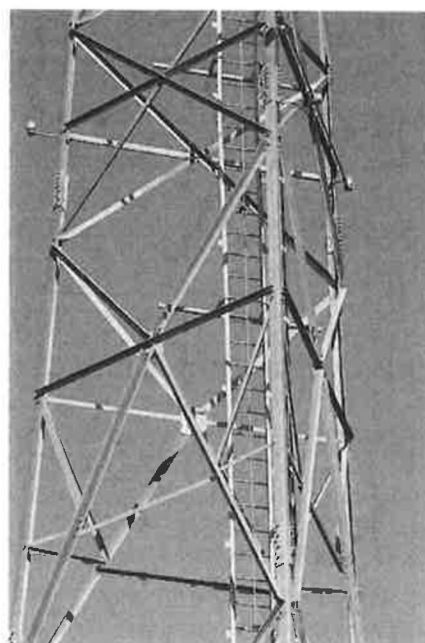
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24 WSDOT King Mtn



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WSDOT King Mountain

Report No. 232054.01

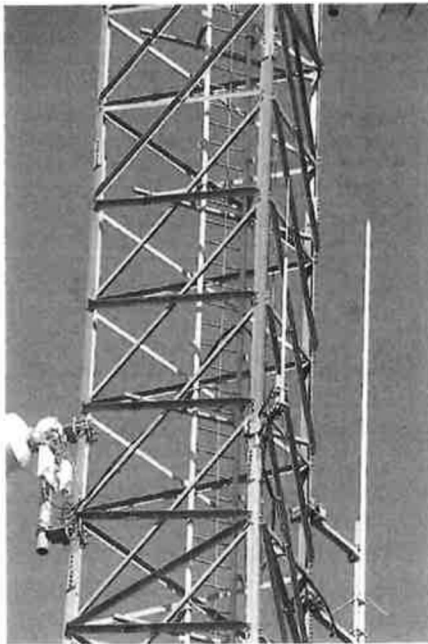
May 26, 2023



25 WSDOT King Mtn



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28 WSDOT King Mtn



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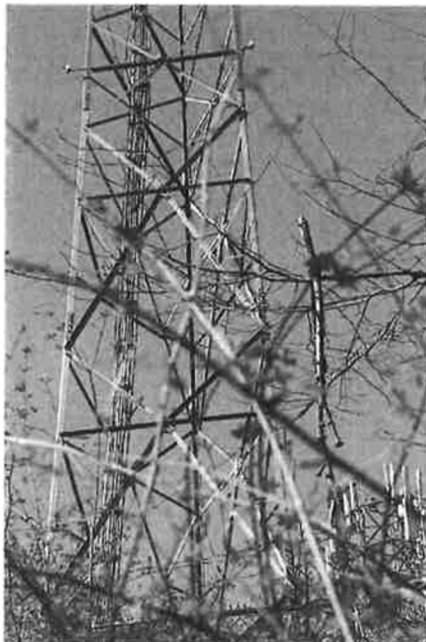
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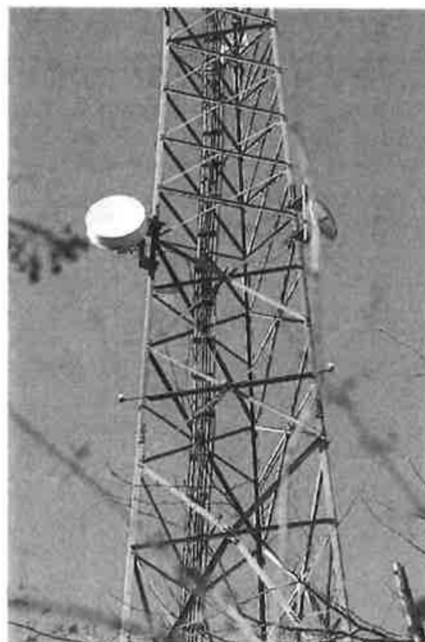
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31 WSDOT King Mtn



32 WSDOT King Mtn



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WSDOT King Mountain

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May 26, 2023



33 WSDOT King Mtn



34 WSDOT King Mtn



35 WSDOT King Mtn



36 WSDOT King Mtn



NorthWest Tower Engineering

WSDOT King Mountain

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37 WSDOT King Mtn



38 WSDOT King Mtn



39 WSDOT King Mtn



40 WSDOT King Mtn



NorthWest Tower Engineering

WSDOT King Mountain

Report No. 232054.01

May 26, 2023

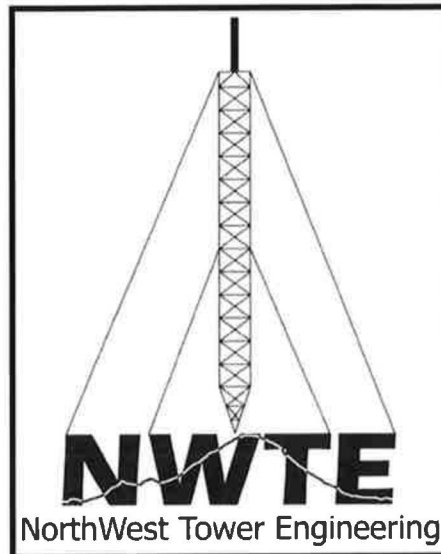


41 WSDOT King Mtn

Section	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22	T23	T24	T25	T26	T27	T28	T29	T30	T31	T32	T33	T34	T35	T36	T37	T38	T39	T40	T41	T42	T43	T44	T45	T46	T47	T48	T49	T50	T51	T52	T53	T54	T55	T56	T57	T58	T59	T60	T61	T62	T63	T64	T65	T66	T67	T68	T69	T70	T71	T72	T73	T74	T75	T76	T77	T78	T79	T80	T81	T82	T83	T84	T85	T86	T87	T88	T89	T90	T91	T92	T93	T94	T95	T96	T97	T98	T99	T100	T101	T102	T103	T104	T105	T106	T107	T108	T109	T110	T111	T112	T113	T114	T115	T116	T117	T118	T119	T120	T121	T122	T123	T124	T125	T126	T127	T128	T129	T130	T131	T132	T133	T134	T135	T136	T137	T138	T139	T140	T141	T142	T143	T144	T145	T146	T147	T148	T149	T150	T151	T152	T153	T154	T155	T156	T157	T158	T159	T160	T161	T162	T163	T164	T165	T166	T167	T168	T169	T170	T171	T172	T173	T174	T175	T176	T177	T178	T179	T180	T181	T182	T183	T184	T185	T186	T187	T188	T189	T190	T191	T192	T193	T194	T195	T196	T197	T198	T199	T200	T201	T202	T203	T204	T205	T206	T207	T208	T209	T210	T211	T212	T213	T214	T215	T216	T217	T218	T219	T220	T221	T222	T223	T224	T225	T226	T227	T228	T229	T230	T231	T232	T233	T234	T235	T236	T237	T238	T239	T240	T241	T242	T243	T244	T245	T246	T247	T248	T249	T250	T251	T252	T253	T254	T255	T256	T257	T258	T259	T260	T261	T262	T263	T264	T265	T266	T267	T268	T269	T270	T271	T272	T273	T274	T275	T276	T277	T278	T279	T280	T281	T282	T283	T284	T285	T286	T287	T288	T289	T290	T291	T292	T293	T294	T295	T296	T297	T298	T299	T300	T301	T302	T303	T304	T305	T306	T307	T308	T309	T310	T311	T312	T313	T314	T315	T316	T317	T318	T319	T320	T321	T322	T323	T324	T325	T326	T327	T328	T329	T330	T331	T332	T333	T334	T335	T336	T337	T338	T339	T340	T341	T342	T343	T344	T345	T346	T347	T348	T349	T350	T351	T352	T353	T354	T355	T356	T357	T358	T359	T360	T361	T362	T363	T364	T365	T366	T367	T368	T369	T370	T371	T372	T373	T374	T375	T376	T377	T378	T379	T380	T381	T382	T383	T384	T385	T386	T387	T388	T389	T390	T391	T392	T393	T394	T395	T396	T397	T398	T399	T400	T401	T402	T403	T404	T405	T406	T407	T408	T409	T410	T411	T412	T413	T414	T415	T416	T417	T418	T419	T420	T421	T422	T423	T424	T425	T426	T427	T428	T429	T430	T431	T432	T433	T434	T435	T436	T437	T438	T439	T440	T441	T442	T443	T444	T445	T446	T447	T448	T449	T450	T451	T452	T453	T454	T455	T456	T457	T458	T459	T460	T461	T462	T463	T464	T465	T466	T467	T468	T469	T470	T471	T472	T473	T474	T475	T476	T477	T478	T479	T480	T481	T482	T483	T484	T485	T486	T487	T488	T489	T490	T491	T492	T493	T494	T495	T496	T497	T498	T499	T500	T501	T502	T503	T504	T505	T506	T507	T508	T509	T510	T511	T512	T513	T514	T515	T516	T517	T518	T519	T520	T521	T522	T523	T524	T525	T526	T527	T528	T529	T530	T531	T532	T533	T534	T535	T536	T537	T538	T539	T540	T541	T542	T543	T544	T545	T546	T547	T548	T549	T550	T551	T552	T553	T554	T555	T556	T557	T558	T559	T560	T561	T562	T563	T564	T565	T566	T567	T568	T569	T570	T571	T572	T573	T574	T575	T576	T577	T578	T579	T580	T581	T582	T583	T584	T585	T586	T587	T588	T589	T590	T591	T592	T593	T594	T595	T596	T597	T598	T599	T600	T601	T602	T603	T604	T605	T606	T607	T608	T609	T610	T611	T612	T613	T614	T615	T616	T617	T618	T619	T620	T621	T622	T623	T624	T625	T626	T627	T628	T629	T630	T631	T632	T633	T634	T635	T636	T637	T638	T639	T640	T641	T642	T643	T644	T645	T646	T647	T648	T649	T650	T651	T652	T653	T654	T655	T656	T657	T658	T659	T660	T661	T662	T663	T664	T665	T666	T667	T668	T669	T670	T671	T672	T673	T674	T675	T676	T677	T678	T679	T680	T681	T682	T683	T684	T685	T686	T687	T688	T689	T690	T691	T692	T693	T694	T695	T696	T697	T698	T699	T700	T701	T702	T703	T704	T705	T706	T707	T708	T709	T710	T711	T712	T713	T714	T715	T716	T717	T718	T719	T720	T721	T722	T723	T724	T725	T726	T727	T728	T729	T730	T731	T732	T733	T734	T735	T736	T737	T738	T739	T740	T741	T742	T743	T744	T745	T746	T747	T748	T749	T750	T751	T752	T753	T754	T755	T756	T757	T758	T759	T760	T761	T762	T763	T764	T765	T766	T767	T768	T769	T770	T771	T772	T773	T774	T775	T776	T777	T778	T779	T780	T781	T782	T783	T784	T785	T786	T787	T788	T789	T790	T791	T792	T793	T794	T795	T796	T797	T798	T799	T800	T801	T802	T803	T804	T805	T806	T807	T808	T809	T810	T811	T812	T813	T814	T815	T816	T817	T818	T819	T820	T821	T822	T823	T824	T825	T826	T827	T828	T829	T830	T831	T832	T833	T834	T835	T836	T837	T838	T839	T840	T841	T842	T843	T844	T845	T846	T847	T848	T849	T850	T851	T852	T853	T854	T855	T856	T857	T858	T859	T860	T861	T862	T863	T864	T865	T866	T867	T868	T869	T870	T871	T872	T873	T874	T875	T876	T877	T878	T879	T880	T881	T882	T883	T884	T885	T886	T887	T888	T889	T890	T891	T892	T893	T894	T895	T896	T897	T898	T899	T900	T901	T902	T903	T904	T905	T906	T907	T908	T909	T910	T911	T912	T913	T914	T915	T916	T917	T918	T919	T920	T921	T922	T923	T924	T925	T926	T927	T928	T929	T930	T931	T932	T933	T934	T935	T936	T937	T938	T939	T940	T941	T942	T943	T944	T945	T946	T947	T948	T949	T950	T951	T952	T953	T954	T955	T956	T957	T958	T959	T960	T961	T962	T963	T964	T965	T966	T967	T968	T969	T970	T971	T972	T973	T974	T975	T976	T977	T978	T979	T980	T981	T982	T983	T984	T985	T986	T987	T988	T989	T990	T991	T992	T993	T994	T995	T996	T997	T998	T999	T1000	T1001	T1002	T1003	T1004	T1005	T1006	T1007	T1008	T1009	T1010	T1011	T1012	T1013	T1014	T1015	T1016	T1017	T1018	T1019	T1020	T1021	T1022	T1023	T1024	T1025	T1026	T1027	T1028	T1029	T1030	T1031	T1032	T1033	T1034	T1035	T1036	T1037	T1038	T1039	T1040	T1041	T1042	T1043	T1044	T1045	T1046	T1047	T1048	T1049	T1050	T1051	T1052	T1053	T1054	T1055	T1056	T1057	T1058	T1059	T1060	T1061	T1062	T1063	T1064	T1065	T1066	T1067	T1068	T1069	T1070	T1071	T1072	T1073	T1074	T1075	T1076	T1077	T1078	T1079	T1080	T1081	T1082	T1083	T1084	T1085	T1086	T1087	T1088	T1089	T1090	T1091	T1092	T1093	T1094	T1095	T1096	T1097	T1098	T1099	T1100	T1101	T1102	T1103	T1104	T1105	T1106	T1107	T1108	T1109	T1110	T1111	T1112	T1113	T1114	T1115	T1116	T1117	T1118	T1119	T1120	T1121	T1122	T1123	T1124	T1125	T1126	T1127	T1128	T1129	T1130	T1131	T1132	T1133	T1134	T1135	T1136	T1137	T1138	T1139	T1140	T1141	T1142	T1143	T1144	T1145	T1146	T1147	T1148	T1149	T1150	T1151	T1152	T1153	T1154	T1155	T1156	T1157	T1158	T1159	T1160	T1161	T1162	T1163	T1164	T1165	T1166	T1167	T1168	T1169	T1170	T1171	T1172	T1173	T1174	T1175	T1176	T1177	T1178	T1179	T1180	T1181	T1182	T1183	T1184	T1185	T1186	T1187	T1188	T1189	T1190	T1191	T1192	T1193	T1194	T1195	T1196	T1197	T1198	T1199	T1200	T1201	T1202	T1203	T1204	T1205	T1206	T1207	T1208	T1209	T1210	T1211	T1212	T1213	T1214	T1215	T1216	T1217	T1218	T1219	T1220	T1221	T1222	T1223	T1224	T1225	T1226	T1227	T1228	T1229	T1230	T1231	T1232	T1233	T1234	T1235	T1236	T1237	T1238	T1239	T1240	T1241	T1242	T1243	T1244	T1245	T1246	T1247	T1248	T1249	T1250	T1251	T1252	T1253	T1254	T1255	T1256	T1257	T1258	T1259	T1260	T1261	T1262	T1263	T1264	T1265	T1266	T1267	T1268	T1269	T1270	T1271	T1272	T1273	T1274	T1275	T1276	T1277	T1278	T1279	T1280	T1281	T1282	T1283	T1284	T1285	T1286	T1287	T1288	T1289	T1290	T1291	T1292	T1293	T1294	T1295	T1296	T1297	T1298	T1299	T1300	T1301	T1302	T1303	T1304	T1305	T1306	T1307	T1308	T1309	T1310	T1311	T1312	T1313	T1314	T1315	T1316	T1317	T1318	T1319	T1320	T1321	T1322	T1323	T1324	T1325	T1326	T1327	T1328	T1329	T1330	T1331	T1332	T1333	T1334	T1335	T1336	T1337	T1338	T1339	T1340	T1341	T1342	T1343	T1344	T1345	T1346	T1347	T1348	T1349	T1350	T1351	T1352	T1353	T1354	T1355	T1356	T1357	T1358	T1359	T1360	T1361	T1362	T1363	T1364	T1365	T1366	T1367	T1368	T1369	T1370	T1371	T1372	T1373	T1374	T1375	T1376	T1377	T1378	T1379	T1380	T1381	T1382	T1383	T1384	T1385	T1386	T1387	T1388	T1389	T1390	T1391	T1392	T1393	T1394	T1395	T1396	T1397	T1398	T1399	T1400	T1401	T1402	T1403	T1404	T1405	T1406	T1407	T1408	T1409	T1410	T1411	T1412	T1413	T1414	T1415	T1416	T1417	T1418	T1419	T1420	T1421	T1422	T1423	T1424	T1425	T1426	T1427	T1428	T1429	T1430	T1431	T1432	T1433	T1434	T1435	T1436	T1437	T1438	T1439	T1440	T1441	T1442	T1443	T1444	T1445	T1446	T1447	T1448	T1449	T1450	T1451	T1452	T1453	T1454	T1455	T1456	T1457	T1458	T1459	T1460	T1461	T1462	T1463	T1464	T1465	T1466	T1467	T1468	T1469	T1470	T1471	T1472	T1473	T1474	T1475	T1476	T1477	T1478	T1479	T1480	T1481	T1482	T1483	T1484	T1485	T1486	T1487	T1488	T1489	T1490	T1491	T1492	T1493	T1494	T1495	T1496	T1497	T1498	T1499	T1500	T1501	T1502	T1
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NorthWest Tower Engineering



**WSDOT King Mountain
Gooding Ave, Bellingham, WA
162-ft Self-Supporting Tower**

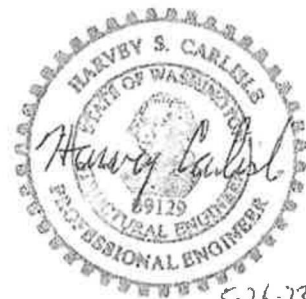
Whatcom County Sheriff's Office

**Structural Analysis Report No. 232054.01
May 26, 2023**

Analysis and Report by: Harvey Carlisle, S.E.

Checked by: Steven Diamond, P.E.

Approved by: Harvey Carlisle, S.E.



5-26-23



NorthWest Tower Engineering

WSDOT King Mountain

Report No. 232054.01

May 26, 2023

Introduction

NorthWest Tower Engineering (NWTE) has completed a structural analysis of the Washington State Department of Transportation's (WSDOT) 162-foot self-supporting tower on King Mountain in Bellingham, Washington. The analysis was performed at the request of Whatcom County to determine the ability of the tower to support proposed equipment.

Tower Information

NWTE visited the site on March 31, 2023. The tower is a Radian model RS70 manufactured in 2004 (File No. 0190212). A geotechnical report no. WA04-11546-GEO by LSI Adapt dated July 2004 was provided by WSDOT. Radian tower and foundation drawings were provided by WSDOT. If further information useful to the analysis is presented, then a revised report will be issued.

Assessed Condition

This analysis was performed to determine the ability of the tower to support the following load conditions:

Existing Appurtenance Configuration

Elevation	Location	Appurtenance	Tx Line	Tx Line No.
85'	Legs A,B,C	(3) Obstruction Lights	3/8" Power*	N/A
100'	Leg B	2' Standard MW Dish	3/8" Coax*	N/A
100'	Leg C	4' HP MW Dish w/ODU	3/8" Line*	N/A
125'	Leg A	2' HP MW Dish w/ODU	3/8" Line*	N/A
125'	Leg B	21' Tapered Omni Standoff Mount	7/8" Coax*	N/A
125'	Leg C	10' Omni Standoff Mount	7/8" Coax*	N/A
155'	Interior	Work Platform	N/A	N/A
155'	Leg A	4' HP MW Dish	EW63*	N/A
159'	Leg B	6' MW Dish w/Radome	EW63*	N/A
163'	Face C	6' Omni	7/8" Coax*	N/A
162'	Leg C	5' Omni	7/8" Coax*	N/A
160'	Face A	Empty Pipe Mount	N/A	N/A
160'	Face A	20' Lightning Rod	N/A	N/A
162'	Legs A,B	(2) Strobes	3/8" Power*	N/A

* Estimated feed line size.



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Proposed Appurtenance Configuration

All existing antennas and the following:

Elevation	Location	Appurtenance	Tx Line	Tx Line No.
140'	Leg C	Proposed Commscope VHLP3-11W/A (Am-3-11W-A), 3' MW Dish (2) Ceragon IP-20A RFU-CXe-11 ODU On standoff mount	(2) LMR400	N/A
140'	Leg B	Proposed Commscope VHLPX2-18/D (Am-B3-2-18-A), 2' MW Dish (2) Ceragon IP-20A RFU-CXem-18 ODU On standoff mount	(2) LMR400	N/A

Antenna center elevations are listed for microwave, yagi, and panel type antennas. Base elevations are listed for other antenna types.

Information on tower geometry and structural member sizes was taken from the Radian drawings. Information on existing appurtenances was gathered during the site visit. Information on proposed appurtenances was provided by Whatcom County.

Yield strengths for structural steel members are given by Radian as follows:

- Angle Legs 50 ksi (350W)
- Angle Bracing 44 ksi (300W)

The attached drawings show tower geometry, structural member sizes, existing and proposed antennas, feed lines, and other supported appurtenances.

Wind Load Specifications

A comprehensive structural analysis was performed using the provisions of the current design standard, TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This standard is referenced in the 2018 International Building Code (IBC). The minimum basic wind speed of 109 mph (V_{ult} , 3-second gust) as listed in the standard for Risk Category IV structures at this location was used. A basic wind speed of 40 mph in combination with a design ice thickness of 1.5" as listed in the standard was also considered. Exposure Category C was considered. The rigorous topographic factor procedure was used (hill, $H=310'$, $L=1480'$, $x=115'$). A base elevation above sea level of 510' was considered.

Analysis Method

A three-dimensional finite element model of the tower was created using *tnxTower Version 8.1.1.0* (Tower Numerics Inc., 2021). This computer software program calculates and distributes wind and ice loads in the model. It calculates the resulting forces (required strength) in all structural members and guy wires and determines tower deflections and foundation loads.



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Required strength of each structural member is compared to each member's design strength determined using the TIA-222-H standard.

WSDOT requires that demand-capacity ratios for all structural members and connections remain below 95%.

Analysis Results

The following ratios of required strength to design strength for the tower's structural members were found:

MEMBER DEMAND-CAPACITY RATIO

Elevation (ft)	Member	Existing Configuration Maximum % Capacity	Proposed Configuration Maximum % Capacity
162 - 0	Leg	46	47
	Horizontal	31	32
	Diagonal	63	66

The attached tables contain more detailed lists of member forces and capacities. Demand-capacity ratios for all structural members and connections were found to be acceptable.

Calculations confirmed the adequacy of the anchor bolts and the bolts in each leg splice and bracing connection. Welds, plates, and other elements of the connections are assumed to develop the full strengths of the members.

Per the foundation drawing, each leg of the tower rests on a 3' diameter x 5' concrete pier. The piers are supported by a 35' square x 3'-6" thick concrete mat. Bottom of concrete mat is 8' below grade. Original design reactions were increased by a factor of 1.35 per TIA-222-H, Section 15.6.2, to allow a comparison to be made with the calculated foundation reactions from this analysis. The factored original design reactions were found to be greater than the calculated reactions from this analysis. Based on this comparison, the foundation is considered to be adequate.

Seismic calculations were performed using the equivalent lateral force analysis procedure as set forth in Section 2.7 of the TIA-222-H standard. Seismic forces were distributed over the height of the tower in accordance with TIA-222-H. Resulting values for shear forces on the tower were then calculated at multiple levels and compared with shear forces generated from wind loads. Wind load was found to govern over the full height of the structure.

The tower was found to fall within the Twist and Sway limitations for microwave antennas set forth in the TIA-222-H Standard for 3dB degradation in RF signal. Twist and sway values calculated at each dish location for 60-mph wind were found to be within allowable limits. Operating frequencies between 6 and 11 GHz were assumed.

Conclusion

The tower meets the requirements of the TIA-222-H standard for the antenna configurations considered. No structural modifications are required.



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Conditions of Analysis

The analysis performed and the conclusions contained herein are based on the following assumptions:

- The tower has been properly installed and maintained.
- Any deficiencies found during the site visit will be corrected.
- Steel grades for structural members are as listed above.
- No x-ray, subsurface excavation, or other similar examination of the tower, foundation system, or welded connections was conducted. For portions of the tower and foundation system that were not visually accessible, no determination regarding the condition or adequacy was made.
- All structural components of the tower including, but not limited to, structural members (legs, bracing, etc.), connection components (gusset plates, welds, bolts), and foundations are in good condition.

Deviations to these assumptions may affect the analysis results.



TYPE	ELEVATION	TYPE	ELEVATION
6' Omni	163	Dish Mount (Whatcom County)	140
5' Omni	162	(2) Ceragon ODU (Whatcom County)	140
Beacon	162	3' MW HP (Whatcom County)	140
Beacon	162	2' MW HP (Whatcom County)	140
20' Lightning Rod	160	Standoff Mount	125
6' MW RAD	159	10' Omni	125
Face Mount	157	Standoff Mount	125
Face Mount	157	Dish Mount	125
Face Mount	157	2' MW HP	125
Dish Mount	157	21' Tapered Omni	125
Dish Mount	157	ODU	125
Dish Mount	157	Dish Mount	100
Pipe Mount	157	2' MW STD	100
Pipe Mount	157	4' MW HP	100
Pipe Mount	157	ODU	100
Work Platform	155	Dish Mount	100
4' MW HP	155	Obstruction Lights	85
Dish Mount (Whatcom County)	140	Obstruction Lights	85
(2) Ceragon ODU (Whatcom County)	140	Obstruction Lights	85

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	L3 1/2x3 1/2x1/4	C	1 @ 2.5
B	L4x4x1/4	D	1 @ 6.63542

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
350W	51 ksi	65 ksi	300W	44 ksi	65 ksi

TOWER DESIGN NOTES

1. Tower is located in Whatcom County, Washington.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 109 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 40 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category IV.
7. Topographic Category 5 with Crest Height of 310'
8. TOWER RATING: 65.7%

ALL REACTIONS
ARE FACTORED

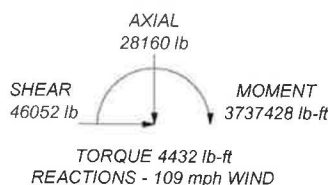
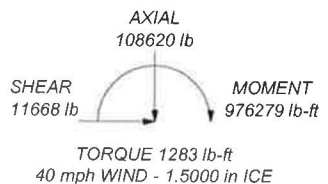
MAX. CORNER REACTIONS AT BASE:

DOWN: 225163 lb

SHEAR: 26741 lb

UPLIFT: -179367 lb

SHEAR: 21743 lb



FAX: 425 258 4289

Path:

Dwg No. E-1

tnxTower NorthWest Tower Engineering 3426 Broadway Suite 302 Everett, WA 98201 Phone: 425 258 4248 FAX: 425 258 4289	Job	232054.01 162ft SS King Mtn WSDOT	Page	1 of 2
	Project	Existing Vult=110 mph, 30-mph with 1/2" Ice	Date	15:00:18 05/26/23
	Client	Whatcom County Sheriff's Office / WSDOT	Designed by	Steven Diamond

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
T1	161.833 - 159.333	Leg	V4x4x1/4	3	-755.73	88463.20	0.9	Pass
		Diagonal	L2 1/2x2 1/2x3/16	7	-289.65	19769.90	1.5	Pass
							2.0 (b)	
		Top Girt	L4x4x1/4	6	-83.36	54665.10	0.3	Pass
T2	159.333 - 154.354	Leg	V4x4x1/4	14	-4171.79	77095.00	5.4	Pass
		Diagonal	L2 1/2x2 1/2x3/16	19	-1552.06	20037.00	7.7	Pass
							16.1 (b)	
T3	154.354 - 139.417	Leg	V4x4x1/4	24	-14471.20	77095.00	18.8	Pass
		Diagonal	L2 1/2x2 1/2x3/16	31	-2926.99	20037.00	14.6	Pass
							32.6 (b)	
		Top Girt	L2 1/2x2 1/2x1/4	26	-250.65	9468.37	2.6	Pass
T4	139.417 - 119.5	Leg	V5x5x3/8	48	-41719.70	162591.00	25.7	Pass
		Diagonal	L2 1/2x2 1/2x3/16	52	-4797.16	20037.00	23.9	Pass
							51.9 (b)	
T5	119.5 - 99.5833	Leg	V5x5x1/2	75	-69117.70	213194.00	32.4	Pass
		Diagonal	L2 1/2x2 1/2x3/16	82	-3722.66	14548.70	25.6	Pass
							45.5 (b)	
		Top Girt	L2 1/2x2 1/2x1/4	77	-1198.66	9468.37	12.7	Pass
T6	99.5833 - 79.6667	Leg	V5x5x5/8	105	-93676.50	258513.00	36.2	Pass
		Diagonal	L3x3x3/16	118	-6108.73	13821.40	44.2	Pass
							63.0 (b)	
		Secondary Horizontal	L2 1/2x2 1/2x3/16	113	-1624.57	23033.10	7.1	Pass
							18.4 (b)	
T7	79.6667 - 73.0312	Leg	V6x6x5/8	126	-108358.00	309442.00	35.0	Pass
		Diagonal	L3 1/2x3 1/2x1/4	131	-7625.67	25717.90	29.7	Pass
T8	73.0312 - 59.75	Leg	V6x6x5/8	138	-107998.00	309362.00	34.9	Pass
		Diagonal	L4x4x1/4	148	-11390.20	28179.60	40.4	Pass
		Horizontal	L2 1/2x2 1/2x3/16	130	-1872.93	7206.97	26.0	Pass
		Redund Horz 1	L2x2x3/16	149	-1872.93	18180.30	10.3	Pass
		Bracing					24.4 (b)	
		Redund Diag 1	L2 1/2x2 1/2x1/4	153	-2135.84	11694.60	18.3	Pass
		Bracing						
T9	59.75 - 53.1146	Leg	V6x6x3/4	159	-137833.00	365782.00	37.7	Pass
		Diagonal	L3 1/2x3 1/2x1/4	164	-7633.46	23141.00	33.0	Pass
T10	53.1146 - 39.8333	Leg	V6x6x3/4	171	-137782.00	365684.00	37.7	Pass
		Diagonal	L4x4x1/4	181	-11472.40	26377.10	43.5	Pass
		Horizontal	L3x3x3/16	163	-2389.46	9379.81	25.5	Pass
		Redund Horz 1	L2x2x3/16	182	-2389.46	16228.80	14.7	Pass
		Bracing					31.1 (b)	
		Redund Diag 1	L2 1/2x2 1/2x1/4	183	-2421.86	11020.50	22.0	Pass
		Bracing						
T11	39.8333 - 33.1979	Leg	V6x6x3/4	192	-167065.00	365782.00	45.7	Pass
		Diagonal	L3 1/2x3 1/2x1/4	197	-8608.18	20789.20	41.4	Pass
T12	33.1979 - 19.9167	Leg	V6x6x3/4	204	-166940.00	365684.00	45.7	Pass
		Diagonal	L4x4x1/4	214	-12406.40	24592.70	50.4	Pass
		Horizontal	L3x3x1/4	196	-2895.12	9350.70	31.0	Pass
		Redund Horz 1	L2x2x3/16	215	-2895.12	14258.30	20.3	Pass
		Bracing					37.7 (b)	

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Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail	
T13	19.9167 - 13.2812	Redund Diag 1	L3x3x3/16	216	-2664.68	13938.80	19.1	Pass	
		Bracing Leg	V8x8x5/8	225	-197404.00	450086.00	30.2 (b) 43.9	Pass	
T14	13.2812 - 0	Diagonal Leg	L3 1/2x3 1/2x1/4 V8x8x5/8	230 237	-9452.05 -197622.00	18680.90 450027.00	50.6 43.9	Pass Pass	
		Diagonal	L4x4x1/4	247	-13315.30	22862.60	58.2	Pass	
		Horizontal	L3 1/2x3 1/2x1/4	229	-3427.22	11955.20	28.7	Pass	
		Redund Horz 1	L2 1/2x2 1/2x3/16	248	-3427.22	19977.20	17.2	Pass	
		Bracing					38.9 (b)		
		Redund Diag 1	L3x3x3/16	249	-2912.55	13006.40	22.4	Pass	
		Bracing					33.1 (b)		
		Summary							
		Leg (T11)		45.7	Pass				
		Diagonal (T6)		63.0	Pass				
Horizontal (T12)		31.0	Pass						
Secondary Horizontal (T6)		18.4	Pass						
Top Girt (T5)		12.7	Pass						
Redund Horz 1 Bracing (T14)		38.9	Pass						
Redund Diag 1 Bracing (T14)		33.1	Pass						
Bolt Checks		63.0	Pass						
RATING =							63.0	Pass	

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Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
T1	161.833 - 159.333	Leg	V4x4x1/4	3	-755.72	88463.20	0.9	Pass
		Diagonal	L2 1/2x2 1/2x3/16	7	-289.87	19769.90	1.5	Pass
							2.0 (b)	
		Top Girt	L4x4x1/4	6	-83.85	54665.10	0.3	Pass
T2	159.333 - 154.354	Leg	V4x4x1/4	14	-4172.28	77095.00	5.4	Pass
		Diagonal	L2 1/2x2 1/2x3/16	19	-1550.67	20037.00	7.7	Pass
							16.1 (b)	
T3	154.354 - 139.417	Leg	V4x4x1/4	23	-14552.20	77095.00	18.9	Pass
		Diagonal	L2 1/2x2 1/2x3/16	31	-2929.06	20037.00	14.6	Pass
							32.8 (b)	
		Top Girt	L2 1/2x2 1/2x1/4	25	-252.05	9468.37	2.7	Pass
T4	139.417 - 119.5	Leg	V5x5x3/8	47	-43125.70	162591.00	26.5	Pass
		Diagonal	L2 1/2x2 1/2x3/16	52	-4955.17	20037.00	24.7	Pass
							53.4 (b)	
T5	119.5 - 99.5833	Leg	V5x5x1/2	75	-71811.80	213194.00	33.7	Pass
		Diagonal	L2 1/2x2 1/2x3/16	82	-3816.41	14548.70	26.2	Pass
							47.0 (b)	
		Top Girt	L2 1/2x2 1/2x1/4	77	-1245.38	9468.37	13.2	Pass
T6	99.5833 - 79.6667	Leg	V5x5x5/8	105	-97249.00	258513.00	37.6	Pass
		Diagonal	L3x3x3/16	116	-6393.81	13821.40	46.3	Pass
							65.7 (b)	
		Secondary Horizontal	L2 1/2x2 1/2x3/16	113	-1686.52	23033.10	7.3	Pass
							19.1 (b)	
T7	79.6667 - 73.0312	Leg	V6x6x5/8	126	-112379.00	309442.00	36.3	Pass
		Diagonal	L3 1/2x3 1/2x1/4	128	-7940.59	25717.90	30.9	Pass
T8	73.0312 - 59.75	Leg	V6x6x5/8	138	-112005.00	309362.00	36.2	Pass
		Diagonal	L4x4x1/4	142	-11785.70	28179.60	41.8	Pass
		Horizontal	L2 1/2x2 1/2x3/16	130	-1942.43	7206.97	27.0	Pass
		Redund Horz 1	L2x2x3/16	152	-1942.43	18180.30	10.7	Pass
		Bracing					25.3 (b)	
		Redund Diag 1	L2 1/2x2 1/2x1/4	153	-2215.09	11694.60	18.9	Pass
		Bracing						
T9	59.75 - 53.1146	Leg	V6x6x3/4	159	-142682.00	365782.00	39.0	Pass
		Diagonal	L3 1/2x3 1/2x1/4	162	-7851.58	23141.00	33.9	Pass
T10	53.1146 - 39.8333	Leg	V6x6x3/4	171	-142625.00	365684.00	39.0	Pass
		Diagonal	L4x4x1/4	172	-11763.30	26377.10	44.6	Pass
		Horizontal	L3x3x3/16	163	-2473.44	9379.81	26.4	Pass
		Redund Horz 1	L2x2x3/16	182	-2473.44	16228.80	15.2	Pass
		Bracing					32.2 (b)	
		Redund Diag 1	L2 1/2x2 1/2x1/4	183	-2506.97	11020.50	22.7	Pass
		Bracing						
T11	39.8333 - 33.1979	Leg	V6x6x3/4	192	-172605.00	365782.00	47.2	Pass
		Diagonal	L3 1/2x3 1/2x1/4	194	-8850.59	20789.20	42.6	Pass
T12	33.1979 - 19.9167	Leg	V6x6x3/4	204	-172471.00	365684.00	47.2	Pass
		Diagonal	L4x4x1/4	208	-12718.50	24592.70	51.7	Pass
		Horizontal	L3x3x1/4	196	-2991.04	9350.70	32.0	Pass
		Redund Horz 1	L2x2x3/16	218	-2991.04	14258.30	21.0	Pass
		Bracing					38.9 (b)	

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Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	ϕP_{allow} lb	% Capacity	Pass Fail
T13	19.9167 - 13.2812	Redund Diag 1	L3x3x3/16	219	-2752.96	13938.80	19.8	Pass
		Bracing					31.2 (b)	
T14	13.2812 - 0	Leg	V8x8x5/8	225	-203600.00	450086.00	45.2	Pass
		Diagonal	L3 1/2x3 1/2x1/4	227	-9684.21	18680.90	51.8	Pass
		Leg	V8x8x5/8	237	-203817.00	450027.00	45.3	Pass
		Diagonal	L4x4x1/4	241	-13596.80	22862.60	59.5	Pass
		Horizontal	L3 1/2x3 1/2x1/4	229	-3534.65	11955.20	29.6	Pass
		Redund Horz 1	L2 1/2x2 1/2x3/16	248	-3534.65	19977.20	17.7	Pass
		Bracing					40.1 (b)	
		Redund Diag 1	L3x3x3/16	249	-3003.85	13006.40	23.1	Pass
		Bracing					34.1 (b)	
							Summary	
						Leg (T11)	47.2	Pass
						Diagonal (T6)	65.7	Pass
						Horizontal (T12)	32.0	Pass
						Secondary Horizontal (T6)	19.1	Pass
						Top Girt (T5)	13.2	Pass
						Redund Horz 1 Bracing (T14)	40.1	Pass
						Redund Diag 1 Bracing (T14)	34.1	Pass
						Bolt Checks	65.7	Pass
						RATING =	65.7	Pass



ASCE 7 Hazards Report

Address:

No Address at This Location

Standard: ASCE/SEI 7-16

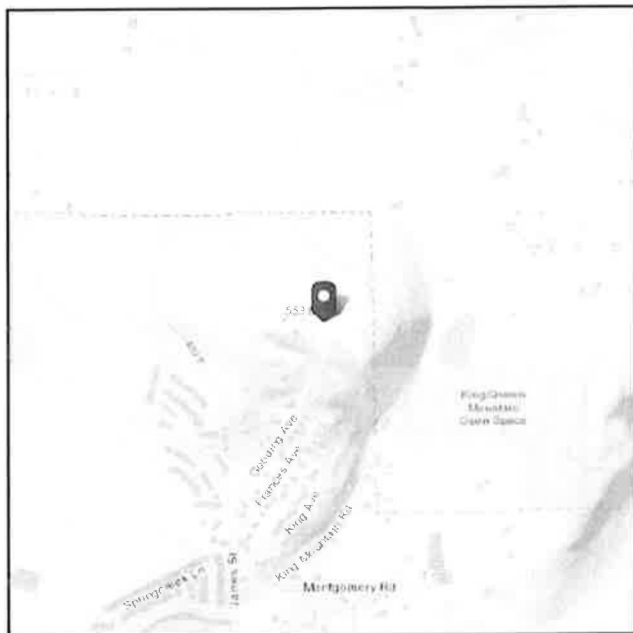
Risk Category: IV

Soil Class: B - Rock

Latitude: 48.801478

Longitude: -122.460894

Elevation: 508.92133163653193 ft
(NAVD 88)



Wind

Results:

Wind Speed	109 Vmph
10-year MRI	67 Vmph
25-year MRI	74 Vmph
50-year MRI	79 Vmph
100-year MRI	84 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1D and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Fri May 26 2023

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 1.6% probability of exceedance in 50 years (annual exceedance probability = 0.00033, MRI = 3,000 years).

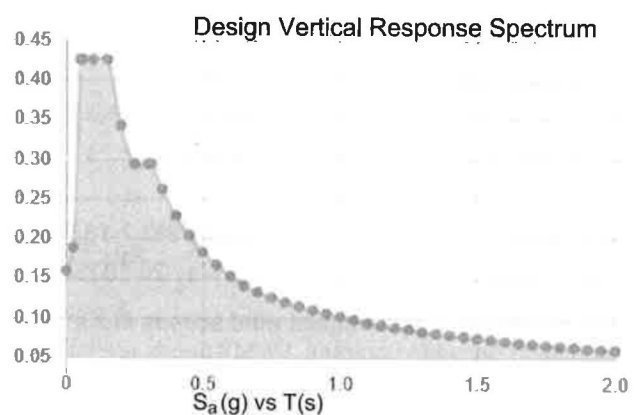
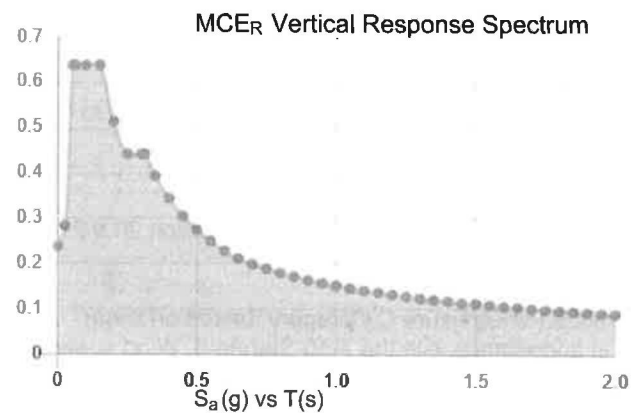
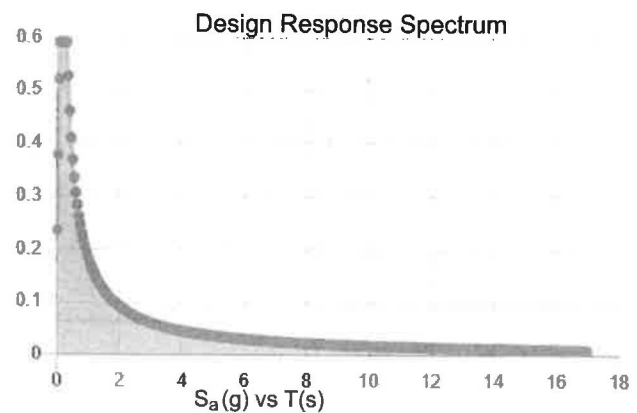
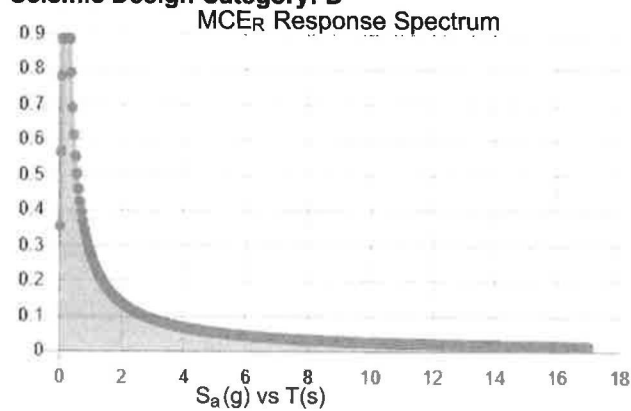
Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Site Soil Class:

Results:

S_S :	0.985	S_{D1} :	0.184
S_1 :	0.346	T_L :	16
F_a :	0.9	PGA :	0.422
F_v :	0.8	PGA _M :	0.38
S_{MS} :	0.886	F_{PGA} :	0.9
S_{M1} :	0.276	I_e :	1.5
S_{DS} :	0.591	C_v :	0.9

Seismic Design Category: D



Data Accessed: Fri May 26 2023

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

Results:

Ice Thickness: 1.50 in.

Concurrent Temperature: 25 F

Gust Speed 40 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Fri May 26 2023

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

FW: [EXTERNAL] Whatcom County Equipment at King Mountain



McDowell, Tim
To Eldridge, Mark

Retention Policy Delete item older than age (3 years)

You forwarded this message on 3/24/2026 7:39 AM.

Expires 3/22/2029

Thanks
Tim

From: Ferguson, Scott <scott.ferguson@wsdot.wa.gov>
Sent: Thursday, March 19, 2026 3:49 PM
To: McDowell, Tim <tim.mcdowell@wsdot.wa.gov>
Cc: Allen, Marsha <marsha.allen@wsdot.wa.gov>; Jorgensen, Jacob <jacob.jorgensen@wsdot.wa.gov>; Wachtman, Jordan <jordan.wachtman@wsdot.wa.gov>; Thomson, John <john.thomson@wsdot.wa.gov>
Subject: RE: [EXTERNAL] Whatcom County Equipment at King Mountain

I don't see an issue with it.

Scott Ferguson
Wireless Systems Manager - Westside
Washington State Department of Transportation
(360) 481-5149

From: McDowell, Tim <tim.mcdowell@wsdot.wa.gov>
Sent: Thursday, March 19, 2026 8:31 AM
To: Ferguson, Scott <scott.ferguson@wsdot.wa.gov>
Cc: Allen, Marsha <marsha.allen@wsdot.wa.gov>; Jorgensen, Jacob <jacob.jorgensen@wsdot.wa.gov>; Wachtman, Jordan <jordan.wachtman@wsdot.wa.gov>; Thomson, John <john.thomson@wsdot.wa.gov>
Subject: FW: [EXTERNAL] Whatcom County Equipment at King Mountain

Scott and Staff,

Do we have any concerns with the additional 2' antennas at the 140' Level?

Thanks
Tim

From: Eldridge, Mark <mark.eldridge@wsdot.wa.gov>
Sent: Thursday, March 19, 2026 8:25 AM
To: McDowell, Tim <tim.mcdowell@wsdot.wa.gov>
Cc: Eldridge, Mark <mark.eldridge@wsdot.wa.gov>
Subject: FW: [EXTERNAL] Whatcom County Equipment at King Mountain

Hi Tim, this can wait until you return to the office. The Whatcom County Sheriff is currently a tenant at King Mountain. They want to add some additional equipment, and they had a tower load study performed, see attached.

I need to know if you are comfortable with them adding the additional equipment and if the tower study meets your needs. Can they move forward with their plans?

EXHIBIT E WSDOT RADIO STANDARDS
ENGINEERING STANDARD REV C (12-98)
FOR RADIO TRANSMITTING AND RECEIVING DEVICES
AND FM BROADCAST

All communications fixed transmitter installations shall employ isolators or alternative techniques meeting the same criteria, to minimize spurious radiation and intermodulation products. Additional filtering may be required according to frequency and interconnect devices as listed below. As the industry progresses, superior devices may be available and installed.

1. Transmitters in the 29.8 to 54 MHz range shall have a low pass filter, band pass filter or cavity providing a minimum of 30 dB attenuation removed 1.0 MHz from the operating frequency.
2. Transmitters in the 66 to 88 MHz range shall have at least 25 dB of isolation followed by a band pass cavity providing at least 20 dB of attenuation 1.0 MHz removed from the operating frequency.
- 3a. Transmitters in the 88 to 108 MHz range operating at a power level of 350 watts or less shall have at least 25 dB of isolation followed by a band pass cavity providing at least 35 dB of attenuation 1.0 MHz from the operating frequency.
- 3b. Transmitters in the 88 to 108 MHz range at power levels above 350 watts shall have a band pass cavity providing at least 25 dB of attenuation 1.4 MHz from the operating frequency.
4. Transmitters in the 130 to 225 MHz range shall have at least 50 dB of isolation followed by a low pass filter and band pass cavity with a minimum of 15 dB of attenuation 1.0 MHz removed from the operating frequency.
5. Transmitters in the 400 to 470 MHz range shall have at least 50 dB of isolation followed by a low pass filter and band pass cavity with a minimum of 15 dB of attenuation 2.0 MHz removed from the operating frequency.
6. Transmitters in the 806 to 990 MHz range shall have at least 50 dB of isolation followed by a low pass filter or a band pass filter with a minimum of 15 dB of attenuation 10 MHz removed from the operating frequency and 40 dB of attenuation 20 MHz.

The following engineering standards will be observed.

1. A band pass cavity/filter or crystal filter is recommended at the input of all receivers. Its purpose is to protect against RF energy "off frequency" from mixing in a non-linear device such as the first RF amplifier in a receiver which can re-radiate causing interference.
2. The band reject duplexer (cross notch duplexer) may not be used without the use of cavities or isolators.
3. Single braid coax cable is prohibited. Double shielded cable must have over 98.5% shield coverage. Single braid cable with resistive terminations is acceptable ONLY as a fixed method for relative signal strength measurements.
4. Jacketed coaxial cable is required. Unjacketed transmission line of any type is prohibited.
5. Use of N, TNC, DIN or other types of constant impedance connector is preferred over a non-constant impedance type. Effort should be made to prevent the use of coax adapters.

6. All equipment is to be grounded. Grounding is to be done with low impedance conductor to the station ground grid, preferably with flat copper strap or heavy braid. The "green wire" of the AC power plug is not an acceptable grounding point. The site manager has the responsibility of providing a suitable ground for users.
7. Transmitting systems must be checked periodically, which includes the isolator, VSWR on the load port of the isolator and overall system insertion loss.
8. Bare metallic ties are prohibited for securing transmission lines to towers. In the case of large lines, use of stainless steel or galvanized hangers is permitted. Hardware capable of rusting and dissimilar metals are prohibited. Transmission lines are to be insulated from metallic structures/objects. It is the duty of installation personnel to prevent "diode junctions" from taking place.
9. All loose wire or metal objects are to be removed from the tower and site. Metal fencing should be plastic coated.
10. All equipment shall be licensed and operated in full accordance with all applicable rules and regulations of the regulating agency, (FCC, NTIA). There shall be no modifications which violate "FCC Type Acceptance".
11. It is recommended that all equipment be labeled with the owner's name and a current 24-hour telephone contact number, (service agency is acceptable).
12. Every effort should be made to protect the equipment from lightning damage. Feed-through lightning protectors should be used on all coaxial cable connections to equipment enclosures. Gas, Gap, MOV and Silicone Avalanche Diode (SAD) protectors should be used in control, audio, telephone and power connections.

INTERFERENCE POLICY STATEMENT

In the event Radio Interference (RI) occurs all users of the site are required to participate in solving the problem by providing technical personnel and test equipment to locate the source of the specific problem. If these standards are complied with, additional isolators, filters, cavities, etc. may be required. All equipment must be maintained in good working order and meet original manufacturers and FCC specifications for reduction of transmitter spurious radiation. In the event radio interference (RI) occurs, and these standards are complied with, additional isolators, filters, cavities etc... may be required to correct specific problems.

Involved systems, not in full compliance with these standards, will be asked to comply immediately at their own expense.

It is customary for the offending transmitter owner/operator finance the required corrections or equipment necessary to correct the problem. It is also good practice to allow the affected receiver owner/operator provide the necessary equipment (if one so chooses) for installation by the offender without surrendering ownership of the equipment and expect its use to be uninterrupted, i.e., not taken out of service without notifying the owner.

The PCS industry is developing the 2.0 Ghz band. It is unknown at this time what interference may be expected or caused and what products will be available for interference mitigation. Policies and standards will be developed by this committee as needed.

These are minimum standards of good engineering practice in the operation and maintenance of electronic sites. These standards will be revised as deemed necessary by the committee.

**EXHIBIT F - Standard Title VI / Nondiscrimination Assurances
From USDOT Order No. 1050.2A**

Appendixes A, C, D, and E of Standard Title VI / Nondiscrimination Assurances from USDOT Order No. 1050.2A, signed by WSDOT September 7, 2023.

DO NOT ALTER THE LANGUAGE IN ANY PART OF THIS EXHIBIT.

Appendix A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, ***Federal Highway Administration (FHWA)***, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non- discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the ***FHWA*** to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the ***FHWA***, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the ***FHWA*** may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of

equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the *FHWA* may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the **Washington State Department of Transportation** pursuant to the provisions of Assurance 7(a):

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:
 - 1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
- B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, **Washington State Department of Transportation** will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
- C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the **Washington State Department of Transportation** will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the **Washington State Department of Transportation** and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by **Washington State Department of Transportation** pursuant to the provisions of Assurance 7(b):

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.
- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, **Washington State Department of Transportation** will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*
- C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, **Washington State Department of Transportation** will there upon revert to and vest in and become the absolute property of **Washington State Department of Transportation** and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

Whatcom County Sherrif King Mt_04032026.AS clean 4-6-26 ME

Final Audit Report

2026-04-07

Created:	2026-04-07
By:	Trevor Alexander (trevor.alexander@wsdot.wa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9VYXmcXyv2UVJr7QlnkkMYTyxeJuKWN3

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2026-04-07 - 3:07:47 PM GMT

WF-01-11886 Whatcom County Sheriff King Mt

Final Audit Report

2026-07-14

Created:	2026-07-14
By:	Trevor Alexander (trevor.alexander@wsdot.wa.gov)
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Transaction ID:	CBJCHBCAABAAOpbrV30UWmHv8NaKeGL-jD5fUYnETW4o

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