

# COB - BOSAIR FORM

02/06/2026 10:59 AM (MST)

Submitted by Michelle.Mitchell@pima.gov



## BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\*

Record Number: CT IT CT260000011

**Award Type:** Contract

**Is a Board Meeting Date Requested?** Yes

**Requested Board Meeting Date:** 03/03/2026

**Signature Only:**

NO

**Procurement Director Award / Delegated Award:** • N/A

**Supplier / Customer / Grantor / Subrecipient:** Simply Bits LLC

**Project Title / Description:** Tower and Rooftop License Agreement for Wireless Communications Facilities – 6950 South Beehive Avenue, Tucson, AZ, 85746

**Purpose:** Initiate a five-year License Agreement at 6950 S. Beehive Avenue to allow Simply Bits LLC to operate, maintain, and install communications equipment on the building rooftop. This Agreement recognizes existing equipment installed under the previous site owner Drexel Heights Fire District. No new equipment is being added. The initial five-year agreement commences on March 9, 2026 and will terminate on March 8, 2031. There are three additional five-year renewal terms available. The total revenue for the initial five-year term of the agreement is \$99,954.12. The annual fee starts at \$18,826.80 in year one with an annual escalator every year thereafter. The fee for year two is \$19,391.64, year three is \$19,973.40, year four is \$20,572.56 and year five is \$21,189.72.

**Procurement Method:** Revenue Contracts: This Revenue Contract is a non-Procurement contract and not subject to Procurement rules.

**Procurement Method Additional Info:** N/A

**Program Goals/Predicted Outcomes:** Annual first year revenue of \$18,826.80 with a 3% per year escalator beginning in year two, resulting in a total revenue of \$99,954.12 over the initial five-year term of the agreement

**Public Benefit and Impact:** This agreement provides General Fund revenue.

**Budget Pillar** • N/A

TO: COB 02/10/26 (1)

VERSION: 0

FEB09'26AM1110PO

**Support of Prosperity Initiative:** • N/A

**Provide information that explains how this activity supports the selected Prosperity Initiatives** N/A

**Metrics Available to Measure Performance:** Complete monthly payments, paid on time, over the agreement's initial five-year term.

**Retroactive:**

NO

## Contract / Award Information

Record Number: CT IT CT2600000011

**Document Type:** CT

**Department Code:** IT

**Contract Number:** CT2600000011

**Commencement Date:** 03/09/2026

**Termination Date:** 03/08/2031

Total Expense Amount:

\$0.00

Total Revenue Amount:

\$99,954.12

**Funding Source Name(s) Required:** N/A

**Funding from General Fund?**

NO

**Contract is fully or partially funded with Federal Funds?**

NO

**Were insurance or indemnity clauses modified?**

NO

**Vendor is using a Social Security Number?**

NO

**Department:** Information Technology

**Name:** Jay Hogan / Michelle Mitchell

**Telephone:** 520-724-9590

Add Procurement Department Signatures

No

Add GMI Department Signatures

No

Javier Baca

Digitally signed by Javier Baca  
DN: cn=Javier Baca, o=Pima County, ou=Information  
Technology Department, email=javier.baca@pima.gov, c=US  
Date: 2026.02.06 11:28:58 -07'00'

Department Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deputy County Administrator Signature:  \_\_\_\_\_ Date: 2-9-2026

County Administrator Signature:  \_\_\_\_\_ Date: 2-9-2026

**Pima County Department of Information Technology**

**Project: Tower and Rooftop License Agreement for Wireless Communications Facilities – 6950 South Beehive Avenue, Tucson, AZ, 85746**

**Contractor: Simply Bits, LLC. 5225 N. Sabino Canyon Road, Tucson, AZ 85750**

**Amount: \$99,954.12**

**Contract No.: CT2600000011**

**Funding: General Fund**

**TOWER AND ROOFTOP LICENSE  
FOR WIRELESS COMMUNICATIONS FACILITIES**

This License is between Pima County (the "County"), a political subdivision of the State of Arizona, and Simply Bits, LLC, (the "Licensee"). The parties agree as follows:

1. **License** – County hereby grants non-exclusive permission to Licensee to install, maintain, operate, and remove certain communications equipment ("the Equipment") on the tower facility and described in **Exhibit A** – Communications Equipment, **Exhibit B** – Tower Drawing, **Exhibit C** – Rooftop Drawing, **Exhibit D** – Communications Room Drawing, **Exhibit E** – Data Sheets, at 6950 S Beehive Ave, Tucson, Arizona ("the Site"). The Equipment will consist only of the equipment as described in Exhibits A, B, C, D, and E. Any modifications to Exhibits A, B, C, D, and E, or additions or changes made to the Equipment described in those Exhibits, will be made pursuant to Section 26.
2. **Term, Renewal, and Termination** – This License commences on March 9, 2026 and will terminate on March 8, 2031, unless extended or terminated as provided below. The License is renewable for an additional three five-year periods upon the mutual written agreement of the parties.  
Either party may terminate this License at any time with at least 90 days' notice to the other party. In addition to any other termination provisions in this License, Licensee may terminate this License under the following circumstances by providing at least 30 days' written notice to County: (i) if the actions or equipment of a third party (*i.e.*, a party other than County, Licensee, or the agents or employees of either) cause interference that results in a measurable diminution in the quality of Licensee's transmission or reception capability and that cannot be remedied after reasonable efforts to do so have been exhausted by Licensee and such third party, (ii) if Licensee's Federal Communications Commission ("FCC") license is canceled or not renewed by the FCC through no fault of Licensee, or (iii) if there is any unreasonable change to or denial of Licensee's access to the Site for the purposes of installing, modifying, inspecting, repairing, or removing Licensee's equipment.
3. **Suitability of Site** – Licensee has visited and inspected the Site, accepts the physical condition thereof, and acknowledges that no representations or warranties have been made to Licensee by County regarding the condition of the Site and/or the building, or

regarding the suitability thereof for Licensee's use. Licensee is responsible for determining the acceptability and adequacy of the Site for Licensee's use.

4. **Installations** – If the parties modify the exhibits to allow Licensee to install additional Equipment, Licensee will submit to County, for County's approval, detailed written plans and specifications as to installation of the additional Equipment. County will not unreasonably withhold such approval. Licensee will perform the installation of the Equipment in accordance with **Exhibit F** - Special Conditions, Facility Rules and Regulations. County will determine the location for installation of the Equipment. County will take into consideration of the needs of Licensee when determining the location for the Equipment. Licensee is solely responsible for ensuring that its Equipment is installed properly. County will not be unreasonable in its requirements, which will be based on good engineering practices, space utilization, and engineering quality control of the Site and the requirements of County. Licensee will utilize the existing electric circuits at the Site. If Licensee's power requirements exceed the existing capacity or power distribution, Licensee shall, with County's consent, increase such capacity according to code to meet Licensee's needs. If County does not consent to an increase in existing capacity within 30 days after the date of Licensee's request, Licensee may void this License by giving County 30 days' written notice.
5. **Third-Party Installers** – Licensee must obtain County's written consent to the use or employment of any third-party installer at the Site. County will not unreasonably withhold such consent. Any third-party installer must submit to County a certificate of insurance naming County as an additional insured and protecting itself and County against any and all claims, demands, actions, judgments, costs, expenses, and liabilities that may arise out of or result, directly or indirectly, from its installation of Licensee's equipment at the Site. Such certificate of insurance must specifically indicate that the third-party installer has insurance specifically related to tower work if such installation involves a tower. Licensee is responsible and liable for any and all actions of any third-party installer, and for ensuring that the actions and work of any third-party installer are consistent with Licensee's obligations under this License. County has the right to disapprove any third-party installer. Licensee's sole remedies in the event of such disapproval by County are (i) to seek County's consent to a different installer or subcontractor or (ii) to void this License by giving County 30 days' written notice. Any actions and work by a third-party installer must be done in conformity with all ordinances, codes, and technical standards, at Licensee's expense, and performed according to code. All third-party installer crews must have in their possession an installation form issued to them by County prior to the commencement of work at the Site. Licensee will notify County at least 24 hours prior to the commencement of work by any third-party installer. Tower climbers must be certified under the Occupational Safety and Health Administration's Construction Standards in 29 C.F.R. Part 1926.
6. **Interference** – Licensee has satisfied itself that the Equipment is of a type and frequency that will not cause damage to the Site or surrounding property, or cause damage to or interference with electronic or other equipment and/or the television or radio reception of County or of residents and tenants of the Site. In the event the Equipment causes such damage or interference, Licensee will cooperate with County in determining the source and will immediately take all steps necessary to correct and eliminate the interference. County will provide notice to Licensee of any damage or interference. If Licensee cannot eliminate the interference within 48 hours after receipt of notice from County, Licensee will discontinue use of any equipment creating the

interference (the "Interfering Equipment") by temporarily disconnecting the electric power and shutting down the Interfering Equipment (except for such intermittent operation as is necessary for the purpose of testing after the performance of any maintenance, repair, modification, replacement, or other action designed to correct such interference). If Licensee cannot pinpoint the cause of the interference to a particular piece of equipment or system, Licensee will disconnect the electric power and shut down all of its Equipment until Licensee has corrected the interference problem. If Licensee has not corrected the interference within 30 days after receipt of the notice, Licensee will remove its equipment from the Site within an additional 30-day period. This License will then terminate without further obligation by either party, except for any obligations then owing or past-due, and except as may otherwise be enumerated specifically in the License. County is not liable to Licensee for any interruption of service of Licensee or for interference with the operation of Licensee's equipment.

7. **Compliance with Statutes and Regulations** – Licensee will install, operate, and maintain Licensee's equipment in accordance with the requirements and specifications of all laws, codes, and regulations of all governmental bodies and agencies that have any jurisdiction over the Equipment, including any rules and/or orders now in effect or that subsequently issued by the FCC and the United States Environmental Protection Agency. Licensee will also comply with the relevant standards promulgated by the American National Standards Institute. Licensee must know and conform to these laws, codes, regulations, standards, and requirements, and obtain all required permits prior to the date of installation of any equipment.
8. **Services by County** – If County provides repair, technical, removal, or other services (including but not being limited to engineering services), directly or indirectly, to Licensee, Licensee will reimburse County for Licensee's reasonable proportionate share (as determined by County) of the expenses and costs incurred by County in the provision of such services.
9. **Maintenance of Licensee's Equipment** – Licensee will, at its own expense, operate, and maintain any equipment that it installs at the Site in a safe condition, in good repair, and in a manner suitable to County so as not to conflict with the use of the Site or surrounding areas by County or any other authorized user.
10. **Responsibility for Licensee's Equipment** – Any equipment installed by Licensee remains the property of Licensee. Licensee agrees that County does not bear any responsibility for Licensee's equipment or services provided by Licensee. Licensee further agrees that it has no right to demand that County or its agents or employees alter, maintain, or repair the Site, Licensee's equipment, or any other property or equipment, regardless of who might own or otherwise be responsible for such property or equipment. Licensee further acknowledges and agrees that County does not bear any responsibility or liability to Licensee for construction means, techniques, sequences, or procedures in connection with any work performed on the Site or on any other property or equipment either by County or by others.
11. **Access** – Licensee will have access to the Site for the purpose of installing, operating, inspecting, servicing, maintaining, repairing, and removing its equipment between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the case of emergencies, in which case access will be permitted at any time subject to the reasonable security, safety, and identification procedures required by County. Access

shall be in accordance with **Exhibit G** – Procedures for Access to Pima County Rooftop Facilities. County further grants Licensee a right of access to the areas where Licensee's connecting equipment is located for the purposes of installing, operating, maintaining, and repairing same. Only approved authorized engineers, employees, contractors, technicians, third-party installers, subcontractors, and agents of Licensee or the FCC, or persons under Licensee's direct supervision, will be permitted to enter the Site, and then only for the purposes of installing, operating, removing, servicing, repairing, inspecting, or maintaining Licensee's equipment.

12. **License Fee** – Licensee will pay County \$1,568.90 per month (the "License Fee") on the first day of each calendar month, commencing on March 9, 2026. Licensee shall pay the License Fee in accordance with **Exhibit H** – License Fee Schedule. County may but is not required to send monthly invoices as a courtesy to Licensee. The License Fee is based on the contents and nature of the Equipment and may be subject to change if the parties modify this License. The License fee will increase 3% annually and the first such increase will be effective on March 9, 2027. The subsequent increases will take effect annually thereafter.

All payments will be made payable to:

Attn: Pima County Treasurer  
Pima County Revenue Management  
33 N. Stone  
Mailstop -- DT-BAB6-401  
Tucson, AZ 85701

13. **Additional Payments** – The License Fee in Section 12 is in addition to any other sums of money, charges, or other amounts required to be paid by Licensee, whether to County or to any other entity. Such additional payments will include that portion, if any, of any tax (including excise tax), fee, or other assessment attributable to Licensee's use of the Site or to the Site generally.
14. **Excise Tax** – In addition to any other sums due under this License, Licensee will pay to County, on or before December 1 of each year during the Term, any property-lease excise tax due under A.R.S. § 42-6201, *et seq.* Licensee's failure to pay the taxes constitutes an event of default for which this License may be terminated under Section 25, and penalties and interest shall accrue as provided by law. If this License is exempt from such excise tax under A.R.S. § 42-6208, Licensee will keep the information required by A.R.S. § 42-6204. County will calculate the amount of tax on the applicable space and invoice Licensee separately in time to meet the annual payment deadline of December 1.
15. **Utilities** – County will invoice Licensee, and Licensee shall reimburse County monthly, for any costs for electricity used at the Site by Licensee's equipment. The amount of such electricity costs will be equal to the total electric utility charges attributable to all equipment located in the communications room and to cooling the equipment room in the previous billing cycle, divided by the total number of licensees, tenants, or occupants with equipment located in equipment shed at any one time during that billing cycle. However, Licensee will have the option of installing, at its own cost, a separate meter to determine the electric utility charges attributable to its equipment, and of paying such costs directly to the utility company.

16. **Insurance** – Licensee shall carry adequate insurance to protect Licensee and County against any and all claims, demands, actions, judgments, costs, expenses, and liabilities that may arise out of or result, directly or indirectly, from Licensee’s use of the Site, except such liability as shall arise solely from the negligence of County. Licensee must deliver to County satisfactory proof of the following insurance coverages:

Commercial General Liability insurance with coverage in an amount not less than \$2,000,000.00 per occurrence and aggregate covering the Premises and all activities thereon, endorsed to include Pima County as an additional insured. Business Automobile Liability coverage for owned, non-owned, and hired vehicles with limits in the amount of \$1,000,000 combined single limit for vehicles used in the operations at the Premises. Workers’ Compensation insurance with the required statutory limits for all persons employed or hired by Licensee to work on the Premises. Policy shall include Employers’ Liability coverage in an amount not less than \$1,000,000 per injury, illness, or disease. Workers’ Compensation coverage is to include a waiver of subrogation.

Property Insurance – Business property insurance to include broad form property coverage for Licensee’s property with the full replacement cost of all Licensee property and improvements on the Premises with County added as an additional insured. Licensee must furnish to County a Certificate of Insurance documenting proof Builder’s Risk/Installation insurance that Licensee, or Licensee’s contractor, has obtained. Coverage to include broad form and “all risks” builder’s risk/installation policy providing insurance while contractor is installing, repairing or replacing parts on the Tower. County is to be included as an additional insured on the property policy.

Additional Insured: The General Liability and Business Automobile Liability Policies shall each be endorsed to include Pima County, its departments, districts, boards, commissions, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor.

Subrogation: The General Liability, Business Automobile Liability and Workers’ Compensation Policies shall each contain a waiver of subrogation endorsement in favor of Pima County, and its departments, districts, boards, commissions, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

Primary Insurance: The Contractor’s policies shall stipulate that the insurance afforded the Contractor shall be primary and that any insurance carried by Pima County, its agents, officials, or employees shall be excess and not contributory insurance.

Licensee shall, during the term of this License, including any renewals and any holding-over thereafter, provide County with current certificates of insurance evidencing that such insurance is in full force and effect, with policy endorsed to include County as an additional insured, and is non-cancelable without at least 30 days’ written notice to County. The certificates of insurance as required herein must be presented to County within 10 days of the effective date of this License and on each anniversary date thereof during the term of the License, including any renewals and any holding-over thereafter.

Any modification or variation from the insurance requirements in this License shall be made by the licensing department in consultation with the Pima County Risk

Management. Such modification will not require a formal License amendment, but may be made by administrative action, and without the consent of Licensee, upon notice by County. Licensee shall supply a certificate of insurance including the modification within 10 days from the date notice of the modification is received by Licensee. Such notice will be given pursuant to the terms of the License; if the License does not specify a notice procedure, County may give notice by Certified U.S. Mail, E-Mail or Facsimile; Certified Receipt, E-Mail Receipt Confirmation or Facsimile Confirmation shall constitute proof of receipt of notice. Failure by Licensee to supply a modified certificate of insurance as required by this Section shall constitute material breach by Licensee and grounds for immediate termination of the License by County. Licensee further hereby consents to the addition of the modified insurance requirements to the License.

17. **Rights to Equipment** – During the term of this License, provided that Licensee is not in default hereunder, County will not claim any interest in, make claim to, or assert any right to the Equipment. Provided Licensee is not then in default of this License, Licensee may, at its election, have its Equipment removed on or before the expiration or termination of this License, provided that Licensee will repair any damage to the Site caused by the removal. In the case of damage to the Site, Licensee agrees to engage such contractor or contractors as County may require to perform the necessary repairs, and to pay for the repairs.

Any of Licensee's property remaining on the Site 30 days after the expiration or termination of this License becomes the property of County, free of any claim by Licensee or any person claiming through Licensee. At the termination or expiration of the License, Licensee agrees to restore the Site to its original condition except for reasonable wear and tear.

18. **Holding Over** – Any holding over by Licensee after the expiration of the term without County's written consent will be construed as a tenancy at sufferance, subject to all of the provisions of this License and at twice the monthly License Fee prevailing in the last month of the term (including any renewals) and increasing at the same annual rate as provided in Section 12. At all times during any holdover period, County has the unilateral right to terminate this License and to remove Licensee's equipment.

19. **Indemnification** – To the fullest extent permitted by law, Licensee will indemnify, defend, and hold County and its officers, elected officials, employees, agents, and contractors harmless from any suits, claims, liabilities, damages, and expenses including, but not limited to, reasonable attorneys' fees, arising out of the injury to or death of any person, damage to any property, or infringement of any property rights, that may be alleged, charged, or otherwise asserted in connection with the installation, operation, removal, or maintenance of Licensee's equipment on or about the Site, or with any act, omission, or negligence of Licensee or Licensee's agents, employees, or contractors on or in the vicinity of the Site, except as said claims or demands may be the result of the negligence of County or its employees or agents. This indemnity survives any termination or expiration of this License.

Licensee further agrees to indemnify, hold harmless, and defend County and its officers, elected officials, employees, agents, and contractors from any suits, claims, liabilities, damages, and expenses including, but not limited to, reasonable attorneys' fees, arising out of any damage to the Site or surrounding property or out of interference with electronic or other equipment and/or the television or radio reception of County or of

residents and/or tenants of the Site. This indemnity survives any expiration or termination of this License.

Licensee further agrees to indemnify, hold harmless, and defend County and its officers, elected officials, employees, agents, and contractors from any suits, claims, liabilities, damages, and expenses including, but not limited to, reasonable attorneys' fees, arising out of any failure or alleged failure by County to alter, maintain, or repair the Site, Licensee's equipment, or any other property or equipment, regardless of who might own or otherwise be responsible for such property or equipment, or out of the construction means, techniques, sequences, or procedures used in connection with any work performed on the Site or on any other property or equipment either by County or by others. This indemnity survives any expiration or termination of this License.

Licensee further agrees to indemnify, hold harmless, and defend County and its officers, elected officials, employees, agents, and contractors from any suits, claims, liabilities, damages, and expenses including, but not limited to, reasonable attorneys' fees, arising out of any failure or alleged failure by County or Licensee to implement or to abide by any safety program or programs.

20. **Repairs** – In addition to the repairs referred to in Section 17, Licensee will repair any damage to the Site that results from the use and operation of its equipment at the site and the acts or negligence of Licensee or its agents, servants, contractors, or employees. Such repairs must be accomplished in a manner and by a contractor satisfactory to County.
21. **Improvements to Premises** – County reserves the right to implement and utilize improvements in technology or management techniques that will provide for better management and use of the space and capacity of the Site, including but not limited to the use of combiners, special antennas, etc. County may require Licensee to incorporate such improvements into the systems Licensee has installed and is operating at the Site. Licensee will, within 90 days of its receipt of County's written demand to do so, will either (i) incorporate the improvements or (ii) if the cumulative cost of the required improvements exceeds \$4,000, give written notice of its intention to terminate this License 30 days after the date that County receives the notice.
22. **Coordination of Operation** – County will make reasonable efforts to give Licensee advance notice (except in the case of emergency where advance notice cannot reasonably be given) of any planned shutdowns for routine maintenance, and of any repairs, alterations, additions, or improvements to the Site that might materially affect the operation of Licensee's facilities and equipment at the Site. County will make reasonable efforts to minimize any inconvenience, loss, or expense to Licensee arising therefrom, but is not liable to Licensee or any of Licensee's customers for the inconvenience, loss, or expense suffered by Licensee and/or Licensee's customers.
23. **Casualty** – In the event there is a total destruction of the Site by fire or other casualty, and the Site cannot, in County's estimation (which shall be made within 10 days from the date of the casualty), reasonably be restored within 90 days from the date of the casualty, or if County chooses not to undertake restoration, this License will terminate automatically upon the expiration of the 10-day period following the casualty, unless the parties otherwise agree. In the event of damage to the Site by casualty comprising less than a total destruction, Licensee may terminate this License upon 30 days' written

notice to County if County (i) chooses not to undertake, (ii) has not completed, or (iii) cannot reasonably be expected to complete the restoration of the Site within three months from the date of the casualty. If any casualty occurs during the last year of the term of this License or any renewal term, Licensee may terminate the License upon 30 days' written notice to County provided the notice is given within 60 days after the date of the casualty.

24. **Condemnation** – In the event the Site or any significant portion thereof is condemned or otherwise subjected to a taking by any governmental authority exercising the power of eminent domain, this License will terminate as of the date upon which County and/or Licensee are required by the governmental authority to cease their operation(s) at the Site unless County and Licensee are permitted to continue their operations at the Site. Licensee is entitled to seek its own award against the governmental authority only if such award will not result in a diminution of County's award.
25. **Default** – In the event Licensee fails to comply with any of the provisions of this License, or defaults in any of its obligations, County may terminate this License after County has given Licensee written notice of default and Licensee has failed to cure the default within 20 days after receipt of the default notice. If, in County's sole judgment, Licensee cannot reasonably cure the default within the 20-day period, County will extend the time to cure the default for a period, not to exceed 60 days, provided that Licensee must proceed promptly to cure the default and pursue cure with all due diligence.

County will not, except in an emergency, undertake to cure any default by Licensee until after the expiration of Licensee's time to cure the default as provided herein. Licensee will reimburse County for any expenses incurred by County in curing any default by Licensee.

In the event the default is for non-payment of the License Fee by Licensee, County will give notice to Licensee via hand delivery, overnight mail, electronic mail, or certified United States Mail of non-receipt of payment. If Licensee fails to make full payment of the License Fee then due within 15 days from the date of delivery of the notice to Licensee, County will have the right to disconnect, remove, and store Licensee's equipment. Licensee will reimburse County for all costs and expenses incurred by County in connection with the disconnection, removal, and storage. Any reimbursement by Licensee does not relieve Licensee of its obligation to pay the License Fees in default together with any additional expenses incurred by County in connection with the collection of the License Fees. The rights and remedies of County described in this Section 25 and elsewhere in this License are not exhaustive and are in addition to any other rights or remedies that may exist now or in the future, at law or equity. Licensee will indemnify, release, defend, and hold harmless County against all losses, costs, including reasonable attorneys' fees, damages, expenses, claims, demands, or liabilities arising out of or caused by, or alleged to have arisen out of or been caused by, the disconnection or removal by County of Licensee's equipment pursuant to this Section 25, or for any resulting impairment to or interruption of Licensee's services or operation.

Any three defaults by Licensee within a 12-month period will be cause for termination of this License by County without the extension of any cure period to Licensee.

26. **Modifications** – Any addition, variation, or modification to this License is void unless made in writing and signed by an authorized representative of each party.

27. **Parties Bound by Agreement** – Subject to the provisions hereof, this License extends to and binds the heirs, executors, administrators, successors, and assigns of the parties hereto.
28. **Assignment** – Without County's written consent, Licensee does not have the right to assign this License, or to sublicense all or any part of its rights or obligations hereunder.
29. **Authority to Sign** – Licensee represents that the individual signing this License on behalf of Licensee has and will maintain full authority to enter into this License and to bind Licensee to the terms, rights, and obligations under this License. If any court or administrative agency determines that County does not have authority to enter into this Contract, County will not be liable to Licensee or any third party by reason of such determination or by reason of this Contract.
30. **Notices** – All notices sent under this License must be in writing and will be sent to the other party at the following addresses, either by hand delivery, overnight mail, or Certified U.S. Mail, return-receipt requested:
- |                                                                                                                                                                                                |                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PIMA COUNTY<br/> Information Technology Department<br/> Attn: Contract Administrator<br/> 33 N. Stone Ave., 14<sup>th</sup> Floor<br/> Tucson, Arizona 85701<br/> ITD_Rooftops@pima.gov</p> | <p>Simply Bits, LLC<br/> Attn: Neith Myrick<br/> 5225 N Sabino Canyon Rd<br/> Tucson, Arizona 85730<br/> 972-400-6054<br/> nmyrick@ting.com</p> |
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31. **Compliance with Laws** – In the performance of its obligations under this License, Licensee will comply with all federal, state, and local laws, rules, ordinances, regulations, standards, and Executive Orders. The laws and regulations of the State of Arizona govern the rights of the parties, the performance of this License, and any disputes hereunder. Any legal action relating to this License must be filed and maintained in an Arizona Court, in Pima County, Arizona.
32. **Americans with Disabilities Act.** Contractor will comply with Title II of the Americans with Disabilities Act (Public Law 110-325, 42 U.S.C. §§ 12101-12213) and the federal regulations for Title II (28 C.F.R. Part 35).
33. **Non-Discrimination** – Licensee shall comply with Arizona Executive Order 2009-09 which is incorporated into this License including flow down of all provisions and requirements to any subcontractors. During the term of this License, Licensee will not discriminate against any employee, client or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability or national origin.
34. **Licensee Has no Interest or Estate** – Licensee agrees that it has no claim, interest, or estate at any time in the Site by virtue of this License or its use hereunder. Upon termination of this License, Licensee has no right of entry into or upon the Site.
35. **Cancellation for Conflict of Interest** – This Contract is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated into this Contract by reference.

36. **Force Majeure** – Without in any way limiting the foregoing, neither of the parties are responsible for damages due to delay that is the result of a contingency beyond the reasonable control of either party, including, but not limited to, acts of nature, pestilence, strikes, embargoes, lockouts, boycotts, civil disturbance and disobedience, riots, war, revolution, acts of government, world shortage of qualified materials, accidents, fires, or floods. Upon the occurrence of such an event the Party impacted by a Force Majeure Event, will give prompt notice to the other Party and take commercially practical actions to mitigate the impacts of the Force Majeure Event. The duties and obligations of the parties will be suspended for so long as the event prevents proper performance under this License. However, if such suspension continues in excess of 90 days, the parties will meet and attempt to arrive at a mutually acceptable compromise. In the absence of such compromise, this License will terminate.
37. **Entire Agreement/Severability** – This document constitutes the entire agreement between the parties, and all prior or contemporaneous agreements and understandings, oral or written, hereby are superseded. This License may be modified, amended, altered, or extended only by a written amendment signed by the parties.

If any provision of the License is deemed invalid, it will be considered deleted from this License and will not serve to invalidate the remaining provisions of this License to the fullest extent possible.

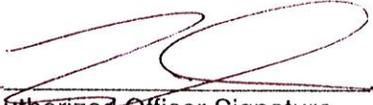
**(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)**

IN WITNESS WHEREOF, the parties have executed this License.

PIMA COUNTY

Simply Bits, LLC

\_\_\_\_\_  
Jennifer Allen, Chair  
Board of Supervisors

  
\_\_\_\_\_  
Authorized Officer Signature

\_\_\_\_\_  
Date

Nathan Myrick - SVP  
\_\_\_\_\_  
Printed Name and Title

1/28/26  
\_\_\_\_\_  
Date

ATTEST

\_\_\_\_\_  
Melissa Manriquez, Clerk of the Board

\_\_\_\_\_  
Date

APPROVED AS TO FORM

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
Bobby Yu, Deputy County Attorney

  
\_\_\_\_\_  
Javier Baca, Director  
Information Technology Department

2/5/2026  
\_\_\_\_\_  
Date

02/06/2026  
\_\_\_\_\_  
Date

**EXHIBIT A**  
**6950 S. BEEHIVE AVENUE ROOFTOP**  
**COMMUNICATIONS EQUIPMENT**

3 Transmitters licensed by FCC to operate on 11155/ 17900/ 10835 MHz.

3 Receivers licensed by FCC to operate on 11645 / 19460/ 11325 MHz.

0 Transmission/receiver lines connecting the transmitter/receiver and the transmit/receive antennas, 0" in diameter.

Effective Radiated Power radiated by the transmit antennas will be 60 dBm.

Licensee will be installing the following antenna(s):

PCWIN Tower:

Quantity	Type	Make	Model No	Size	Height	Diameter
3	Panel	Cambium	PMP450	24"	79'	N/A

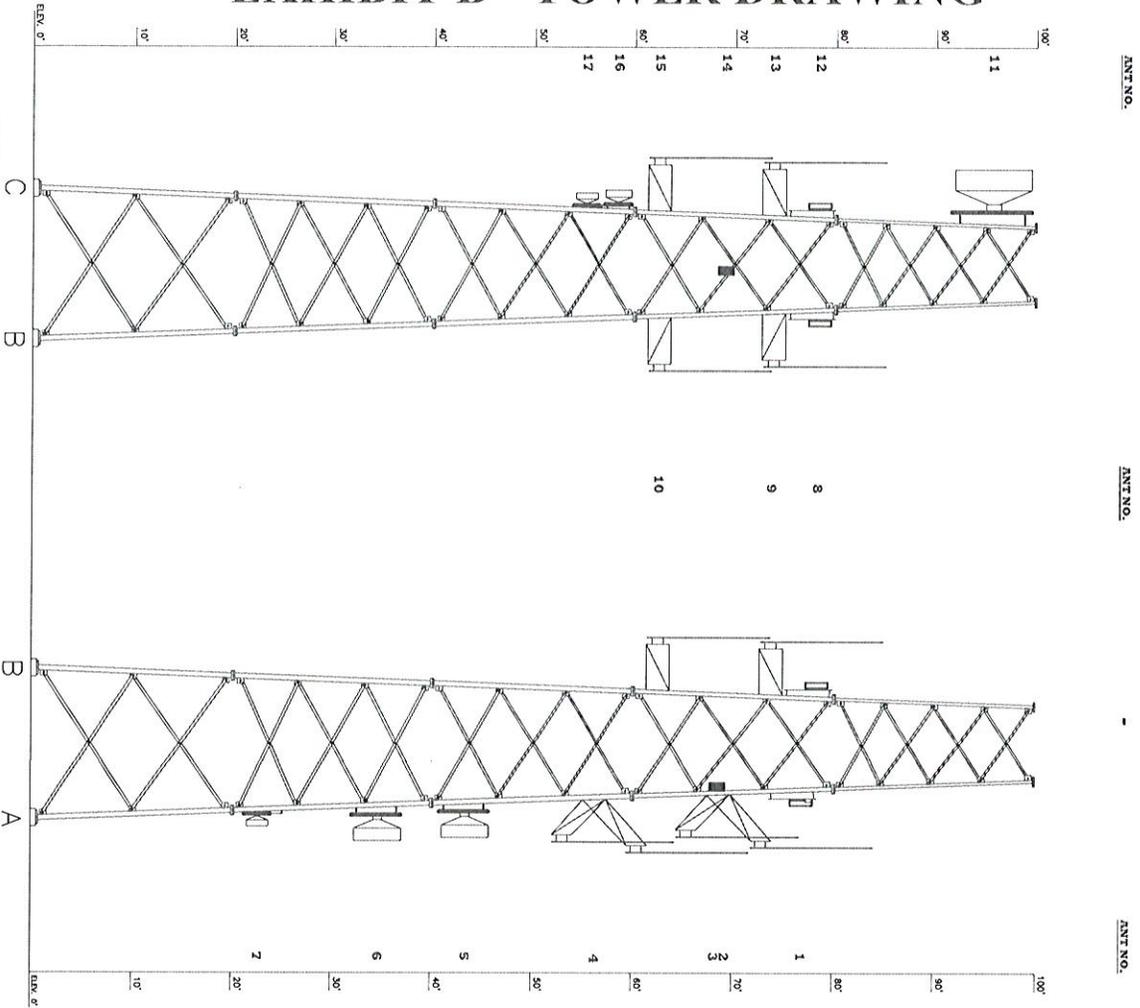
Rhon Tower:

1	Dish	RadioWaves	HP3	N/A	22'	3'
1	Panel	Cambium	450m	24"	34'	N/A
3	Panel	Cambium	450i	24"	39'	N/A
2	Puck, GPS	N/A	N/A	N/A	40'	N/A

Rooftop:

Quantity	Type	Make	Model No	Size	Height	Diameter
2	Dish	RadioWaves	HPD2	N/A	N/A	2'

# EXHIBIT B - TOWER DRAWING



ANT. NO.

ANT. NO.

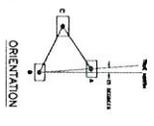
ANT. NO.

REV 1

ANTENNA #	LEG	ELEVATION	OWNER	ANTENNA TYPE
1	A	78 FEET	SIMPLY BITS	24" PANEL
2	A	67 FEET	PCWIN	(2)14' OMNI ANTENNA
3	A	67 FEET	PCWIN	TOWER TOP AMP
4	A	53 FEET	PCWIN	(2)14' OMNI ANTENNA
5	A	43 FEET	DHFD	4' DISH
6	A	33 FEET	PCWIN	4' DISH TOPSC
7	A	21 FEET	DHFD	2' DISH

ANTENNA #	LEG	ELEVATION	OWNER	ANTENNA TYPE
8	B	79 FEET	SIMPLY BITS	24" PANEL
9	B	73 FEET	PCWIN	14' OMNI ANTENNA
10	B	61 FEET	PCWIN	14' OMNI ANTENNA

ANTENNA #	LEG	ELEVATION	OWNER	ANTENNA TYPE
11	C	95 FEET	PCWIN	8' DISH KEYSTONE
12	C	79 FEET	SIMPLY BITS	24" PANEL
13	C	73 FEET	PCWIN	14' OMNI ANTENNA
14	C	67 FEET	PCWIN	TOWER TOP AMP
15	C	61 FEET	PCWIN	14' OMNI ANTENNA
16	C	58 FEET	DHFD	3' DISH
17	C	56 FEET	DHFD	2' DISH



GENERAL NOTES:  
 1. ANTENNA HEIGHTS ARE MEASURED FROM BASE.  
 2. DISH PANEL & YAGI HEIGHTS ARE MEASURED FROM CENTERLINE.  
 LAT/LONG:  
 111-02-59.0W  
 32-07-26.7N

**PIMA COUNTY**  
 THE BOARD OF SUPERVISORS

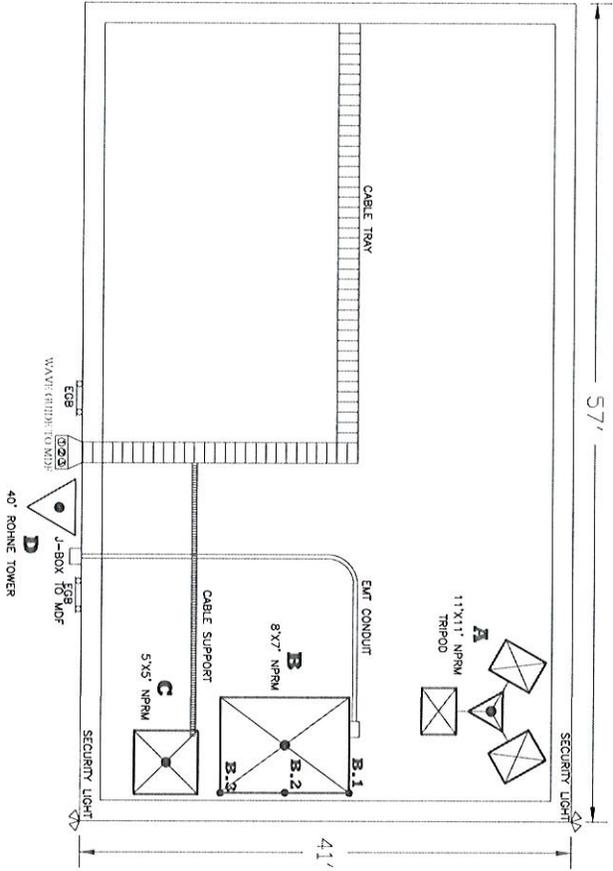
ORDER NO. JH  
 SCALE: AS SHOWN  
 DATE: SEE RFP BIDD

TITLE:  
 EXHIBIT A - TOWER DRAWING  
 6950 S. BERNIE AVENUE LICENSE AGREEMENT

FILE NO. 07-23-2025  
 SHEET 1 OF 1

REV.	DATE	DESCRIPTION
1	07-23-2025	ADD SIMPLY BITS

# EXHIBIT C - ROOFTOP DRAWING



LOC.	MOUNT	TENANT-SHELTER	DESCRIPTION
A	11'X11' NPRM FIRE TRIP	DARCEL HEIGHTS FIRE DISTRICT	(2) 24" DISH
B	8'X7' NPRM	DAKOTAPARO	NPRM W/PIPE MOUNTS
B.1	2" PIPE	DAKOTAPARO	(1) GP5 (1) 29" PANEL (1) 16" DISH
B.2	2" PIPE	DAKOTAPARO	(1) 17" DISH (1) 29" PANEL (1) 16" DISH
B.3	2" PIPE	DAKOTAPARO	(2) 29" PANEL (1) 16" DISH
C	8'X7' NPRM	SMPLY BITS	(2) 24" DISH
REV 2	D	40' ROHNE TOWER	(1) GP5 CONE
REV 2	D	40' ROHNE TOWER	(3) 2" PANEL
REV 2	D	40' ROHNE TOWER	(1) 2'X3' PANEL
REV 2	D	40' ROHNE TOWER	(1) 3' DISH

**GENERAL NOTES:**

1. CABLES SHALL FOLLOW CABLE PATH AND BE RUN ON BLOCKS WITH RUBBER INSULATION. CABLE SHALL BE SECURED.
2. NPRM'S SHALL BE SET ON A RUBBER MAT TO PROTECT MEMBRANE.
3. ALL NPRM'S SHALL BE BONDED TO THE EGB.
4. ALL MASTS WITH ACTIVE EQUIPMENT SHALL BE BONDED TO THE EGB.
5. ALL SURGE SUPPRESSORS SHALL BE BONDED TO THE SHELTER EGB.

**SYMBOLS:**

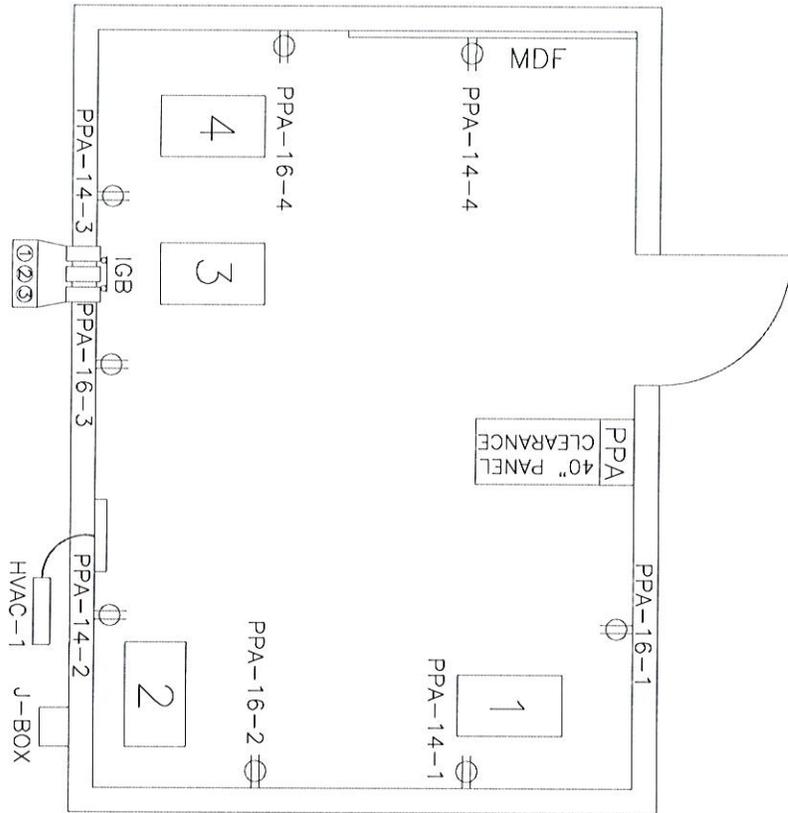
NPRM NON-PENETRATING ROOF MOUNT

REV	DATE	DESCRIPTION
1	07-17-2025	ADD DAKOTAPARO
2	07-24-2025	ADD SEMPLY BITS



**PIMA COUNTY**  
 INFORMATION TECHNOLOGY  
 EXHIBIT C - ROOFTOP DRAWING  
 6950 SOUTH BEEHIVE AVENUE LICENSE AGREEMENT  
 SCALE: NONE  
 SHEET: 1 OF 1

# EXHIBIT D - COMMUNICATION ROOM DRAWING



REV 1

PACK	TENANT	CIRCUIT/PORT
1	DREXEL HEIGHTS FIRE DISTRICT	PPA-14-1/3
2	DAKOTAPRO	PPA-14-2/J-BOX
3	(V)	
4	SIMPLY BITS	PPA-14-3/1,2

GENERAL NOTES:  
1. EACH OUTLET IS TENANT DEDICATED.

SYMBOLS:  
 [PP] POWER PANEL  
 ⚡ FIRE ALARM ENUNCIATOR  
 ⚡ 20A QUADRAPLEX OUTLET W/CIRCUIT NUMBER  
 ⚡ 15A DUPLEX OUTLET  
 ⚡ MDF TELEPHONE CLEC DEMARCATION POINT  
 T THERMOSTAT  
 C HVAC CONTROLLER  
 (V) VACANT



**FINMA COUNTY**  
 INFORMATION TECHNOLOGY

**FINMA COUNTY**  
 EXHIBIT D - COMMUNICATION ROOM DRAWING  
 SIMPLY BITS, LLC  
 6950 SOUTH BETHUNE AVENUE LICENSE AGREEMENT

DATE: 07-24-2025  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: NONE  
 DATE SET REV BLOCK: [Date]  
 SHEET: 1 OF 1

REV	DATE	BY
1	07-24-2025	ADJ DAKOTAPRO
2	07-24-2025	SIMPLY BITS



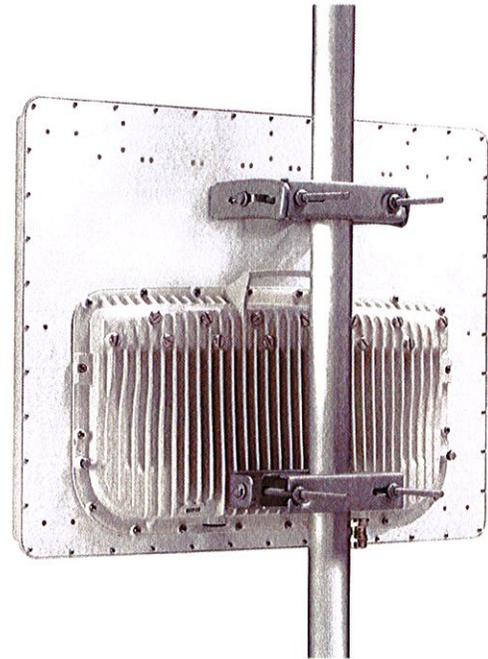
## 5 GHz PMP 450m Access Point

Subscriber and Backhaul

### QUICK LOOK:

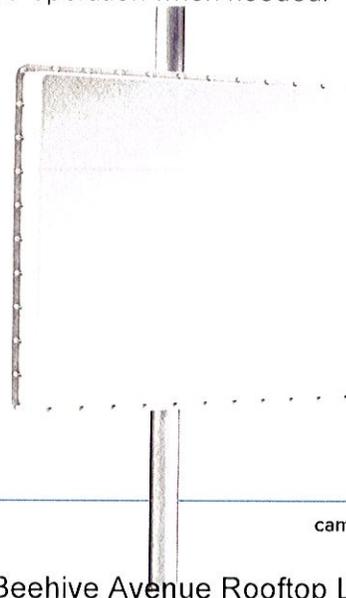
Cambium Networks industry-leading 450 platform adds Massive Multi-User MIMO capability with cnMedusa™ technology.

- **Throughput of over 550 Mbps in a 20 MHz channel; More than 1.2 Gbps in a 40 MHz channel**
- **MU-MIMO with spectral efficiency of more than 60 bps/Hz**
- **Features smart beamforming to reduce interference**



### KEY FEATURES

- **cnMedusa™** technology enhances sector capacity by combining a smart beamforming antenna array with multiple RF transmit and receive chains, effectively multiplying available capacity by more than three times.
- Protect your investment in the 450 platform equipment by continuing to utilize existing Subscriber Modules (all 450 platform subscribers work with the 450m and cnMedusa technology, including prior generation 430 modules)
- SFP port allows for greater deployment flexibility, and AUX port allows for connection of camera or other PoE directly.
- The Limited Version can reduce capital investment until additional capacity is actually required. A 30-day trial of MU-MIMO operation is included, and a simple license key can permanently enable MU-MIMO operation when needed.



# PMP 450i Fixed Wireless Access Point

## QUICK LOOK:

Cambium Networks industry-leading 450 platform includes the all new PMP 450i and PTP 450i radios. The 450i product platform is the most scalable industrial-grade wireless broadband solution available.

- **Ultra-wide band radios:  
5 GHz or 3 GHz**
- **Rugged metal enclosure**
- **2x2 OFDM MIMO radio capable  
of up to 300 Mbps per sector**



### Ultra-wide band radios

Supports the entire band, whether in 5 GHz or 3 GHz. Advanced radio design improves transmit power and increases receive sensitivity.

### Rugged metal enclosure

Designed to meet IP-66 and IP-67 standards to withstand harsh environments. Optional ATEX/HAZLOC certified models available for hazardous deployments.

### Dynamic Interference Filtering

Provides industry-leading noise isolation for improved performance.

### Updated FPGA and SoC architecture

Triplies the processing power compared to PMP 450.

### Multifunction AUX Port

Allows for greater flexibility for deployment by adding a camera or other PoE directly.

### Options for Integrated 90°/120° sector antenna

optimized for frequency re-use (>35 dB F/B), high gain, null fill and predictable performance, or Integrated 10° sector antenna for highly directional sectors.

### Increase Throughput

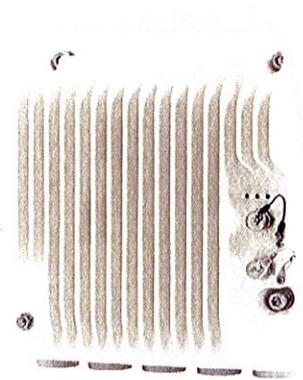
Now capable of up to 300 Mbps per sector in a 40 MHz channel.

# PTP 820C Licensed Microwave Radio

## QUICK LOOK:

**PTP 820C, an all Outdoor dual-core radio capable of 1024 QAM with ACM**

- Support 6-38 GHz
- Support 1+0 to 4+0, 1+1/2+2, 2 x 1+0 East-West configuration
- Support Multi Band(With PTP 850E or PTP 820E)



### Radio

6-38 GHz

1+0 to 4+0, 1+1/2+2, 2 x 1+0 East-West

Multi Band(With PTP 850E or PTP 820E)

### Radio Features

Multi-Carrier Adaptive Bandwidth Control (up to 2+0)

Protection: 1+1/2+2 HSB, 1+1 HSB-SD

QPSK to 2048 QAM w/ACM

XPIC

2x2 / 4x4 MIMO

Advanced Space Diversity (ASD)

Advanced Frequency Reuse (AFR)

### Ethernet

#### Ethernet Interfaces

Traffic Interfaces – 1 x 10/100/1000Base-T (RJ-45) and 1x1000base-X (SFP) or 10/100/1000 Base-T (electrical SFP)

Management Interface - 1 x 10/100 Base-T (RJ-45)

Optical SFP Types - Optical 1000Base-LX (1310 nm) or SX (850nm)

Note: SFP devices must be of industrial grade (-40°C to +85°C)

#### Ethernet Features

MTU – 9600 Bytes

Quality of Service

Multiple Classification criteria (VLAN ID, p-bits, IPv4, DSCP, IPv6 TC, MPLS EXP)

8 priority queues

Deep buffering (configurable up to 64 Mbit per queue)

WRED

P-bit marking/remarking

4K VLANs

VLAN add/remove/translate

Frame Cut Through – controlled latency and PDV for delay sensitive applications

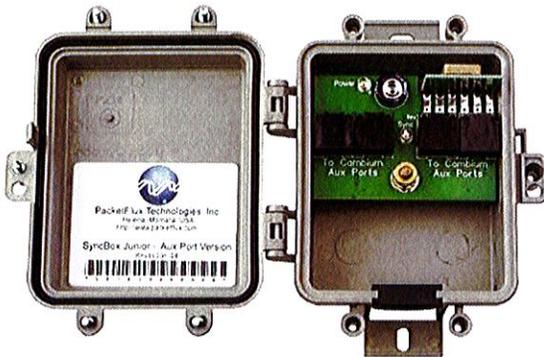
Header De-Duplication – Capacity boosting by eliminating inefficiency in all layers (L2, MPLS, L3, L4, Tunneling – GTP for LTE, GRE)

Y.1731 Ethernet OAM: Y.1731 Ethernet Bandwidth Notification (ETH-BN)

Adaptive Bandwidth Notification (ABN)

## SYNCBOX JUNIOR AUX PORT VERSION

\$129.95



### - PRODUCT DESCRIPTION

The SyncBox Junior Aux Port version is a GPS timing receiver which is fully compatible with Cambium Access Points and Backhaul radios. The main features are:

- Contains GPS receiver which receives the high-accuracy timing signal from the GPS constellation that Canopy radios need to provide reliable service.
- Fully compatible with timing received from official Cambium timing sources - you can use this product on a network which is also using official Cambium timing sources.
- Has 4 RJ45 jacks which are used to connect to the AUX port on 450i, 450m and similar radios which use the same AUX port pinout as the 450i. All that is needed is a standard straight through 8 conductor CAT5 cable.
- Can also be used with earlier radios which have a 6p6c timing port by using a special cable (documented in the Cambium user guide) to convert the pinning from the Aux Port pinout to the 6p6c pinout.
- Receives power directly from the attached radios. Simply enable 'uGPS power' in at least one attached radio.
- Populates the GPS Status section of the Cambium radio web interface.
- Outdoor rated and gasketed enclosure to ensure long term reliability

+ FIND SIMILAR PRODUCTS BY CATEGORY

+ PRODUCT REVIEWS

SKU:

SBJA

Quantity

1

# HP2-11

0.6 M | 2 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 10.7-11.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



## FEATURES AND BENEFITS

- High Performance ETSI Class 2/3\* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

\*ETSI Class depends on frequency band

## SPECIFICATIONS

### General

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	2 ft   0.6 m
Polarization	Single

Standard RF Connector Type	CPR90G
Standard RF Connector Suffix	RS (append suffix to model number)

### Electrical

Operating Frequency Band	10.7 - 11.7 GHz
Half Power Beamwidth, Horizontal	3.4 degrees
Half Power Beamwidth, Vertical	3.4 degrees
Cross-Polarization Discrimination	30 dB
Front to Back Ratio (F/B)	60 dB

Gain, Low Frequency	34.2 dBi
Gain, Mid Frequency	34.5 dBi
Gain, High Frequency	34.8 dBi
VSWR	1.37:1
Return Loss	-16.1 dB

# HP2-18

## 0.6 M | 2 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 17.7-19.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



### FEATURES AND BENEFITS

- High Performance ETSI Class 2/3\* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

\*ETSI Class depends on frequency band

### SPECIFICATIONS

#### General

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	2 ft   0.6 m
Polarization	Single

Standard RF Connector Type	WR42
Standard RF Connector Suffix	RS (append suffix to model number)

#### Electrical

Operating Frequency Band	17.7 - 19.7 GHz
Half Power Beamwidth, Horizontal	2 degrees
Half Power Beamwidth, Vertical	2 degrees
Cross-Polarization Discrimination	30 dB
Front to Back Ratio (F/B)	67 dB

Gain, Low Frequency	38.2 dBi
Gain, Mid Frequency	38.6 dBi
Gain, High Frequency	39 dBi
VSWR	1.37:1
Return Loss	-16.1 dB

# HP3-11

## 0.9 M | 3 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 10.7-11.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



### FEATURES AND BENEFITS

- High Performance ETSI Class 2/3\* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

\*ETSI Class depends on frequency band

### SPECIFICATIONS

#### General

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	3 ft   0.9 m
Polarization	Single

Standard RF Connector Type	CPR90G
Standard RF Connector Suffix	RS (append suffix to model number)

#### Electrical

Operating Frequency Band	10.7 - 11.7 GHz
Half Power Beamwidth, Horizontal	2.1 degrees
Half Power Beamwidth, Vertical	2.1 degrees
Cross-Polarization Discrimination	30 dB
Front to Back Ratio (F/B)	62 dB

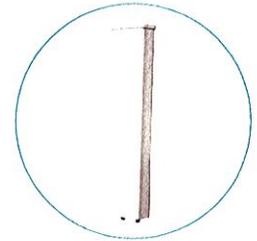
Gain, Low Frequency	38.1 dBi
Gain, Mid Frequency	38.5 dBi
Gain, High Frequency	39 dBi
VSWR	1.37:1
Return Loss	-16.1 dB

# PMP 450 5 GHz Access Point Antenna

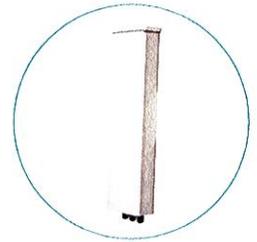
A wireless broadband communication system has many components; each one contributes to the overall performance and ultimately affects operator revenues. Well-designed components that complement each other will improve overall network performance, increase the longevity of the system and optimize operators' profits.

One of the principal considerations in a communications system is antennas. Their impact is enormous - using the wrong antenna will degrade the overall performance of an otherwise well engineered system, resulting in customer dissatisfaction.

At Cambium Networks, our antennas are engineered to address most typical network and terrain challenges and built to the highest level quality and reliability. The 5 GHz Access Point 60 and 90 degree sector antennas are specifically designed for use with the 5 GHz PMP 450 platform of products. As a result of their consistent front-to-back ratio in combination with power control and high gain, these antennas deliver optimized performance, including maximized spectral efficiency and easy installation.



60 Degree Sector Antenna



90 Degree Sector Antenna

## Main Differentiators

- » **MAXIMIZED SPECTRAL EFFICIENCY** enabled by the **front-to-back ratio** in the antenna portfolio in combination with **power control** provided by APs. This allows the signal from subscriber modules to arrive at the AP with the same receive power level, resulting in frequency reuse, maximized spectral efficiency in congested areas and increased subscribers with improved quality of service.
- » **CONSISTENT PERFORMANCE** is empowered by the **null-fill** feature in the PMP 450 antennas. This capability insures the consistent coverage and performance for subscribers who are located very close and far below the AP. The balance of the energy distribution of antennas allows for a more uniform performance across the whole frequency range while guaranteeing a good signal quality for all subscribers.
- » **EASY INSTALLATION** options offered by our antennas allow Cambium Networks' radios to simply collocate using a variety of mounting selections. As site density increases and traffic loading peaks, swapping and adding new equipment is cost-effective due to design compatibilities across product families.

## Powerful Features

- The **5 GHz Access Point Antenna** offers an ideal array of features - spectral efficiency, higher gain than other solutions, a capability to overcome environmental challenges and improved signal strength. This antenna provides 5 GHz multi-band flexibility.
- 2x2 Multiple Input and Multiple Output (MIMO)** gives 5 GHz Access Point Antennas the benefits of dual stream operation for most channel conditions, provides interference mitigation by selecting the best signal quality and allows for successful deployment of wireless networks in difficult environments.
- High gain directional** solution used by 5 GHz Access Point Antennas effectively focuses the main 17 dBi lobe while minimizing side-lobe leakage. This targeted transmission increases capacity over other types of antennas and decreases the interference from adjacent sources, while assuring the best signal quality for customers.
- 5 GHz Access Point Antennas are **outdoor-rated**. Cambium Networks perform rigorous set of environmental tests. We validate and guarantee the specifications and ensure their consistency with real life conditions.

**EXHIBIT F**  
**SPECIAL CONDITIONS, FACILITY RULES & REGULATIONS**  
**6950 SOUTH BEEHIVE AVENUE**

- I. Licensee must comply with the following special conditions:
- A. Equipment and Antennas Installation:
1. All exterior transmission lines must be grounded at the following locations:
    - a. at the top of the run immediately above the hoisting grip;
    - b. at the bottom of the run above the horizontal transition;
    - c. prior to the point of entry to the shelter; and
    - d. if the vertical run is more than 250', additional hoisting grips and grounding kits are required as per manufacturer's specifications. Only manufacturer's grounding kits will be allowed for attachment. If the cable diameter is 7/8" or less, the cable must enter the shelter through the strike plate.
  2. Transmission lines must be fastened to the rooftop facility's waveguide ladder or banjos using the proper mechanical hanger or snap-in hanger kit except on side arms and up small masts where stainless steel wraplock is permitted. Hoisting grips will be used at 200' vertical intervals, or more often as needed for proper cable support.
  3. All installation, repair and maintenance conducted by licensee shall be in accordance with good engineering standards and in conformity with the requirement of the FCC or any other body having jurisdiction over Licensee.
- B. It is vital that standards for interference protection of systems are used to reduce the possibility of interference. The standards below are minimum and must be installed by Licensee.

Frequency Range	Minimum of Reverse Isolation Required (Isolator)	Band Pass Cavity, Minimum Attenuation At 1 MHz from Tx frequency
25-54 MHz	20dB	30dB
66-88-MHz	25dB	20dB
88-108 MHz	25dB	25dB
130-108 MHz	50dB	25dB
400-512 MHz	50dB	15dB
806-960 MHz	50dB	15dB

Hybrid transmitter combining will have a band pass filter installed on the output with the following attenuation at 1 MHz from the transmit frequency: UHF/800000 MHz – 14dB.

Additional interference and isolation specifications may be required on a case-by-case basis as determined by Licensor at any time. All cavities are to be  $\frac{3}{4}$  wave length, silver plated type.

Frequencies not included in the list above shall be dealt with on a case-by-case basis as determined within Licensor's reasonable discretions.

- C. All interior cables must be  $\frac{1}{4}$ " or  $\frac{1}{2}$ " superflex or  $\frac{3}{8}$ " value flex manufactured by Andrew corp. or an acceptable equivalent. Kinked, cracked or split cables are prohibited. All antenna lines must have a jacketed, corrugated, solid outer, copper conductor. All transmit interconnection cable and jumpers must be solid copper outer conductor "superflex", hard-line or LMR-400. No braid shield type cable is permitted anywhere under any circumstances. Moreover, all inside cable must be run on cable trays or hangers by the designated route for that location. All lines must be color coded at both ends showing termination points. All AC line cords must be 3-conductor type with grounding plug attached. All outside cables must be run on the transmission ice bridge with appropriate hardware and boots. Additionally, Licensee is prohibited from running cables within the equipment building or the rooftop facility without Licensor's written permission.
- D. Transmitters must meet the original manufacturer's specifications. All shields must remain in place. Transmitters must have a visual indication of transmitter operation and be identified with the following information: owner's name, contact name, contact's phone number, operating frequencies, a copy of Licensee's current FCC/ NTIA License for the equipment and the equipments model/serial number.
- E. All equipment cabinets and racks must be grounded to the designated building grounding point using #6 stranded copper – green jacketed cable. All equipment cabinets and racks must be bolted securely to the floor and include seismic braces at the top of the rack.
- F. Licensor does not provide any warranty against electrical surge. Therefore, Licensor recommends that Licensee install, at Licensee's expense, individual transient surge protection on each circuit used by Licensee.
- G. All antennas installed must be mounted using the proper antenna manufacturer's mounting brackets. Licensee shall pay for all antennas mounts it utilizes at the rooftop facility.
- H. All antennas must be installed according to the antenna manufacturer's and applicable rooftop facility manufacturer's specifications. Moreover, all antenna lines entering the equipment building must have a suitable lightning surge arrestor

installed within two feet of the cable entry port. This surge arrestor must be bonded to the site grounding system.

- I. Licensor requires that all equipment that lends itself to rack-mounting be performed to conserve floor space at Licensee's expense.
- J. Licensee will operate its equipment with all shields attached, cabinet doors closed and side panels attached. Furthermore, unsealed batteries are not permitted at the rooftop facility. All external indicator lamps and LEDs must be operational and local speakers must remain off except during maintenance.
- K. Neither Licensee nor any of its representatives shall interfere with any other entity's equipment in the equipment shed. Moreover, Licensee will not trip any electric service breakers for any reason without Licensor's prior approval.
- L. All installations must be maintained in a neat and orderly manner. Doors to the equipment building must remain closed at all times. Access to equipment and antennas shall be by authorized personnel only.
- M. Prior to the activation of its system at the rooftop facility, Licensee must submit a copy of its applicable FCC/NTIA License and all technical information pertaining to the equipment to be installed including accurate block diagrams showing operating frequencies, all system components (active or passive ) with gains and losses in dB, and all power levels to Licensor.
- N. Licensee must comply with the following rooftop facility rules and regulations, and access and security procedures for users:
  1. Doorways, vestibules and other areas in and around the rooftop facility shall not be used for the disposal of trash or be obstructed by Licensee or used by Licensee for any other purpose than entrance to and exit from the rooftop facility.
  2. The equipment shed shall be used only for the purpose for which it has been designed and no unsuitable materials such as rubbish, rags or sweepings shall be disposed of within. Damage to any such building by Licensee shall be at the liability of Licensee.
  3. Signs, advertisements, graphics or notices are not allowed in or around the Rooftop facility.
  4. Licensee will not make any alterations or physical additions in or to the Rooftop facility without the written permission of Licensor. Licensee will be required to conduct and submit an Interference & Inter-modulation Analysis (IIA), at the Licensee's expense, in addition to requirements outlined in section M above.

5. Movement in or out of the rooftop facility with any bulky equipment shall be restricted and allowed only at such times as designated by Licensor.  
Licensor will determine the method and routing of such items so as to ensure the safety of all concerned and that potential harm to the rooftop facility be minimized. Advance notice of at least 24 hours is required for the movement of equipment.
  6. Licensor shall have the authority to prescribe the maximum weight in any area and the manner in which equipment is placed.
  7. Licensee shall not adjust, attempt to adjust or otherwise tamper with any temperature control thermostats in the equipment sheds. Licensor shall adjust thermostats as required to maintain building standard temperature.
  8. At all times, Licensee will comply with all requirements necessary for the security of the rooftop facility.
  9. Notwithstanding any other provisions to the contrary contained herein, no work shall be performed at the rooftop facility, with the exception of routine maintenance work performed strictly by qualified employees of Licensee, without prior written consent of Licensor. Any work involving the presence of Licensor's representative, will be billed to and paid by Licensee at the hourly market rate applicable to said representative at that time. Any violation of this policy will be considered a material breach by Licensee.
  10. All routine service calls are to be scheduled between the hours of 8:00 a.m. and 5:00 p.m. weekdays.
  11. No Cable Terminations or circuit interface equipment is to be installed in any area but the building main distribution frame (basement or roof) and the Licensee's rooftop equipment area. Inclusive of but not limited to: 66 mounting blocks; 110 mounting blocks; modems; net work interface devices; and CSU-DSU units.
- O. Licensor reserves the right to rescind any of these rules and to make other rules if required for the safety and care of the rooftop facility and all licensees. Any changes to the rule and regulation will be done by formal written amendment. Upon notification to Licensee, such rules and regulations shall be binding upon Licensee in a manner as if originally herein prescribed.

**EXHIBIT G**  
**PROCEDURES FOR ACCESS TO PIMA COUNTY ROOFTOP FACILITIES**  
**6950 SOUTH BEEHIVE AVENUE COMMUNICATION SITE**

Access to the Licensor's rooftop communication sites by Licensees is restricted and will only be permitted for authorized purposes by authorized personnel. Prior to requesting access the Licensee must submit to the Licensor the Licensee point of contact to be used for any administrative communications, and Licensee personnel who are approved by the Licensee to access its equipment.

- Licensees will not be permitted to access the Licensor's communications site unless the Procedure for Documenting Administrative and Access Personnel described below is completed. All steps must be strictly followed, including the email notification of time of departure.
- If the Licensee submits a name that is not on the Authorized Access List, the Licensor will deny access to that person. It is the responsibility of the Licensee to exercise due diligence in maintaining a current Authorized Access List with the Licensor.
- Licensee shall NOT "escort" any personnel into Pima County Rooftop facilities who are not documented on their Authorized Access List.
- Access requests submitted via telephone will not be accepted.
- Failure to adhere to any part of the applicable access procedure described below will result in a denial of access by the Licensor.
- Licensor may terminate the lease of any Licensee found to be utilizing the Emergency Access process to bypass the General Maintenance Access process when no emergency exists.
- After-hours access will be policed. If a Licensee is found to have admitted personnel who have not been approved for access, the Licensor may terminate the lease.

The following four procedures are described below:

1. Documenting Administrative and Access Personnel.
2. General Maintenance Weekdays (8:00 a.m. – 5:00 p.m.) - Requires a 24 hour advance notice.
3. General Maintenance After Hours (Weeknights, Weekends, and Holidays) - Requires a 24 hour advance notice.
4. Emergency Access (Weekdays, Weeknights, Weekends, and Holidays) - This process is for true emergencies.

**Procedure for Documenting Administrative and Access Personnel:**

1. Licensee provides names of Administrative Primary and Secondary Points of Contact to Licensor. This must include the following information items:
  - a. Contact name
  - b. Desk phone number
  - c. Cell phone number
  - d. Email address
2. Licensee provides an approved access list of all approved personnel (including contractors) authorized to access the communications site. Licensees must notify

the Licensor immediately if personnel are added or deleted. This list shall include the following:

- a. Personnel's name.
- b. Personnel's cell phone number
3. Licensee submits the above information to [rooftops@pima.gov](mailto:rooftops@pima.gov).
4. Licensor documents the above information in the Authorized Access List for use in access approval.

**Procedure for General Maintenance Access - Weekdays (8:00 a.m. – 5:00 p.m.):**

1. Licensee submits the communications site access request a minimum of 24 hours in advance, via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) with the following information items:
  - a. Company name.
  - b. Communications Site address being accessed.
  - c. Date of access including arrival time and planned departure time.
  - d. Contact person and cell phone number.
  - e. Name(s) and cell phone numbers of approved access personnel performing work.
  - f. Type of maintenance work to be performed.
2. If any of the information items a – f above are not provided, the ITD NOC will reply requesting the information. NOTE: This may result in a delay of scheduling access.
3. ITD NOC verifies personnel against the Authorized Access List. If personnel are listed that are not on Authorized Access List, NOC replies notifying the Licensee that the individual(s) will not be allowed access until a written request to is received from the Licensee Administrative Primary Point of Contact.
4. ITD NOC schedules a calendar appointment with Pima County Facilities Management (FM), subject line stating "General Maintenance Access", to include information items a – f, and contact person.
5. Licensee personnel proceed to the lobby at scheduled date/time. Upon arrival, all Licensee personnel must present picture identification and company identification to FM personnel. Any personnel not listed on the calendar appointment will be denied access.
6. Upon completing work, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) of departure time from the Licensor's communications site.
7. If Licensee personnel depart the Licensor's communications site at any time during access, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) listing the purpose of departure, and scheduled return time.
8. If the Licensee personnel cannot complete the work within Business Hours, the Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov), detailing all pertinent information related to the access time extension, and perform the Procedure for Emergency Access – Weekdays, Weeknights, Weekends, and Holidays process described below.

**Procedure for General Maintenance After Hours Access – Weeknights, Weekends, and Holidays:**

1. Licensee submits the communications site access request a minimum of 24 hours in advance, via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) with the following information items:
  - a. Company name.
  - b. Communications site address being accessed.

- c. Date of access including arrival time and planned departure time.
  - d. Contact person and cell phone number.
  - e. Name(s) and cell phone numbers of approved access personnel performing work.
  - f. Description of maintenance work to be performed.
2. If any of the information items a – f above are not provided, the ITD NOC will reply requesting the information. NOTE: This may result in a delay of scheduling access.
  3. ITD NOC verifies personnel against the Authorized Access List. If personnel are listed that are not on Authorized Access List, NOC replies notifying the Licensee that the individual(s) will not be allowed access until a written request to is received from the Licensee Administrative Primary Point of Contact.
  4. ITD NOC schedules a calendar appointment with FM, subject line stating "General Maintenance After Hours Access", to include information items a – f, and contact person.
  5. Licensee personnel proceed to the Central Plant at scheduled time. Upon arrival, Licensee personnel must present picture identification and company identification to FM personnel. Any personnel not listed on the calendar appointment will be denied access.
  6. Licensee personnel are issued badge and shelter key.
  7. If Licensee personnel depart the Licensors communications site at any time during access, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) listing the purpose of departure, and scheduled return time, and return the badge and shelter key to the Central Plant. These items can be checked back out upon return.
  8. Upon completing work, Licensee personnel returns badge and key to Central Plant.
  9. After returning badge and key to Central Plant, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) of departure time from the Licensors communications site.
  10. NOC personnel update calendar appointment to document time Licensee personnel have departed Licensors communications site.

**Procedure for Emergency Access – Weekdays, Weeknights, Weekends, and Holidays:**

1. Licensee submits the emergency communications site access request via email a minimum of 2 hours in advance to [rooftops@pima.gov](mailto:rooftops@pima.gov) with the following information items:
  - a. Company name.
  - b. Communications Site address being accessed.
  - c. Date of access including arrival time and planned departure time.
  - d. Contact person and cell phone number.
  - e. Name(s) and cell phone numbers of approved access personnel performing work.
  - f. Description of the emergency and work to be performed
2. If any of the information items a – f above are not provided, the ITD NOC will reply requesting the information. NOTE: This may result in a delay of scheduling access.
3. ITD NOC verifies personnel against the Authorized Access List. If personnel are listed that are not on Authorized Access List, NOC replies notifying the Licensee

- that the individual(s) will not be allowed access until a written request to is received from the Licensee Administrative Primary Point of Contact.
4. ITD NOC schedules a calendar appointment with FM, subject line stating "Emergency Access", to include information items a – f, contact person, FM physical plant contact person (if applicable), and shelter number (if applicable).
  5. Licensee personnel proceed to the Central Plant. Upon arrival, Licensee personnel must present picture identification and company identification to FM personnel. Any personnel not listed on the calendar appointment will be denied access.
  6. Licensee personnel are issued badge and shelter key.
  7. If Licensee personnel depart the Licensor's communications site at any time during access, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) listing the purpose of departure, and scheduled return time, and return the badge and shelter key to the Central Plant. These items can be checked back out upon return.
  8. Licensee personnel completes work and returns badge and key to Central Plant.
  9. After returning badge and key to Central Plant, Licensee personnel must notify the Licensor via email to [rooftops@pima.gov](mailto:rooftops@pima.gov) of departure time from the Licensor's communications site.
  10. NOC personnel update calendar appointment to document time Licensee personnel have departed Licensor's communications site.

**EXHIBIT H**  
**6950 SOUTH BEEHIVE AVENUE**  
**LICENSE FEE SCHEDULE**

Site ID	Location	Type	Monthly Fee
Eagle	6950 S. Beehive Avenue	Antennas*	\$1,087.90
Eagle	6950 S. Beehive Avenue	Room Space <10SF	\$481.00
<b>TOTAL MONTHLY</b>			<b>\$ 1,568.90</b>

MONTHLY PAYMENTS DUE

03/09/2026 - 03/08/2027	\$1,568.90	
03/09/2027 - 03/08/2028	\$1,615.97	(\$1,568.90 plus 3%)
03/09/2028 - 03/08/2029	\$1,664.45	(\$1,615.97 plus 3%)
03/09/2029 - 03/08/2030	\$1,714.38	(\$1,664.45 plus 3%)
03/09/2030 - 03/08/2031	\$1,765.81	(\$1,714.38 plus 3%)

Rooftop monthly charge - Basic Rates effective 11/07/2025 \*

(3) PMP450 Panels <48" @ \$81.00	=	\$ 243.00 / month
Antenna C/L Height <89' (+30%)	=	\$ 72.90 / month
(1) HP3 3' Dish @ \$102.00	=	\$ 102.00 / month
(1) PMP450m Panels <48" @ \$81.00	=	\$ 81.00 / month
(1) PMP450i Panels <48" @ \$81.00	=	\$ 243.00 / month
(1) Packetflux GPS Puck @ \$166.00	=	\$ 166.00 / month
(2) HPD-2 2' Dish @ \$90.00	=	<u>\$ 180.00 / month</u>
<b>Total</b>	<b>=</b>	<b>\$ 1,087.90 / month</b>

\*Does not include communications room monthly electricity charges, which will be billed separately on a monthly basis.