

Orange County Emergency Services District #3

District Meeting Minutes

P. O. Box 1474
Orange, TX 77631-1474

October 10, 2022

PRESENT: Wayne LaCombe, Charles Powell, Wesley Journeay, Cathryn Drake & Chris Jagneaux

GUESTS: Matt Manshack, Joey Earnest, Connor Aultman, Chase Powell, Bobby Smith, Cammie Vincent & Terri Brzezinski

1. CALL TO ORDER:

The meeting was called to order at 6:32 p.m.

2. PRIOR MEETING MINUTES:

Motion made by Wesley, seconded by Cathryn, to accept the minutes from the three previous meetings, August 20th, September 6th and September 19th as presented. Motion carried.

3. FINANCIAL REPORT:

Motion made by Wesley, seconded by Chris, to accept the financial report as presented. Motion carried.

4. PAYMENT OF BILLS:

Motion made by Chris, seconded by Wesley, to pay this month's bills of approximately \$114,158.68 plus personnel salaries and payroll taxes. Motion carried.

5. COMMITTEE REPORTS:

- Pierce Tanker Purchase: Concern about the condition of the new tanker as seen in the pictures. Siddons-Martin stated that they will detail and correct the nicks and scratches.

Discussion held as to whether the portable tank was part of the tanker's purchase price. Siddons clarified that the contract states that it has a space for a portable tank, but a physical tank is not included in the purchase price. Siddons provided a quote of \$2,569.38 (Exhibit 1) for a 3,000-gallon portable tank. OCESD3 owns a 3,000-gallon portable tank (estimated 20 years old) which was loaned to Vidor ESD. Matt researching if Vidor still has it and if it will fit our new tanker. Discussion held to research quotes from additional vendors.

Funds were included in the purchase price of the tanker for two people to travel to Florida to view/approve the tanker once built. Since the travel funds were not used, they are expected to be deducted from the final cost of the truck. Other add-ons (radio, bear insignia graphic package, etc.) will be added to the purchase price.

Charles to follow up.

6. OLD BUSINESS:

- In-house driveway concrete repair is holding up. Has a few cracks.

7. NEW BUSINESS:

Discussion and possible action on the following:

- a. Purpose for the 1988 Pierce Engine: Bon Weir VFD still interested. Pump is not functioning properly. Possible PTO issue. Not sure if it can be used on calls as the pump is not reliable. Currently using the Tanker as a back-up.

Orange County Emergency Services District #3

District Meeting Minutes

P. O. Box 1474

Orange, TX 77631-1474

October 10, 2022

- b. Pest Control for Station 1: Spiders are an issue at Station 1. Bill Clark quote (Exhibit 2) presented; \$300.00 for the initial service and \$100.00 quarterly service fee. We are currently paying Terminix \$127.00 quarterly. Motion made by Wayne, seconded by Wesley, to accept Bill Clark's quote to take care of the spiders and to begin quarterly services. Motion carried.
- c. Water Filtration System for Station 1: The drinking water at Station 1 is not drinkable. Southeast Texas Water quote (Exhibit 3) presented for a filtration system. \$349.00 installation fee with a \$49.95 monthly service fee. Motion made by Wesley, seconded by Chris, to accept the quote and hire Southeast Texas Water. Motion carried.
- d. Budget Finalization for FY 2021/2022 & 2022/2023: Motion made by Charles, seconded by Cathryn, to accept the amended 2021/2022 fiscal year budget and the 2022/2023 fiscal year budget as presented to the board tonight.
- e. Personnel Evaluations & Salaries: None.

8. REPORT FROM ESD PERSONNEL:

- Matt reported that there were 41 calls for the month of September.
- Sabine River Authority looked at power 1 panel certified to have their grand opening.
- Tillman Infrastructure (Verizon Wireless contractor) is interested in leasing a small section (100 x 100) of OCESD's property to put a Verizon Wireless tower (Exhibit 4) for \$700.00 per month. The requested location of the tower was discussed, and it was determined that it might conflict with plans for a future new fire station and the offered \$700.00 per month is too low. Joey will reach out to them to discuss the forementioned concerns.
- Engine 31 is at Apex waiting on parts (turbo) and is currently out of service. In the future, the engine will be allowed the needed 5-to-10-minute cool down time.
- Ladder Truck 33 invoice received from Apex. \$1,317.19 for repairs.

9. OPEN COMMENTS FROM VISITORS:

- Bobby Smith introduced himself. He is running for Commissioner.
- Fire Calls vs. the medical calls have dropped.
- Running at least 25% more calls monthly than last year.

Orange County Emergency Services District #3

District Meeting Minutes

P. O. Box 1474
Orange, TX 77631-1474

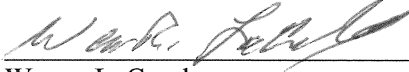
October 10, 2022


10. EXECUTIVE SESSION:

- a. Executive Closed Session: The Board recessed to go into closed session at 7:30 p.m. to discuss personnel matters and legal issues pursuant to Chapter 551.071 of the Texas Government Code.
- b. Executive Open Session: The Board returned to open session at 8:50 p.m.
- c. Vote on matters discussed in Executive Session, if any:
 - a. Two applications received
 - i. Rusty McDonald, Volunteer
 - ii. Hunter Isbell, Career
 - b. Motion made by Wesley, seconded by Charles, to accept Hunter Isbell and Rusty McDonald's applications. Motion carried.

11. ADJOURN MEETING:

There being no further business, Wayne motioned to adjourn. Charles seconded. Motion carried. The meeting adjourned at 8:55 p.m.


Wayne LaCombe
President, OCESD 3

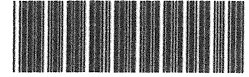

Date

P.S.: The next regular District Meeting is scheduled for Monday, November 14, 2022, at 6:30 p.m. at the Fire Station.



Siddons-Martin Emergency Group
 3500 Shelby Lane
 Denton TX USA 76207
 Phone #:(940) 315-4948
 Fax #: (940) 382-9605

Estimate Number: 14002993



Ticket Date: 10/3/2022
 Cashed Out Date:
 Parts Employee: (A0DE) John Morris

PARTS - ESTIMATE

Remit To: PO Box 679827 Dallas, TX 75267-9827

Orange County ESD #3
 P.O. Box 1474
 Orange TX 77631

1004010 Work: (409) 883-9200
 Ship To:

PO #: 36763

Part #	Description	Drop Shipped	Qty	Retail Price	Savings	Selling Price	Extended Discount	Extended Price
STF-3000PRO500-22EXLON	3000 GALLON STEEL PRO 500 22 OZ EX	<input type="checkbox"/>	1.00	\$1,919.38	\$0.00	\$1,919.38	\$0.00	\$1,919.38
FRT	ESTIMATED	<input type="checkbox"/>	1.00	\$650.00	\$0.00	\$650.00	\$0.00	\$650.00

Parts Total:	\$1,919.38	Discount Total:	\$0.00
Core Total:	\$0.00	Ext Price:	\$2,569.38
Freight Total:	\$650.00	Sales Tax:	\$0.00
Sublet Total:	\$0.00	Total:	\$2,569.38
Labor Total:	\$0.00	Deposits:	\$0.00
Other Charges:	\$0.00	Amount Due:	\$2,569.38
Shop Supplies:	\$0.00	Amt Tendered:	\$0.00
Sub Total:	\$2,569.38	Chg Returned:	\$0.00

DISCLAIMER OF WARRANTIES - Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products. NO RETURNS ON ELECTRICAL ITEMS. NO RETURNS WITHOUT SALES RECEIPT. RESTOCKING CHARGE OF 20% ON NON-STOCK ITEMS!



BILLCLARKBUGSPERTS.COM
 2975 N. 11 TH ST. · P.O. BOX 5511 · BEAUMONT, TEXAS 77726-5511
 BEAUMONT ORANGE PORT ARTHUR NEDERLAND JASPER
 (409) 898-3224 886-2828 985-5700 727-7575 384-8855
 OTHER AREAS: 1-800-924-7072 FAX: (409) 899-5454



TPCL #166

**COMMERCIAL
 PEST MANAGEMENT SERVICE AGREEMENT**

SERVICE Name Orange County Emergency Services BILLING (if different) Name _____
 Contact _____ c/o _____
 Address 8465 Highway 87 N Address _____
 City Orange State TX Zip 77632 City _____ State _____ Zip _____
 Phone 409 216-8687 Phone _____
 E-Mail Joey@ocesd3.net E-Mail _____
 Description (use of structure(s) to be treated): FIRE STATION

- PACKAGE PLAN TO INCLUDE:**
- Includes coverage for indicated pests on interior and immediate exterior (within 3 ft) of structure(s). (See checked pest(s) below)
 - Includes treatment of lawn areas for fire ants surrounding structure(s) as specified. Approx. Sq.Ft. _____
 - Includes trapping and baiting for rodents (mice & rats) on interior and immediate exterior (within 3 ft) of structure(s) as needed.
- BASIC COMMERCIAL**— Includes initial service for indicated pests followed by routine maintenance services at agreed frequency. Agreement includes exterior (up to 3 ft. perimeter) and interior services for pests as indicated in box below.
- PESTOP** — A one-time only service dealing with specified pest(s) as indicated. Any additional services for covered pest(s) at no additional charge for a period of _____ days from initial treatment date. **PEST(S) COVERED:**
- FLY COVERAGE**
 Inspection and service as needed to reduce fly populations throughout the interior of structure(s). Compliance with sanitation recommendations and use of bio remediation products determine guarantee. Guarantee is limited to fly population reduction ONLY. Return service as needed is at no additional charge under the terms described. Elimination or extent of reduction is dependant on client's cooperation.

Additional treatment for covered pests in specified areas will be at no additional charge. Tawny "Raspberry" Crazy Ants and other future invasive ant species are **not covered** unless specified. This does not guarantee rodents will not enter a structure(s) or guarantee that rodent damage will not occur. Rodent exclusion services and minor structural repairs are available at additional charges.

*_____ Any pests not denoted as covered pests in this agreement can be added at an additional charge.

COVERED PESTS			ADDITIONAL AS NEEDED	
<u>Ants</u>	<u>Roaches</u>	<input checked="" type="checkbox"/> Centipedes	<input type="checkbox"/> Bees, _____	<input type="checkbox"/> Mites _____
<input checked="" type="checkbox"/> Carpenter	<input checked="" type="checkbox"/> American	<input checked="" type="checkbox"/> Earwigs	<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Mosquitoes
<input checked="" type="checkbox"/> Fire Ants	<input checked="" type="checkbox"/> German	<input checked="" type="checkbox"/> Mice	<input type="checkbox"/> Carpet Beetles	<input type="checkbox"/> Raspberry Crazy Ants
<input checked="" type="checkbox"/> Pharaoh	<input checked="" type="checkbox"/> Smokey Brown	<input checked="" type="checkbox"/> Rats	<input type="checkbox"/> Crickets	<input type="checkbox"/> Ticks
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Millipedes	<input type="checkbox"/> Clothes Moths	<input type="checkbox"/> Vaga Roaches
		<input checked="" type="checkbox"/> Pillbugs	<input type="checkbox"/> Fleas	<input type="checkbox"/> Wasps
		<input checked="" type="checkbox"/> Scorpions	<input type="checkbox"/> Lawn Chinch Bugs	<input type="checkbox"/> Pantry Pests
		<input checked="" type="checkbox"/> Silverfish		
		<input checked="" type="checkbox"/> Spiders		
				<input type="checkbox"/> Other _____

<input checked="" type="checkbox"/> Package Plan <u>Quarterly</u>	\$ <u>100</u>	+ tax \$ <u>8.25</u>	= \$ <u>108.25</u>
<input checked="" type="checkbox"/> Package Plan <u>Initial</u>	\$ <u>200</u>	+ tax \$ <u>16.5</u>	= \$ <u>216.5</u>
<input type="checkbox"/> Basic	\$ _____	+ tax \$ _____	= \$ _____
<input type="checkbox"/> Basic Initial	\$ _____	+ tax \$ _____	= \$ _____
<input type="checkbox"/> Pest Stop	\$ _____	+ tax \$ _____	= \$ _____
<input type="checkbox"/> Other _____	\$ _____	+ tax \$ _____	= \$ _____

SPECIAL INSTRUCTIONS:
 TREAT ENTIRE FIRE STATION AND ATTACHED BRICK BUILDING FOR BASIC PC PLUS BAITING AND TRAPPING FOR RODENTS. PLACE BAIT STATIONS ON PERIMETER AND INTERIOR AS WELL AS TRAPS ON INTERIOR FOR MICE.

PAYMENT INFORMATION

Annual Prepay Less 5% (Annual Prepay is payable at time of Initial Service)
 less \$ _____ = \$ _____ + tax \$ _____ = \$ _____

Net 30 days (payable from invoice, with approved credit application) Collect

Visa Mastercard Discover American Express

The Client agrees to make the premises available for inspection and treatment as specified for the duration of this agreement. *If client misses a scheduled service, an Initial Service charge may be required at next service.* This agreement may be terminated at the end of one year by either party. Continuance beyond first year with or without consent may be canceled by either party with 30 day written notice. This agreement does not assure against present or future damage to the structure(s) or contents by specified or other pests, nor does it provide for the repair or compensation thereof. *Mechanical devices such as rodent bait stations, fly lights, etc. are property of Bill Clark Pest Control, Inc. unless stated otherwise.*

NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

[Signature] 10/05/2022 X _____
 Authorized Representative/Date Client's Signature/Date

License NO. 0675308 P,T
 "Licensed and regulated by the Texas Department of Agriculture Structural Pest Control Service, P.O. Box 12847, Austin, TX 78711-2847
 1-512-305-8250 or 866-918-4481 FAX 888-232-2567



BILLCLARKBUGSPERTS.COM
 2975 N. 11 TH ST. · P.O. BOX 5511 · BEAUMONT, TEXAS 77726-5511
 BEAUMONT ORANGE PORT ARTHUR NEDERLAND JASPER
 (409) 898-3224 886-2828 985-5700 727-7575 384-8855
 OTHER AREAS: 1-800-924-7072 FAX: (409) 899-5454



TPCL #166

**COMMERCIAL
 PEST MANAGEMENT SERVICE AGREEMENT**

SERVICE
 Name Orange County Emergency Services
 Contact _____
 Address 8465 Highway 87 N
 City Orange State TX Zip 77632
 Phone 409 216-8687 / 409 554-9313
 E-Mail Joey@ocesd3.net Matt@ocesd3.net

BILLING (if different)
 Name _____
 c/o _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____
 E-Mail _____

Description (use of structure(s) to be treated): FIRE STATION

- PACKAGE PLAN TO INCLUDE:**
- Includes coverage for indicated pests on interior and immediate exterior (within 3 ft) of structure(s). (See checked pest(s) below)
 - Includes treatment of lawn areas for fire ants surrounding structure(s) as specified. Approx. Sq.Ft. _____
 - Includes trapping and baiting for rodents (mice & rats) on interior and immediate exterior (within 3 ft) of structure(s) as needed.
- BASIC COMMERCIAL**— Includes initial service for indicated pests followed by routine maintenance services at agreed frequency. Agreement includes exterior (up to 3 ft. perimeter) and interior services for pests as indicated in box below.
- PESTOP** — A one-time only service dealing with specified pest(s) as indicated. Any additional services for covered pest(s) at no additional charge for a period of 0 days from initial treatment date. **PEST(S) COVERED:**

Spiders

- FLY COVERAGE**
 Inspection and service as needed to reduce fly populations throughout the interior of structure(s). Compliance with sanitation recommendations and use of bio remediation products determine guarantee. Guarantee is limited to fly population reduction ONLY. Return service as needed is at no additional charge under the terms described. Elimination or extent of reduction is dependant on client's cooperation.

Additional treatment for covered pests in specified areas will be at no additional charge. Tawny "Raspberry" Crazy Ants and other future invasive ant species are **not covered** unless specified. This does not guarantee rodents will not enter a structure(s) or guarantee that rodent damage will not occur. Rodent exclusion services and minor structural repairs are available at additional charges.

* Any pests not denoted as covered pests in this agreement can be added at an additional charge.

COVERED PESTS		ADDITIONAL AS NEEDED	
<u>Ants</u>	<u>Roaches</u>	<input type="checkbox"/> Centipedes	<input type="checkbox"/> Bees, _____
<input type="checkbox"/> Carpenter	<input type="checkbox"/> American	<input type="checkbox"/> Earwigs	<input type="checkbox"/> Mites <input type="checkbox"/> Other _____
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> German	<input type="checkbox"/> Mice	<input type="checkbox"/> Bed Bugs <input type="checkbox"/> Mosquitoes
<input type="checkbox"/> Pharaoh	<input type="checkbox"/> Smokey Brown	<input type="checkbox"/> Rats	<input type="checkbox"/> Carpet Beetles <input type="checkbox"/> Raspberry Crazy Ants <input type="checkbox"/> Other _____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Millipedes	<input type="checkbox"/> Crickets <input type="checkbox"/> Ticks
		<input type="checkbox"/> Pillbugs	<input type="checkbox"/> Clothes Moths <input type="checkbox"/> Vaga Roaches <input type="checkbox"/> Other _____
		<input type="checkbox"/> Scorpions	<input type="checkbox"/> Fleas <input type="checkbox"/> Wasps
		<input type="checkbox"/> Silverfish	<input type="checkbox"/> Lawn Chinch Bugs <input type="checkbox"/> Pantry Pests
		<input type="checkbox"/> Spiders	

() Package Plan	\$ _____	+ tax \$ _____	= \$ _____
() Package Plan Initial	\$ _____	+ tax \$ _____	= \$ _____
() Basic	\$ _____	+ tax \$ _____	= \$ _____
() Basic Initial	\$ _____	+ tax \$ _____	= \$ _____
<input checked="" type="checkbox"/> Pest Stop	\$ <u>300</u>	+ tax \$ <u>24.75</u>	= \$ <u>324.75</u>
() Other	\$ _____	+ tax \$ _____	= \$ _____

SPECIAL INSTRUCTIONS:
 SPIDER TRUCK TO FOG STATION. BACK
 PACK SPRAYER IN BACK BRICK
 BUILDING.

PAYMENT INFORMATION

() Annual Prepay Less 5% (Annual Prepay is payable at time of Initial Service)
 less \$ _____ = \$ _____ + tax \$ _____ = \$ _____

() Net 30 days (payable from invoice, with approved credit application) Collect

() Visa () Mastercard () Discover () American Express

The Client agrees to make the premises available for inspection and treatment as specified for the duration of this agreement. *If client misses a scheduled service, an Initial Service charge may be required at next service.* This agreement may be terminated at the end of one year by either party. Continuance beyond first year with or without consent may be canceled by either party with 30 day written notice. This agreement does not assure against present or future damage to the structure(s) or contents by specified or other pests, nor does it provide for the repair or compensation thereof. *Mechanical devices such as rodent bait stations, fly lights, etc. are property of Bill Clark Pest Control, Inc. unless stated otherwise.*

NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

[Signature] 10/05/2022 X
 Authorized Representative/Date Client's Signature/Date

License NO. 0675308 P,T

"Licensed and regulated by the Texas Department of Agriculture Structural Pest Control Service, P.O. Box 12847, Austin, TX 78711-2847
 1-512-305-8250 or 866-918-4481 FAX 888-232-2567

08/15—C-PMSA

OFFICE

EXHIBIT 2 (Page 2 of 2)

850 McFaddin Ave.
Beaumont, TX
77701
409-838-6261

Southeast Texas Water

Southern Louisiana Water

3109 Common St.
Lake Charles, LA
70601
337-824-2894

Customer Order _____ Account # _____

Order Date _____ Install Date _____

Service Address
Name: Orange CO Emergency #3
Address: 8465 Texas 97
City: Orange State: TX Zip: _____
Phone: 409-843-9200 Cell: _____
Email: joey@oces03.net DOB _____

Billing Address
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Phone: _____
Email: _____

Directions _____

Residential	<input type="checkbox"/> City	<input type="checkbox"/>	Hardness	<u>4</u>	gpg
Commercial	<input type="checkbox"/> Well	<input checked="" type="checkbox"/>	Iron	<u>1.0</u>	ppm
Industrial	<input type="checkbox"/> PO ₄	<input type="checkbox"/>	TDS	<u>155</u>	ppm
Occupants	<input type="checkbox"/> GPM	<input type="checkbox"/>	pH	<u>8.0</u>	SU
Baths	<input type="checkbox"/> Sand	<input type="checkbox"/>	Cl	<input type="checkbox"/>	ppm
Rooms	<input type="checkbox"/> H ₂ S	<input checked="" type="checkbox"/>	H ₂ S Hot	<input type="checkbox"/>	

E-STMT AP-ACH AP-CC

Recommended treatment based on analysis and water usage at time of sale

Contract Term _____ Months

Exchange/Automatic Service			
Qty	Description	Freq	Rate
	<u>Auto Rel</u>		<u>47.95</u>
Total Rate Per			

Equipment Purchase/Exchange Service & Rental Charges		
Qty	Description	Price
		\$
	Installation/Delivery Charge	<u>250</u>
	Additional Installation/Delivery Charge	
	Initial Service Charge	
	Escrow Deposit	<u>99.90</u>
	Salt @ \$ /lb	
	Water @ \$ /bottle	
	Deposit on bottles	
	Cups	
	Other	
	Other	
	Other	
	Tax (Exempt Certificate Attached)	
	Total	\$ <u>399.90</u>
	(Less Received) Cash/Check	\$
	Other	\$
	Balance Due	\$

Delivery Service			
Product	Quantity	Freq	Route
	<u>Check/clean 6 months</u>		

Install Instructions			AM / PM
<input checked="" type="checkbox"/>	Slab	Copper	Brick Wall
<input type="checkbox"/>	Bring Blocks	Galvanized	Reconnect
<input type="checkbox"/>	Wood Floor	<u>1" PVP/PEX</u>	Cust. Loop
Location			
<input checked="" type="checkbox"/>	Garage	Sink	Pump House
<input type="checkbox"/>	Outside	Utility	Other

First monthly delivery charge to be prorated to coincide with our billing period. A finance charge of 1.5% per month (18% annual) will be computed on all amounts 30 days past due.

Customer will protect equipment from theft, freeze and flooding.

- Chlorinate Lines
- Mins Every _____ Days (backwash)
- lbs Salt Every _____ Days (regen)

Customer Signature _____ Date: _____
Jake Smith
Representative

Notes Air injected well
Drain out side through wall

EXHIBIT 3

Mailing Address: PO Box 7068, Beaumont, Texas 77726-7068



BUSINESS TERMS AGREEMENT

TI-OPP-22376
Old GL Loc Code: 155906
Site Name: "Barney"
Real Property Address: Approx. 8350 HWY 87
Leasehold Area: 100'x100'

Offer Expiration Date: 10/24/22

This Business Terms Agreement (the "Term Sheet") contains the basic terms agreed to by Landlord and Tenant as identified below (collectively the "Parties") to be included in a future Option and Lease Agreement (the "Lease Agreement") for the installation of a communication facility including a tower on certain real property all as described below:

Landlord Name: Orange County Emergency Services District #3

Landlord Contact Phone: (409) 883-9200

Email: joey@ocesd3.net

Monthly Rent Proposed: \$700

Initial Term: 10 Years

Renewal Terms: 16 additional 5-year renewal terms

Note. At the beginning of each Extension Term, the monthly rent will increase by 5 % over the Rent paid during the previous term.

Access & Utility Easement: To be Determined by the Parties

Other Terms:

The proposed principal terms above are subject to the negotiation and execution of the Lease Agreement. It is understood that *this Business Term Sheet does not constitute a binding contract, and that the Parties do not intend to be legally bound, unless and until the Lease Agreement has been signed by the Parties*, except as expressly provided for below concerning the Confidentiality provision which shall be a binding agreement between the Parties.

Confidentiality:

Neither this Term Sheet nor any information disclosed by Tenant or Tenant's vendors to Landlord shall be disclosed publicly or privately by Landlord except to Landlord's accountant or attorney or as otherwise agreed to in writing or required by law. The Parties agree that the provisions of this Confidentiality provision shall survive the abandonment or termination of this Term Sheet.

Landlord:

Agent: Anthony Perez

By:
Signed: _____

By: 
Signed: _____

Title: _____

Title: **Authorized Agent**

Date: _____

Date: 10/10/22

Orange County Emergency Services District #3
General Area Map



Proposed 100' x 100' Lease Area

Tillman
Infrastructure

WAVE WIRELESS
DEVELOPMENT SERVICES

Orange County Emergency Services District #3
Basic Site Plan

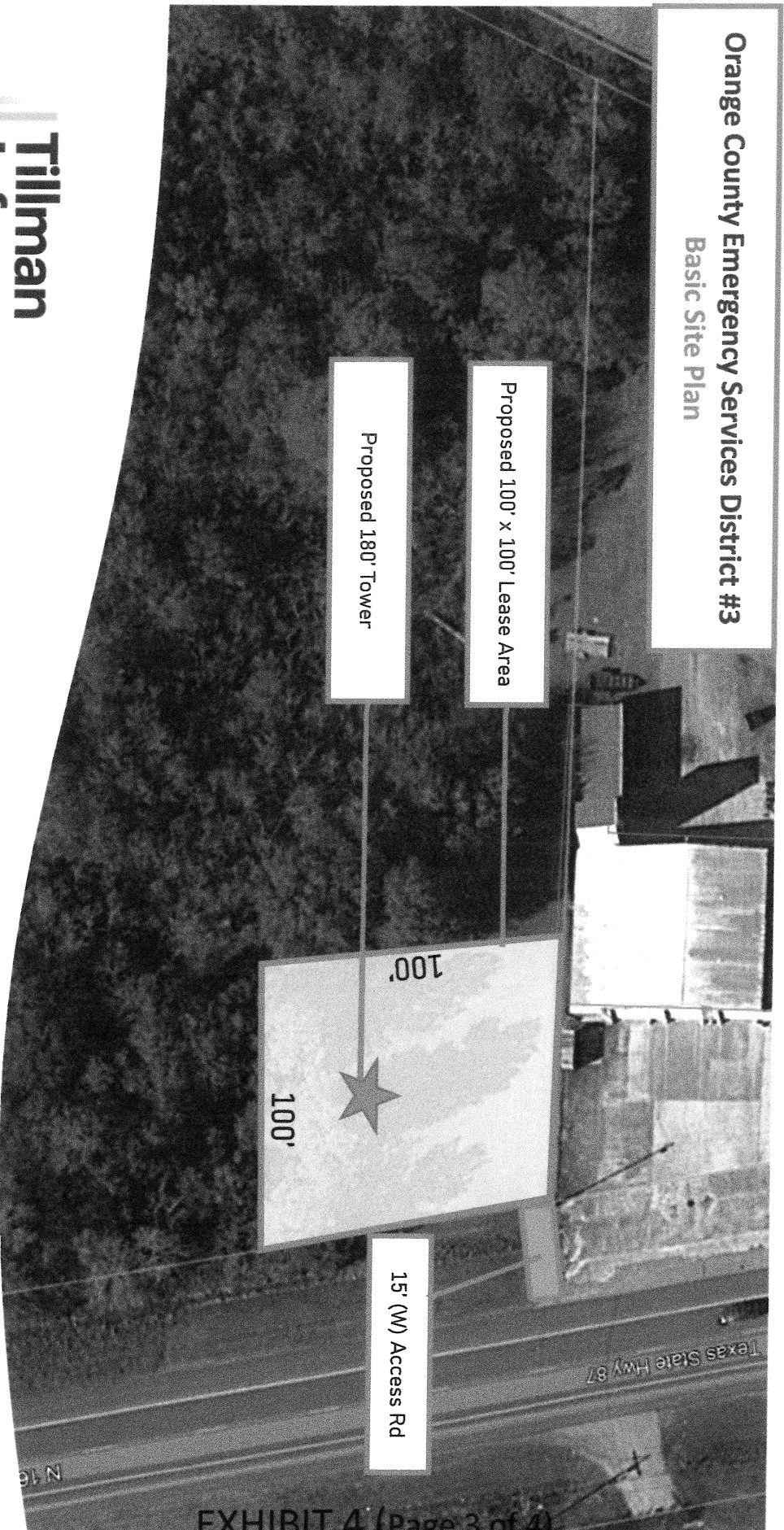


EXHIBIT 4 (Page 3 of 4)

Tillman
Infrastructure

WAVE WIRELESS
DEVELOPMENT SERVICES

Orange County Emergency Services District #3
Summary Details

Tentative Details

- **Tower Height: 180'**
- **Lease Area: 100' x 100'**
- **Proposed Rent: \$700/mo.**
(negotiable)
- **Tower Design: Self-Support** (Pictured to Right)
(No Guyed Wires Needed)
- **Tillman Pays All Development and Operational Costs**

Tillman
Infrastructure

Example of Self-Support Tower

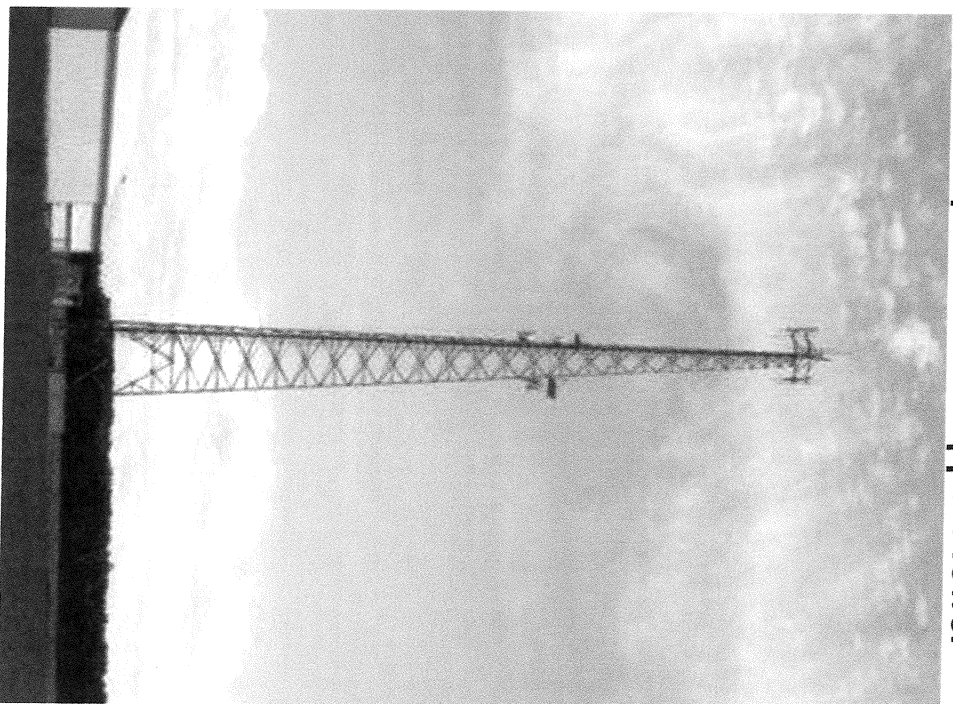


EXHIBIT 4 (Page 4 of 4)