

# Escalon Consolidated Fire Protection District

1749 Coley Avenue  
Escalon, CA 95320  
Phone 209-838-7500  
Fax 209-838-3926



## Board of Directors

Joe Camara, Board Chairperson  
Jason Koops, Vice Chairperson  
Mikey Schilber, Secretary  
Zach Hogan, Director  
Laura Catrina, Director  
  
Rick Mello, Fire Chief

Post Date: December 8, 2025

Board of Directors Meeting  
1749 Coley Avenue, Escalon, CA 95320  
December 11, at 12 P.M.

### REGULAR MEETING AGENDA

#### I. CALL MEETING TO ORDER

#### II. ROLL CALL

Joe Camara, Board Chairperson  
Jason Koops, Vice Chairperson  
Mickey Schilber, Secretary  
Zach Hogan, Director  
Laura Catrina, Director

#### III. PUBLIC COMMENT

This time is provided for the public to address the Board of Directors on items not on the Agenda which are within the jurisdiction of the Board and are offered for the good of the District. Public comments regarding items on the Agenda should be given at the time of the item. Public comments are limited to 5 minutes per person.

#### IV. MINUTES

Approval of the minutes from the Board Meeting on October 16, 2025.

#### V. BILLS

Bills for October totaling \$73,423.42.  
Bills for November totaling \$30,224.75.

#### VI. COMMUNICATIONS

#### VII. FIRE CHIEF'S REPORT

#### VIII. OLD BUSINESS

##### A. No Old Business

## IX. NEW BUSINESS

### A. Ayera Antenna Space Lease Agreement

Presented by: Rick Mello, Fire Chief

Requested Action / Purpose: Update Contract Provisions

Attachments:

## X. ANNOUNCEMENTS OF FUTURE BOARD MEETINGS

Regular Board meetings are held the second Thursday of every month at 4:00 p.m. located at 1531 1<sup>st</sup> Street, Escalon, California. The next Regular Meeting of the Board of Directors is January 8, 2026.

## XI. CLOSED SESSION

### A. Litigation / Possible Litigation (54956.9 (d)(2) – One item

## XII. RECONVENE OPEN SESSION

## XIII. ANNOUNCEMENTS FOLLOWING CLOSED SESSION

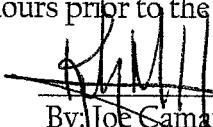
The Board President, Fire Chief or District Counsel will notify the public regarding any reportable action taken during closed session.

## XIV. ADJOURN

## XV. CERTIFICATION

I, Joe Camara, Board Chairperson for the Escalon Consolidated Fire Protection District, do hereby certify that a copy of the foregoing Agenda was posted at the District Office, 1749 Coley Avenue, Escalon, California 95320 at least 72 hours prior to the time of this Meeting.

Date: December 8, 2025

  
By: Joe Camara, Board Chairperson

**AVAILABILITY OF PUBLIC RECORDS:** All public records relating to open session items on this Agenda which are not exempt from disclosure pursuant to the California Public Records Act, and which are distributed in connection with the open session items are available for public inspection at the District Office, 1749 Coley Avenue, Escalon, California 95320 at the same time that the public records are distributed or made available to the legislative body. If, however, the public records are not distributed until the Meeting at which the Agenda item is considered, then the public records will be made available to the public at the location of the Meeting as listed on the Agenda at the District Office, 1749 Coley Avenue, Escalon, California 95320. Persons who require disability-related accommodation, including auxiliary aids or services, should contact the Fire Chief at least 24 hours prior to the meeting for which accommodation is required. The Fire Chief, Rick Mello, can be contacted in person or by mail at the District Office, 1749 Coley Avenue, Escalon, California 95320 or by telephone at (209) 838-7500.

Escalon Consolidated Fire  
Protection District

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Board of Directors

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Rick Mello, Fire Chief

**ESCALON CONSOLIDATED FIRE  
PROTECTION DISTRICT  
BOARD OF DIRECTOR'S MINUTES  
OCTOBER 2025**

**I. MEETING CALLED TO ORDER**

The monthly Board of Directors meeting of the Escalon Consolidated Fire Protection District was called to order by Director Joe Camara at 4:00 p.m. on October 16, 2025.

**II. ROLL CALL**

Directors present: Joe Camara, Jason Koops, Mickey Schilber, and Laura Catrina

Directors Absent: Zach Hogan

Staff Present: Fire Chief Rick Mello and Battalion Chief Moe Silva.

**III. PUBLIC COMMENT**

A. No Public Comment

**IV. MINUTES**

Minutes for the meeting on September 11, 2025 were approved on a motion by Director Catrina and a second by Director Schilber.

4-AYES 0-NAYES 1-ABSENT

**V. BILLS**

August bills in the amount of \$113,931.93 were approved to be paid on a motion by Director Schilber and a second by Director Koops.

4-AYES 0-NAYES 1-ABSENT

**VI. COMMUNICATIONS**

A. Gratitude Email from Fire Chief Kevin Wise 2025-2026 Estimated Property Tax Revenues.

## VII. FIRE CHIEF'S REPORT – October 2025

### A. Status of Fire Department

- a. 82 calls for the month and 820 for 2025.

### B. Training

#### a. September Drills

9-2-25	Reserve Meeting	(13 participants)
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9-10-25	Vehicle Extrication	(11 participants)
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9-18-25	Search of Fire Buildings	(8 participants)
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We are waiting for the 4 new reserve candidates to finish up dept. paperwork, and the plan is to get them riding shifts and train while working shifts.

Our Reserve staff have been stepping up and are essential in our navigating the new shift assignments.

### C. Prevention

On September 15, we provided fire extinguisher training for Hogan MFG. We did a total of four presentations.

Attended the planning commission meeting on September 9, where a three-lot subdivision of Catherine Way, Red Barn Equipment, and a new recycling center were discussed. All appear to be on their way to approval. Attended a pre-development meeting with the city regarding the new Poor Example art gallery. They will be completely renovating the old Sipma Insurance building. It will be considered R1, and there will be a residential unit at the rear.

Two new businesses were inspected, the UPS Store and El Cap Café.

The new business inspection manual is coming along and should be completed by November. The new inspections will start January 1.

No fire investigations for the month of September.

### D. Apparatus and Equipment

- New batteries were installed on WT 1-2.
- Chainsaw on E 1-1 was repaired by All Repair LLC.
- Annual ladder testing was completed by Aerial Inspection.

### E. Buildings and Grounds

- Nothing to report.

- F. San Joaquin County Fire Chiefs' Association
  - Meeting 10-1-25, general business (did not attend due to conference).
- G. San Joaquin County Radio Users Group
  - Meeting 9-20-25, general business (on vacation).
- H. Miscellaneous
  - Our annual 9-11 Community Moment of Silence and Prayer was held on Thursday, September 11, at 9:11 a.m. in front of the station. Seventy-four attended, including first responders. Sheriff Pay Withrow and staff, representatives of Supervisor Robert Rickman and Assemblyman Heath Flora, as well as representatives of Escalon P.D., Escalon Community Ambulance, and the city of Escalon were among those in attendance.
  - Fill-the-Boot for Burns is to be held on October 25 and 26. Firefighter Dylan Criteser is heading-up this year's event.
  - Chief Mello attended the Fire Shows West Conference in Reno September 29 – October 2.

## VIII. OLD BUSINESS

- A. No Old Business

## IX. NEW BUSINESS

- A. No Old Business

## X. ANNOUNCEMENTS OF FUTURE BOARD MEETINGS

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Date: December \_\_\_\_\_, 2025

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By: Joe Camara, Board Chairperson

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9) 838-7500.

10:26 AM  
12/08/25  
Cash Basis

Escalon Consolidated Fire Protection District  
**Profit & Loss Detail**  
October 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Fill the Boot						
Deposit	10/09/2025	Misc.	Fill the Boot Donation	10.00	10.00	10.00
Deposit	10/21/2025	Misc.	Fill the Boot Donation	20.00	20.00	30.00
Total Fill the Boot				30.00	30.00	
<b>Other General Rev</b>						
<b>Miscellaneous Income</b>						
Sales ...	10/29/2025	Vierra, Robert	Uniform - Long Sleeve	18.00	18.00	18.00
Sales ...	10/29/2025	Montes, Samuel	Uniform - Long Sleeve	18.00	18.00	36.00
Total Miscellaneous Income				36.00	36.00	
Total Other General Rev				36.00	36.00	
Total Income				66.00	66.00	
<b>Expense</b>						
<b>Capital Expense</b>						
Bill	10/17/2025	Baker Print Co	WINTER UNIFORM ORDER	1,368.00	1,368.00	1,368.00
Bill	10/30/2025	Baker Print Co	UNIFORM HATS X 20	400.00	400.00	1,768.00
Total Capital Expense				1,768.00	1,768.00	
<b>GENERAL &amp; ADMIN</b>						
<b>Communications</b>						
Bill	10/16/2025	AT&T MOBILITY	MONTHLY SERVICE	40.24	40.24	40.24
Bill	10/16/2025	Joint Radio Users Group...	DISPATCH FEE W/OEMS, DISPATCH FEE W/EMS, MEMBER FE...	2,523.88	2,523.88	2,564.12
Bill	10/30/2025	Joint Radio Users Group...	DISPATCH FEE W/OEMS, DISPATCH FEE W/EMS, MEMBER FE...	1,882.59	1,882.59	4,446.71
Total Communications				4,446.71	4,446.71	
<b>Fire Prevention</b>						
Bill	10/16/2025	Strand Ace Hardware Inc.	FIRE PREVENTION - GROMMET KIT; CABLE TIE 8;	23.90	23.90	23.90
Bill	10/16/2025	Strand Ace Hardware Inc.	FIRE PREVENTION - PIPE SCH40; ELBOW90 10PK; CORD PHO...	57.44	57.44	81.34
Check	10/27/2025	Amazon	8X 9V BATTERIES SMOKE DETECTOR PROGRAM	353.04	353.04	434.38
Total Fire Prevention				434.38	434.38	

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Escalon Consolidated Fire Protection District  
Profit & Loss Detail  
October 2025

Type	Date	Name	Memo	Original Amou..	Paid Amo...	Balance
		<b>Firefighter Safety Gear</b>				
Bill	10/21/2025	SeaWestern, Inc.	STRUCTURE BOOTS 10.5 M	216.78	216.78	216.78
Bill	10/21/2025	L.N. Curtis and Sons	9.5 WORK BOOTS; 11 WORKBOOTS;	558.89	558.89	775.67
Bill	10/30/2025	L.N. Curtis and Sons	13 WORK BOOTS; 10.5 WORK BOOTS	558.89	558.89	1,334.56
		<b>Total Firefighter Safety Gear</b>		1,334.56		1,334.56
		<b>Fuel</b>				
Credit...	10/01/2025	SHELL	FUEL	23.00	23.00	23.00
Credit...	10/08/2025	H & M Market	FUEL	53.00	53.00	76.00
Bill	10/13/2025	Valley Pacific Petroleum...	FUEL	632.73	632.73	708.73
Credit...	10/15/2025	H & M Market	FUEL	49.05	49.05	757.78
Credit...	10/22/2025	H & M Market	FUEL	42.00	42.00	799.78
Credit...	10/29/2025	H & M Market	FUEL	39.00	39.00	838.78
Bill	10/30/2025	Valley Pacific Petroleum...	FUEL	777.24	777.24	1,616.02
		<b>Total Fuel</b>		1,616.02		1,616.02
		<b>Household</b>				
Check	10/01/2025	GREATBASIN	RENO CONFERENCE	28.46	28.46	28.46
Check	10/02/2025	LOS COMPADRES	RENO CONFERENCE - DINNER	35.23	35.23	63.69
Check	10/07/2025	Conexwest	MONTHLY STORAGE CONTAINER LEASE	85.12	85.12	148.81
Check	10/08/2025	1-800-FLOWERS	BOHANNON FAMILY FLOWERS	93.60	93.60	242.41
Check	10/08/2025	Amazon	2X ZEVO FLYING INSECT TRAPS WITH REFILL CARTRIDGES	73.84	73.84	316.25
Check	10/08/2025	Amazon	COFFEECREAMER 1 BX	19.00	19.00	335.25
Check	10/09/2025	CALAVERAS FLORAL...	PELOT GET WELL FLOWERS	90.00	90.00	425.25
Check	10/09/2025	1-800-FLOWERS	MELLO GET WELL FLOWERS	120.65	120.65	545.90
Check	10/14/2025	Amazon	COFFEECREAMER PK OF 200	34.19	34.19	580.09
Check	10/15/2025	Amazon	CRITESER BADGE PINNING - AXE	94.18	94.18	674.27
Bill	10/16/2025	Alhambra	STATION WATER	101.15	101.15	775.42
Bill	10/16/2025	Occu-Med, Ltd.	1 FIREFIGHTER SERIES	133.50	133.50	908.92
Bill	10/21/2025	Brady Industries	LAVENDER URINAL SCREEN	49.08	49.08	958.00
Check	10/23/2025	Amazon	GLUCOSE GEL POUCH 6PK; OXYGEN CYLINDER TANK; OXY...	39.11	39.11	997.11
Check	10/24/2025	Costco	KS 33G 20PCR	21.56	21.56	1,018.67
Check	10/27/2025	Walmart	ZEVO REFILLS	25.63	25.63	1,044.30
Check	10/28/2025	Amazon	2X HEAVY DUTY RUBBER MAT	43.48	43.48	1,087.78
Check	10/30/2025	Cassidy Bohannon	REIMBURSE BADGE PINNING - COOKIES & TABLE CANDY	77.75	77.75	1,165.53
Bill	10/30/2025	Strand Ace Hardware Inc.	BBQ - GRILL BRUSH	29.35	29.35	1,194.88

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Escalon Consolidated Fire Protection District  
**Profit & Loss Detail**  
October 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
Check	10/30/2025	Altambra	MONTHLY SERVICE	318.48	318.48	1,513.36
	Total Household			1,513.36	1,513.36	
<b>Insurance Casualty</b>						
Bill	10/30/2025	Cromwell & Ney	COMMERCIAL PACKAGE RENEWAL	33,520.82	33,520.82	33,520.82
	Total Insurance Casualty			33,520.82	33,520.82	33,520.82
<b>Memberships</b>						
Check	10/28/2025	California Employers As...	2026 CA STATE AND FEDERAL EMPLOYMENT POSTER	36.05	36.05	36.05
	Total Memberships			36.05	36.05	36.05
<b>Office Expenses</b>						
Check	10/07/2025	Shift Calendars, Inc.	P2 2' X 3" x 2; SINGLE SHEET x 30	131.15	131.15	131.15
Check	10/08/2025	Amazon	3 RING BINDER GREEN	51.72	51.72	182.87
Check	10/09/2025	Lynn Card Company	100 X CHRISTMAS CARDS	126.00	126.00	308.87
Check	10/09/2025	Adobe	ADOBE PRO SUBSCRIPTION	287.88	287.88	596.75
Bill	10/16/2025	Toshiba Financial Services	MONTHLY COPIER LEASE	280.89	280.89	877.64
Bill	10/16/2025	Power Business Technol...	BLK 194; CLR 662	42.49	42.49	920.13
Check	10/24/2025	Amazon	2PS FILE BINDER HOLDER	21.20	21.20	941.33
	Total Office Expenses			941.33	941.33	
<b>Professional Services</b>						
Bill	10/21/2025	Auriga Technology, LLC	REPLACE FIREWALL; 3 YR SUB LICENSE	2,044.83	2,044.83	2,044.83
	Total Professional Services			2,044.83	2,044.83	2,044.83
<b>Utilities</b>						
Check	10/02/2025	Insect IQ, Inc	STATION 1	117.38	117.38	117.38
Check	10/02/2025	Insect IQ, Inc	STATION 2	117.38	117.38	234.76
Bill	10/16/2025	Gilton Solid Waste	MONTHLY SERVICE	129.94	129.94	364.70
Bill	10/16/2025	DIRECTV	MONTHLY SERVICE	199.99	199.99	564.69
Bill	10/16/2025	PG&E 2	STATION 2	32.51	32.51	597.20
Check	10/22/2025	Gilton Solid Waste	MONTHLY SERVICE	129.94	129.94	727.14
	Total Utilities			727.14	727.14	

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Escalon Consolidated Fire Protection District  
**Profit & Loss Detail**  
October 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
<b>MAINTENANCE &amp; REPAIRS</b>						
<b>Maintenance</b>						
<b>B 1-1</b>						
Bill	10/16/2025	Showoff Motorsports Inc.	BRUSH 1-1 REMOVE & REPLACE FOUR WHEELS	7,185.00	7,185.00	7,185.00
Total B 1-1				7,185.00	7,185.00	7,185.00
<b>CHIEF 1-1</b>						
Bill	10/16/2025	NAPA Auto Parts - Esca...	CHIEF 1-1 WIPER BLADE REPLMT	56.53	56.53	56.53
Bill	10/21/2025	NAPA Auto Parts - Esca...	CHIEF 1-1 REAR WINDSHIELD WIPER	14.67	14.67	71.20
Total CHIEF 1-1				71.20	71.20	71.20
<b>E 1-1</b>						
Bill	10/16/2025	Interstate Truck Center	E 1-1 NOX SENSOR; CORE; INJECTOR; MOUNTING KIT	1,484.53	1,484.53	1,484.53
Bill	10/16/2025	NAPA Auto Parts - Esca...	E 1-1 ONBOARD CHARGING SYSTEM	6.50	6.50	1,491.03
Total E 1-1				1,491.03	1,491.03	1,491.03
<b>Maintenance - Other</b>						
Bill	10/21/2025	Brady Industries	OIL-DRI QUICK FINE ABSORBENT	193.68	193.68	193.68
Bill	10/21/2025	O'Reilly Automotive, Inc.	GENERATOR - BATTERY	127.90	127.90	321.58
Bill	10/21/2025	WB Auto Tech LLC	REPAIR CHECK ENGINE LIGHT	750.00	750.00	1,071.58
Bill	10/21/2025	Air Exchange, Inc	GRABBER	479.45	479.45	1,551.03
Bill	10/21/2025	Air Exchange, Inc	GRABBER PART	477.52	477.52	2,028.55
Check	10/23/2025	Amazon	RED TOUCH UP PEN	18.39	18.39	2,046.94
Bill	10/30/2025	Strand Ace Hardware Inc.	2X FASTENERS	3.24	3.24	2,050.18
Bill	10/30/2025	Strand Ace Hardware Inc.	2X FASTENERS	3.24	3.24	2,053.42
Total Maintenance - Other				2,053.42	2,053.42	2,053.42
Total Maintenance				10,800.65	10,800.65	10,800.65
<b>Maintenance Structure &amp; Grounds</b>						
Check	10/11/2025	Tractor Supply	STATION 2 - VEGETATION KILLER	173.39	173.39	173.39
Bill	10/16/2025	Strand Ace Hardware Inc.	BATHROOM CLEANING SUPPLIES DRILL BRUSH; SPONGE 3 ...	56.52	56.52	229.91
Bill	10/16/2025	Strand Ace Hardware Inc.	STATION CLEANING - 25FT RVMARINE HOSE	29.35	29.35	259.26

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October 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
Bill	10/21/2025	Brady Industries	1 CS - FABULOSO 1 GAL	92.12	92.12	351.38
		Total Maintenance Structure & Grounds		351.38		351.38
		<b>Small Tools &amp; Equipment</b>				
Bill	10/21/2025	Strand Ace Hardware Inc.	DRILL BITS - MAXFIT INSERT BT	10.86	10.86	10.86
		Total Small Tools & Equipment		10.86		10.86
		<b>Total MAINTENANCE &amp; REPAIRS</b>		11,162.89		11,162.89
		<b>Salaries &amp; Benefits</b>				
		<b>Health Insurance</b>				
Bill	10/13/2025	CaliforniaChoice Benefit...	NOVEMBER 2025	11,367.15	11,367.15	
Bill	10/16/2025	Premier Access	OCTOBER 2025	1,185.14	1,185.14	12,552.29
Bill	10/21/2025	Sun Life Financial	NOVEMBER 2025	139.90	139.90	12,692.19
Bill	10/30/2025	Premier Access	NOVEMBER 2025	1,185.14	1,185.14	13,877.33
		Total Health Insurance		13,877.33		13,877.33
		Total Salaries & Benefits		13,877.33		13,877.33
		<b>Total Expense</b>		73,423.42		73,423.42
		<b>Net Ordinary Income</b>		-73,357.42		-73,357.42
		<b>Net Income</b>		-73,357.42		-73,357.42

## Escalon Consolidated Fire Protection District

## Profit &amp; Loss Budget vs. Actual

October 2025

	Oct 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Expense				
Auditor Direct Assessment	0.00	0.00	0.00	0.0%
Capital Expense				
Contingencies	0.00	0.00	0.00	0.0%
New Equipment	0.00	0.00	0.00	0.0%
Capital Expense - Other	1,768.00	0.00	1,768.00	100.0%
Total Capital Expense	1,768.00	0.00	1,768.00	100.0%
Employee Expenses	0.00	0.00	0.00	0.0%
GENERAL & ADMIN				
Communications	1,922.83	0.00	1,922.83	100.0%
Fire Prevention	420.25	0.00	420.25	100.0%
Firefighter Safety Gear	1,334.56	0.00	1,334.56	100.0%
Fuel	1,839.35	0.00	1,839.35	100.0%
Household	1,722.62	0.00	1,722.62	100.0%
Insurance Casualty	33,520.82	0.00	33,520.82	100.0%
Memberships	36.05	0.00	36.05	100.0%
Miscellaneous Expense	0.00	0.00	0.00	0.0%
Office Expenses	941.33	0.00	941.33	100.0%
Professional Services	2,258.58	0.00	2,258.58	100.0%
Publications and Legal Notices	0.00	0.00	0.00	0.0%
Special Accounting Reports	0.00	0.00	0.00	0.0%
Special Departmental Expenses	0.00	0.00	0.00	0.0%
Tax Administration Charges	0.00	0.00	0.00	0.0%
Taxes & Assessments	0.00	0.00	0.00	0.0%
Training & Transportation	0.00	0.00	0.00	0.0%
Utilities	-1,457.39	0.00	-1,457.39	100.0%
Total GENERAL & ADMIN	42,539.00	0.00	42,539.00	100.0%
MAINTENANCE & REPAIRS				
Maintenance	4,158.95	0.00	4,158.95	100.0%
Maintenance Structure & Grounds	294.86	0.00	294.86	100.0%
Small Tools & Equipment	-29.66	0.00	-29.66	100.0%
Structure Improvements	0.00	0.00	0.00	0.0%
Total MAINTENANCE & REPAIRS	4,424.15	0.00	4,424.15	100.0%
Salaries & Benefits				
Cafeteria Plan Medical	0.00	0.00	0.00	0.0%
Health Insurance	13,877.33	0.00	13,877.33	100.0%
Medi-Care	0.00	0.00	0.00	0.0%
Overtime	0.00	0.00	0.00	0.0%
Retirement				
Burr, Ryan	0.00	0.00	0.00	0.0%
Mello, Rick	0.00	0.00	0.00	0.0%
Morris, Dan	0.00	0.00	0.00	0.0%
Pelot, Joseph	0.00	0.00	0.00	0.0%
Silva, Moises	0.00	0.00	0.00	0.0%
Velaso, David	0.00	0.00	0.00	0.0%
Retirement - Other	0.00	0.00	0.00	0.0%
Total Retirement	0.00	0.00	0.00	0.0%
Salaries	0.00	0.00	0.00	0.0%
Social Security (FICA)	0.00	0.00	0.00	0.0%
Unemployment Comp EDD	0.00	0.00	0.00	0.0%
Workers Compensation Insurance	0.00	0.00	0.00	0.0%
Total Salaries & Benefits	13,877.33	0.00	13,877.33	100.0%
Total Expense	62,608.48	0.00	62,608.48	100.0%
Net Ordinary Income	-62,608.48	0.00	-62,608.48	100.0%
Other Income/Expense				
Other Expense				
Grants1				
2023 ARPA	0.00	0.00	0.00	0.0%
Special District COVID-19 Relie	0.00	0.00	0.00	0.0%
Total Grants1	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	-62,608.48	0.00	-62,608.48	100.0%

10:28 AM  
12/08/25  
Cash Basis

Escalon Consolidated Fire Protection District  
Profit & Loss Detail  
November 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Other General Rev</b>						
<b>Miscellaneous Income</b>						
Sales ...	11/02/2025	Romersa, Joshua	Uniform - Long Sleeve	18.00	18.00	18.00
<b>Total Miscellaneous Income</b>						
<b>Report Request Fee</b>						
Deposit	11/20/2025	LexisNexis	REPORT REQUEST FEE	15.00	15.00	15.00
<b>Total Report Request Fee</b>						
<b>Total Other General Rev</b>						
<b>Total Income</b>						
<b>Expense</b>						
<b>GENERAL &amp; ADMIN</b>						
<b>Communications</b>						
Bill	11/05/2025	Penguin Management, Inc.	SERVICE OCT 2025 - SEPT 2026	972.00	972.00	972.00
Bill	11/12/2025	AT&T MOBILITY	MONTHLY SERVICE	40.24	40.24	1,012.24
Check	11/20/2025	GoTo Communications, ...	DUPLICATE BILL	409.15	409.15	1,421.39
Check	11/21/2025	GoTo Communications, ...	MONTHLY SERVICES	409.15	409.15	1,830.54
<b>Total Communications</b>						
<b>Fuel</b>						
Credit...	11/06/2025	H & M Market	FUEL	49.00	49.00	49.00
Bill	11/12/2025	Valley Pacific Petroleum...	FUEL	856.06	856.06	905.06
Bill	11/12/2025	O'Reilly Automotive, Inc.	4 CYC FUEL	113.06	113.06	1,018.12
Credit...	11/18/2025	H & M Market	FUEL	41.00	41.00	1,059.12
Credit...	11/24/2025	H & M Market	FUEL	36.05	36.05	1,095.17
<b>Total Fuel</b>						
<b>Household</b>						
Check	11/03/2025	Alhambra	STATION WATER	318.48	318.48	318.48
Check	11/04/2025	Direct Appliance	DISHWASHER	793.70	793.70	1,112.18
Check	11/05/2025	Mello, Rick	REIMBS RENO CONFEREN - DEPOSIT	225.60	225.60	1,337.78

10:28 AM

Escalon Consolidated Fire Protection District

**Profit & Loss Detail**

November 2025

12/08/25

Cash Basis

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
Check	11/05/2025	Mello, Rick	REIMBRS RENO CONFERN - RESIDENCE INN	702.03	702.03	2,039.81
Bill	11/05/2025	Alhambra	STATION WATER	209.26	209.26	2,249.07
Bill	11/12/2025	Strand Ace Hardware Inc.	DISHWSH SPLY	30.44	30.44	2,279.51
Check	11/14/2025	Hula's	TOY BOX DROP - DINNER	119.00	119.00	2,398.51
Check	11/17/2025	Amazon	2X OTTERBOX CASE FOR IPAD; 2X SCREEN PROTECTOR IPAD	123.90	123.90	2,522.41
Check	11/18/2025	Carrot Top Industries	4X TOUGH TEX AMERICAN FLAGS	360.14	360.14	2,882.55
		Total Household		2,882.55	2,882.55	
<b>Office Expenses</b>						
Check	11/03/2025	Amazon	8X - COFFEE	143.76	143.76	143.76
Check	11/04/2025	Conexwest	STORAGE CONTAINER LEASE	0.80	0.80	144.56
Check	11/04/2025	Conexwest	STORAGE CONTAINER LEASE	0.80	0.80	145.36
Check	11/04/2025	Conexwest	STORAGE CONTAINER LEASE	0.80	0.80	146.16
Check	11/04/2025	Conexwest	STORAGE CONTAINER LEASE	0.80	0.80	146.96
Check	11/04/2025	Conexwest	STORAGE CONTAINER LEASE	85.92	85.92	232.88
Check	11/05/2025	Amazon	4X BINDER DIVIDERS; 9X COFFEE CREAMER	146.42	146.42	379.30
Check	11/06/2025	STAPLES	CS - COFFEE CUP LIDS; CS COFFEE CUPS; 3PK SUGAR; 6CANI...	219.76	219.76	599.06
Bill	11/12/2025	Power Business Technol...	BLK 272; CLR 688	44.82	44.82	643.88
Check	11/12/2025	Amazon	REPAIR DESK DRAWER KEYLOCK	10.75	10.75	654.63
Bill	11/20/2025	Toshiba Financial Services	MONTHLY COPIER LEASE	201.19	201.19	855.82
		Total Office Expenses		855.82	855.82	
<b>Professional Services</b>						
Bill	11/14/2025	Auriga Technology, LLC	OCTOBER OVERAGE HELPDESK	213.75	213.75	213.75
Bill	11/14/2025	Auriga Technology, LLC	NOVEMBER MONTHLY SERVICE	681.20	681.20	894.95
Bill	11/14/2025	Auriga Technology, LLC	ADDITIONAL PHONE ENGINEER PHONE	150.07	150.07	1,045.02
Check	11/14/2025	Auriga Technology, LLC	IT USAGE OVERAGE	244.63	244.63	1,289.65
Check	11/14/2025	Auriga Technology, LLC	MONTHLY SERVICES	701.64	701.64	1,991.29
Check	11/25/2025	WIX.COM	WEBSITE ANNUAL PLAN	348.00	348.00	2,339.29
		Total Professional Services		2,339.29	2,339.29	
<b>Training &amp; Transportation</b>						
Bill	11/12/2025	Strand Ace Hardware Inc.	FORACIBLE ENTRY - STAKE 2X2X2; DOWEL; STEEL WOOL	70.53	70.53	70.53
		Total Training & Transportation		70.53	70.53	
<b>Utilities</b>						

10:28 AM  
12/08/25  
Cash Basis

Escalon Consolidated Fire Protection District  
Profit & Loss Detail  
November 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
Bill	11/05/2025	City of Escalon	MONTHLY SERVICE	161.77	161.77	161.77
Bill	11/12/2025	Gilton Solid Waste	MONTHLY SERVICE	129.94	129.94	291.71
Bill	11/12/2025	PG&E 2	STATION 2	90.72	90.72	382.43
Bill	11/20/2025	DIRECTV	MONTHLY SERVICE	199.99	199.99	582.42
		Total Utilities		582.42	582.42	
		Total GENERAL & ADMIN		9,656.32	9,656.32	
<b>MAINTENANCE &amp; REPAIRS</b>						
<b>Maintenance</b>						
	E 1-1		E 1-1 2X HOSE CLAMP; MEGAFLEX HOSE	62.21	62.21	62.21
Bill	11/20/2025	NAPA Auto Parts - Escal...				
	Total E 1-1			62.21	62.21	62.21
<b>Maintenance - Other</b>						
Check	11/05/2025	Silva, Moises	REIMBURSEMENT - RED TOUCH UP PAINT	18.39	18.39	18.39
Bill	11/05/2025	Burton's Fire, Inc.	ANNUAL PUMP TEST	3,062.50	3,062.50	3,080.89
Bill	11/12/2025	Interstate Truck Center	STATEMENT BALANCE	652.95	652.95	3,733.84
Bill	11/12/2025	Strand Ace Hardware Inc.	HYDRANTS - SILICONE LUBE	9.78	9.78	3,743.62
Bill	11/20/2025	O'Reilly Automotive, Inc.	1 GAL ANTIFRZ	65.21	65.21	3,808.83
	Total Maintenance - Other			3,808.83	3,808.83	
	Total Maintenance			3,871.04	3,871.04	
<b>Maintenance Structure &amp; Grounds</b>						
	11/12/2025	All's Certified Safe and L...	ZONE 4 REPAIR FALSE ALARM  REPAIR	141.00	141.00	141.00
	Total Maintenance Structure & Grounds			141.00	141.00	141.00
<b>Small Tools &amp; Equipment</b>						
Bill	11/05/2025	Modesto Welding Produ...	STATEMENT BALANCE	35.00	35.00	35.00
Credit	11/19/2025	Hi Tech EVS, Inc.	CLEAR VINYL SUCTION TUBING; SPEAKER DYNAMAX	-380.90	-380.90	-345.90
Bill	11/19/2025	Hi Tech EVS, Inc.	CLEAR VINYL SUCTION TUBING; SPEAKER DYNAMAX	380.90	380.90	35.00
	Total Small Tools & Equipment			35.00	35.00	
<b>Structure Improvements</b>						

10:28 AM  
12/08/25  
Cash Basis

Escalon Consolidated Fire Protection District  
**Profit & Loss Detail**  
November 2025

Type	Date	Name	Memo	Original Amou...	Paid Amo...	Balance
Check	11/05/2025	Amazon	LOCKER CABINET KNOB REPLACEMENTS	28.25	28.25	28.25
			Total Structure Improvements	28.25		28.25
			Total MAINTENANCE & REPAIRS	4,075.29		4,075.29
<b>Salaries &amp; Benefits</b>						
Bill	11/12/2025	CaliforniaChoice Benefit...	DECEMBER 2025	16,353.24	16,353.24	16,353.24
Bill	11/20/2025	Sun Life Financial	DECEMBER 2025	139.90	139.90	16,493.14
			Total Health Insurance	16,493.14	16,493.14	
			Total Salaries & Benefits	16,493.14	16,493.14	
			<b>Total Expense</b>	<b>30,224.75</b>	<b>30,224.75</b>	
			Net Ordinary Income	-30,191.75	-30,191.75	
			<b>Net Income</b>	<b>-30,191.75</b>	<b>-30,191.75</b>	

**Escalon Consolidated Fire Protection District**  
**Profit & Loss Budget vs. Actual**

November 2025

	Nov 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Expense				
Auditor Direct Assessment	0.00	0.00	0.00	0.0%
<b>Capital Expense</b>				
Contingencies	0.00	0.00	0.00	0.0%
New Equipment	0.00	0.00	0.00	0.0%
Capital Expense - Other	0.00	0.00	0.00	0.0%
<b>Total Capital Expense</b>	0.00	0.00	0.00	0.0%
Employee Expenses	0.00	0.00	0.00	0.0%
<b>GENERAL &amp; ADMIN</b>				
Communications	3,956.48	0.00	3,956.48	100.0%
Fire Prevention	32.96	0.00	32.96	100.0%
Firefighter Safety Gear	1,675.25	0.00	1,675.25	100.0%
Fuel	892.05	0.00	892.05	100.0%
Household	2,962.03	0.00	2,962.03	100.0%
Insurance Casualty	0.00	0.00	0.00	0.0%
Memberships	0.00	0.00	0.00	0.0%
Miscellaneous Expense	0.00	0.00	0.00	0.0%
Office Expenses	905.79	0.00	905.79	100.0%
Professional Services	2,125.54	0.00	2,125.54	100.0%
Publications and Legal Notices	0.00	0.00	0.00	0.0%
Special Accounting Reports	0.00	0.00	0.00	0.0%
Special Departmental Expenses	0.00	0.00	0.00	0.0%
Tax Administration Charges	0.00	0.00	0.00	0.0%
Taxes & Assessments	0.00	0.00	0.00	0.0%
Training & Transportation	70.53	0.00	70.53	100.0%
Utilities	696.79	0.00	696.79	100.0%
<b>Total GENERAL &amp; ADMIN</b>	13,317.42	0.00	13,317.42	100.0%
<b>MAINTENANCE &amp; REPAIRS</b>				
Maintenance	886.30	0.00	886.30	100.0%
Maintenance Structure & Grounds	141.00	0.00	141.00	100.0%
Small Tools & Equipment	0.00	0.00	0.00	0.0%
Structure Improvements	28.25	0.00	28.25	100.0%
<b>Total MAINTENANCE &amp; REPAIRS</b>	1,055.55	0.00	1,055.55	100.0%
<b>Salaries &amp; Benefits</b>				
Cafeteria Plan Medical	0.00	0.00	0.00	0.0%
Health Insurance	17,678.28	0.00	17,678.28	100.0%
Medi-Care	0.00	0.00	0.00	0.0%
Overtime	0.00	0.00	0.00	0.0%
Retirement	11,268.48	0.00	11,268.48	100.0%
Salaries				
Salaries - Other	0.00	0.00	0.00	0.0%
<b>Total Salaries</b>	0.00	0.00	0.00	0.0%
Social Security (FICA)	0.00	0.00	0.00	0.0%
Unemployment Comp EDD	0.00	0.00	0.00	0.0%
Workers Compensation Insurance	0.00	0.00	0.00	0.0%
<b>Total Salaries &amp; Benefits</b>	28,946.76	0.00	28,946.76	100.0%
<b>Total Expense</b>	43,319.73	0.00	43,319.73	100.0%
<b>Net Ordinary Income</b>	<b>-43,319.73</b>	<b>0.00</b>	<b>-43,319.73</b>	<b>100.0%</b>
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
Grants1				
2023 ARPA	0.00	0.00	0.00	0.0%
Special District COVID-19 Relie	0.00	0.00	0.00	0.0%
<b>Total Grants1</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b><u>-43,319.73</u></b>	<b><u>0.00</u></b>	<b><u>-43,319.73</u></b>	<b><u>100.0%</u></b>

# Chief's Report

## November 2025

## Emergency Responses

## October 2025

- Medical Aid 60
- Public Service Assist 3
- Vehicle Accidents 19
- Vegetation Fires 0
- Structure Fires 3
- Vehicle Fires 1
- Other Incidents 10

○ Total For Month: 96                    Total Oct 24: 117

○ Total for 2025: 916      Total for 2024: 1,021

C-Shift Monthly Report  
Training & Reserve Program:

October Drills:

10/07/2025 Larro Rope Rescue Training	(9 Participants)
10/15/2025 Child Birth Policy Update	(13 Participants)
10/23/2025 Annual Fit Test	(18 Participants)

- The 4 new reserves have finished all paperwork and are now online and training as they ride shifts.
- We currently have 6 new reserve applications on file and will hopefully be doing another round of interviews in the near future.

## **Prevention**

- As always, we have the fire prevention week during October. This year the assemblies were held on the 8<sup>th</sup> & 9<sup>th</sup> of October, between both schools we had a little over 1000 kids attend and the assemblies were a success. Our reserves that participated in the assemblies did a phenomenal job. We also brought Sparky the fire dog back into the presentations and the kids really enjoyed that.
- There was 1 business inspection completed for the month of November, a change of ownership for Family Treasures.
- Fire alarm panels were updated for the Escalon PD and city buildings, and I attended the final test which went off without a hitch.
- The new Weldway Construction project is underway, I attended a meeting with city planning to discuss an update to the construction project which has added a larger water supply, full sprinkler system as well as hydrants.

- The new Inspection manual for our business inspection process is for the most part complete, still waiting for a few answers to some questions from the city. We will start fresh with business inspections January 2026.

## **Apparatus and Equipment**

- New wheels for Brush 1-1 were purchased and installed at Show Off Motorsports.
- Repairs were done to E 1-1 by WB Auto Tech LLC.
- Burton's Fire completed annual pump testing.
- Brush 1-1 went to Central Valley Dodge in Modesto for factory recalls.

## **Buildings and Grounds**

- A new battery was installed on the generator at Station 1.
- Former Ripon Fire volunteer Bert Ballatore returned the old civil defense siren to Escalon Fire after he fully reconditioned it. It is currently house at Station 1.

## **San Joaquin County Fire Chief's Association**

- Meeting 11-5-25, general business and the LAFCo Municipal Services Review (MSR) was discussed.

## **San Joaquin County Radio Users Group**

- Meeting 10-15-25, general business.

## **Miscellaneous**

- Fill-the-Boot for Burns was canceled and will be rescheduled for Spring 2026.
- The badge pinning and swearing-in ceremony for Dylan Criteser was held on Thursday, October 30. A nice crowd attended, with excellent representation from Escalon Fire personnel and board.

# Chief's Report

## December 2025

### Emergency Responses

November 2025

- Medical Aid 52
- Public Service Assist 9
- Vehicle Accidents 11
- Vegetation Fires 1
- Structure Fires 5
- Vehicle Fires 1
- Other Incidents 13

- Total For Month: 92      Total Nov 24: 75
- Total for 2025: 1,008      Total for 2024: 1,096

C-Shift Monthly Report  
Training & Reserve Program:

November Drills:

11/04/2025 Forcible Entry	(11 Participants)
11/12/2025 EMS Shock & Bleeding	(8 Participants)
11/20/2025 Investigations for First Responders	(6 Participants)

- The 4 newest reserves are online and riding shifts. Training with them is on shift as they work.
- Interviews have been scheduled for beginning of December for another round of reserves, we had 11 applications in total and will be interviewing 9 of those.
- Our reserve staff are doing a phenomenal job recently, filling the schedules needed during this time!!!

Investigations:

- 2 - fire investigations were conducted in November, one was by our personnel here in our district the other was an assist to the FIU team out of district.
- No open or active investigations.

Misc.

- Christmas lights went up a little earlier this year and the house looks awesome!
- Spent some time setting up and preparing for the first Hot Cocoa with a firefighter, we have been working with the owner of the new Soul Coffee shop on Main St. This event will be held in December. Free hot cocoa for the kiddos. We will be sitting down to color with the kids of the community as well as a Christmas story reading by Santa Claus. We will also have Sparky the fire dog present, the grinch and an elf. Hopefully it's a hit and we can continue to do this in the future years! It has been set for Saturday December 13<sup>th</sup> from 1800 to 2000 Hrs. Will update on the success of the event next month

## Prevention

- 4 business inspections were completed in the month of November.
- November was the month for our annual smoke detector program, we currently have 19 residences that receive the service provided.
- Boxes for the Escalon Fire Christmas Toy Drive went out on November 19th, we currently have boxes located at 27 different business throughout town.

### **B Shift:**

New siren speaker in E1-1, Fixed in house

Chronic foam leak in E1-1 , Fixed in house

New alerting system project started at station 1-1 on Dec1. This project is going to include all new hardware, software and equipment.

B shift participated in the snowman build off competition for Christmas on Main

We hosted Santa the day of Christman on Main, along with we drove Marg and her guest in the parade

We participated in the CTE competition at Escalon High fire science. There was roughly about 8 -10 school from around the area with over 80 students.

I attended the Tablet command class

We got two out of the 4 required school inspections completed and El Portal is scheduled for 12/17, the final preschool that needs to be inspected has not lined up with my days. Between holidays and weekends.

Smoke detectors we had 8 assigned to us, we have completed 6 as well as installed and rewired 4 detectors for one resident.

## **Apparatus and Equipment**

- Foam leak on E 1-1 repaired in-house.
- Siren speaker on E 1-1 removed and replaced in-house.

## **Buildings and Grounds**

- The installation of the new house alerting system is nearly complete. Most of the cost is being absorbed by surplus funds from our ARPA upgrades.

## **San Joaquin County Fire Chief's Association**

- Meeting 12-3-25, general business and the LAFCo Municipal Services Review (MSR) were discussed.

## **San Joaquin County Radio Users Group**

- Meeting 11-19-25, general business.

## **Miscellaneous**

- Eighteen residents are taking part in the smoke detector battery replacement program.
- Escalon Fire personnel took part in Christmas on Main, Saturday, December 6. Personnel entered the snow man contest, participated in a “snowball” fight with the kids, and drove Marg in the parade.
- The annual toy drive is well underway. Collection of the donation boxes will take place on December 19, and the toy drive through distribution will take place on Saturday, December 20. Sorting of the gifts begins at 8:00 a.m. with the distribution beginning at 9:00 a.m.
- The first “hot cocoa with a firefighter” event will take place Saturday, December 13, at Soul Coffee on Main Street.
- Escalon United Methodist Church Women donated \$ 100.00 to the District. Proceeds were from their potato lunch.

## **ANTENNA SPACE LEASE AGREEMENT**

This Antenna Space Lease Agreement ("Agreement") is entered into this **1st day of January, 2026**, between **Ayera Technologies, Inc.** (Lessee) and **Escalon Consolidated Fire District** (Lessor), owners of the property designated in Leased Space. This Agreement will supersede any previous agreement in effect as of the Commencement Date.

### **1. Term**

The term of this Agreement shall be for five (5) years commencing on January 1, 2026 ("Commencement Date") and terminating on December 31, 2030 (the "Term") unless otherwise terminated as provided in Paragraph 7. Lessee shall have the right to extend the Term for up to four (4) successive five (5) year periods (the "Renewal Terms") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Lessee or Lessor notifies the other party their intent to not renew at least 180 days prior to commencement of the succeeding Renewal Term.

### **2. Rent and Services provided to Lessor**

- a) Lessee shall pay to Lessor as rent Five-Hundred and 00/100 Dollars (\$500.00) per month ("Rent"). Rent shall be payable to Lessor at 1749 Coley Ave, Escalon, CA, 95320. Rent shall increase upon commencement of each renewal term by 10%.
- b) Lessee will, during the term of this Agreement and any option period, include a 1-Gbps symmetrical network connection for Lessor's internal use to each of Lessor's following locations ("Fire Stations"):
  - a. 1749 Coley Ave, Escalon, CA, 95320 ("Station 1")
  - b. 21311 W Hwy 120, Escalon, CA, 95320 ("Station 2")

These connections may be used for both Layer 2 connectivity between Fire Stations ("L2 Service") as well as internet service ("Internet Service"). A routable public IP subnet up to a /28 (13 assignable IPs) shall be included upon request.

- c) Lessee shall provide, install, and maintain at no charge to Lessor, up to twenty-four fixed 2k or 4k cameras, two (2) 4k Point-to-Zoom cameras, and one (1) Network Video Recorder ("NVR") among any or all Fire Stations.
- d) Lessee shall provide, install, and maintain at no charge to Lessor, up to twelve WiFi Access Points among any or all Fire Stations to provide internet and/or secure private network WiFi connectivity.
- e) Lessee shall, upon Lessor's request, provide, install, and maintain at no charge to Lessor, up to two (2) emulated T1 service connections ("T1 Service") for any Lessor's legacy TDM-type equipment located at Station 1. Endpoint of each T1 Service circuit may vary, but must be at a location

serviced by Lessee.

- f) Lessee shall provide Lessor certified tower climbing services ("Tower Service") for installation and maintenance of Lessor's antennas and other equipment at the Fire Station's freestanding towers at a minimum 75% discount off Lessee's standard tower climber labor rates. Tower Service scheduling may vary based on Lessee's staff availability.

### **3. Leased Space**

This is a multi-site lease, with the following locations included as designated Leased Space ("Leased Space Locations"), each including indoor rack or wall space ("Shelter Space") for Lessee's power and switching equipment, and up to 8 Amps of 120V power at each location paid for by Lessor via a nearby electrical outlet or panel. Any power used over the included amount will be paid monthly by Lessee at actual cost of power. Leased Space also includes sufficient space for fiber, Ethernet, and/or Low Voltage power cabling from antennas to Shelter Space at each Leased Space Location.

- a) 1749 Coley Ave, Escalon, CA, 95320 ("Station 1"). Approximately 25 vertical feet of space on upper portion and 15 vertical feet on the middle/lower portions of Lessor's existing rooftop guyed 80' Rohn 25G tower for Lessee's various antennas and supporting equipment. Maximum Effective Projected Area (EPA) of antennas shall not exceed eighteen (18) sqft. Approximate latitude / longitude of Station 1 mast is 37.795205, -120.992571.

At Lessee's sole option and expense, Lessee may replace the existing 80' Rohn 25G mast with an upgraded 80' Rohn 45G or 45GSR mast for additional stability and/or antenna capacity. If this option is exercised, Lessee's Maximum Effective Projected Area (EPA) of Lessee's antennas shall not exceed twenty-four (24) sqft for a new 45G mast or thirty-six (36) sqft for a new 45GSR mast. Lessee shall be responsible for all costs involving the safe dismantling and disposal of the existing Rohn 25G mast.

- b) 21311 W Hwy 120, Escalon, CA, 95320 ("Station 2"). Sufficient rooftop space for installation and/or upgrade of a Rohn 25G or 45G guyed mast not to exceed 50' in height for Lessee's various antennas and supporting equipment. Maximum Effective Projected Area (EPA) of antennas shall not exceed eighteen (18) sqft for a 25G mast or twenty-four (24) sqft for a 45G mast. Approximate latitude / longitude of Station 2's mast is 37.798935, -121.046935.

### **4. Installation, Maintenance and Operation of Equipment**

- a) Lessee shall be responsible for the cost of all installation expenses. Lessee understands that cable runs may require roof, wall or parapet penetrations and that Lessee shall properly seal such penetrations.
- b) Lessee's employees or designated contractors that climb the various towers or masts at the Leased Space Locations must have Competent or Authorized Climber certification issued from a reputable Tower Safety &

Rescue Training Program such as Comtrain. All appropriate safety measures must be taken when climbing masts.

- c) Lessee will, during the term of this Agreement and any option period, have the right to ingress and egress with sufficient notice to Lessor. Such right shall be limited to authorized engineers of Lessee or persons under Lessee's direct supervision. Such approval shall not be unreasonably withheld.

#### **5. Taxes**

If personal property taxes are assessed, Lessee shall pay any portion of such taxes directly attributable to the Lessee Facilities. Except as provided immediately below, Lessor shall pay all real property taxes attributable to the land. Lessee shall reimburse Lessor for any increases in real property taxes which are assessed as a direct result of Lessee's improvements to the Land. As a condition of Lessee's obligation to pay such tax increases, Lessor shall provide to Lessee the documentation from the taxing authority, reasonably acceptable to lessee, indicating the increase is due to Lessee's improvements.

#### **6. Termination**

This Agreement shall be in effect for the dates and time periods stated herein. Upon expiration or earlier termination of the Lease, Lessee will remove all equipment installed on the Leased Premises within 60 days without damage to Lessor's property. Any equipment or property remaining following the 60 day removal period shall be deemed abandon by the Lessee and Lessor shall have the right to dispose of such property as it deems appropriate. Lessee shall repair any damage caused by its installation, maintenance or removal of its equipment and other personal property to the original building condition. During the term of the Agreement, Lessor will not grant a license to any other party which would interfere with Lessee's use of the premises as contemplated herein.

This Agreement may be terminated without further liability as follows:

- a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice.
- b) By Lessor if Lessee damages Lessor's property in any such way and does not repair within sixty (60) days of receipt of written notice.

#### **7. Indemnification**

Lessee does hereby indemnify and hold Lessor harmless from any claim which may arise against Lessor by reason of any occurrence attributable to the installation, operation or maintenance of Lessee's equipment. Except if caused by the gross negligence or misconduct of Lessor or its employees, agents or representatives, Lessor shall not have any obligations or liability with respect to the Lessee's equipment or any obligation to comply with any current or future enacted laws or regulations relating thereto. Lessee's installation, maintenance and use of its equipment shall be at its own risk and expense.

### **8. Insurance**

Lessee, at Lessee's sole cost and expense, shall procure and maintain on the Premises and on the Lessee Facilities, bodily injury and property damage insurance with a combined single limit of at least One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against all liability of Lessee, its employees and agents arising out of or in connection with Lessee's use of Premises, all as provided for herein. Lessor shall be named as an additional insured on Lessee's policy. Lessee shall provide to Lessor a certificate of insurance evidencing the coverage required by this paragraph within ten (10) days of written request by Lessor.

### **9. Assignment and Subletting**

Lessee may not assign or otherwise transfer all or any part of its interest in this Agreement or in the Premises without the prior written consent of Lessor; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets. Lessor may assign and/or transfer its title in interest in this Agreement upon written notice to Lessee, subject to the assignee and/or the transferee assuming all of Lessor's obligations herein.

### **10. Miscellaneous**

- a) This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.
- b) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- c) This Agreement shall be binding on and inure to the benefit of the successors, transferees of title, and permitted assignees of the respective parties.
- d) This Agreement shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above noted. Any notice or demand required to be given herein shall be made to the address of the respective parties set forth below:

**Lessee:**

Ayera Technologies, Inc.  
P.O. Box 576846  
Modesto, CA 95357

**Lessor:**

Escalon Consolidated Fire District  
1749 Coley Ave  
Escalon, CA 95320

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: **Mathew Ford**

Title: **CEO**

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_