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July 25, 2023

sbasite.com

Sent via e-mail: DRodriguez@ffdz.com

Forest Lakes Fire District
Attn: Dave Rodriguez, Fire Chief
P.O. Box 1808
Forest Lakes AZ 85931

Ground Lease Buyout Proposal: SBA Site ID#: AZ28609-A (Forest Lakes)

Dear Dave,

We are pleased to propose SBA's lease buyout offer for the wireless communications structure on your property. SBA has years of experience assisting municipalities, government agencies, school boards and landowners in converting existing cell tower leases into important cash resources.

A ground lease buyout with SBA can provide you with financial stability and the liquidity you need for quick access to cash resources. SBA would like to offer a **lump sum payment of \$227,000.00** for a perpetual Communications Easement. This is **not a land purchase** and there is no transfer of deed or title. The proposed easement will cover only the leased space with respect to the communications facility. ***All offers are subject to zoning approval.***

In exchange for acceptance of this proposal, you receive a large, one-time, lump sum payment in lieu of the rent payments, plus:

- **Your rent continues to be paid uninterrupted until day of closing;**
- Upon receipt of a fully executed Option Agreement, we strive to close within 60 days;
- We continue the same property site maintenance and pay taxes attributable to the cell tower;
- We pay all closing costs associated with the transaction, (survey, title insurance, doc prep, etc.) this excludes any advisory fees landowner may incur an attorney or accountant;

According to IRS Publication 544, a perpetual easement may qualify for capital gains treatment or deferred tax advantages associated with a 1031 "like-kind" exchange.

As your business partner, SBA is committed to helping you structure a transaction that meets your financial goals. If you are interested in exploring further, we can draft the Option Agreement and sample Easement Exhibit, for your review.

Please contact me at 561 322-7877 so I may provide you with additional information.

Sincerely,

Maryann Manolas

Maryann Manolas

Real Estate Acquisition Specialist

SBA COMMUNICATIONS CORPORATION

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Your Signal Starts Here.