



**CITY OF SAN DIEGO
TELECOMMUNICATIONS LEASE**

between

THE CITY OF SAN DIEGO

and

**VERIZON WIRELESS (VAW) LLC
doing business as Verizon Wireless**

**At
Montclair Neighborhood Park
2911 Nile Street, San Diego, CA 92104
(805 and 15)**

**CITY OF SAN DIEGO
TELECOMMUNICATIONS LEASE**

This CITY OF SAN DIEGO TELECOMMUNICATIONS LEASE ("Lease") is entered into by and between THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), and VERIZON WIRELESS (VAW) LLC, a Delaware limited liability company doing business as Verizon Wireless ("LESSEE"), hereinafter collectively referred to as the "Parties," to be effective on the first day of the first month following the date of execution by CITY and approval by the San Diego City Attorney ("Effective Date").

RECITALS

A. CITY owns certain real property commonly known as **Montclair Neighborhood Park**, located at 2911 Nile Street, San Diego, CA 92104 and more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Premises").

B. LESSEE and CITY desire to enter into this Lease in order to grant LESSEE the right to construct, operate, and maintain a new wireless communications facility within space at the Premises consisting of approximately 160 square feet and space located at the Premises for the antennas (collectively, the "Site"), as described and depicted in the Site plans attached hereto as Exhibit B and incorporated herein by reference (the "Site Plans").

C. LESSEE and the CITY desire to establish their respective rights and responsibilities for LESSEE'S construction and operation of the new wireless communications facility and LESSEE'S use of the Site.

AGREEMENT

FOR VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS.

For the purposes of this Lease, the terms listed below are defined as follows:

- 1.1. "Communications Equipment" - includes but is not limited to, antenna equipment, cable wiring, utility lines, transmission lines, air-conditioned equipment shelters, back-up power sources, and related fixtures more particularly described in Exhibit B.
- 1.2. "Hazardous Substances" - those hazardous substances listed by the Environmental Protection Agency ("EPA") in regularly released reports, and any other substances incorporated into the State of California's list of hazardous substances, and all types of petroleum-related substances and their chemical constituents.
- 1.3. "CITY Contact" means the CITY's Area Manager II or designee. For purposes of this Lease, the CITY contact is currently Kathy Castello, who can be contacted at (619) 235-5903.

2. LEASED PROPERTY.

- 2.1. Lease of Site. Under the terms and conditions of this Lease, CITY leases to LESSEE and LESSEE leases from CITY, the Site.
- 2.2. Access to Site. Unless otherwise provided, LESSEE, its agents, employees, contractors, guests, and invitees may enter the Premises on a 24-hour, non-exclusive basis to access the Site.
- 2.3. Memorandum of Lease. Upon LESSEE's request, CITY shall execute and deliver to LESSEE a "Memorandum of Lease," substantially in the form attached hereto as Exhibit C, which LESSEE may record in the Office of the San Diego County Recorder.

3. USES.

LESSEE shall use the Site solely and exclusively for the purposes, with proper permits and approvals obtained, of installing, constructing, modifying, maintaining, operating, and removing, all at LESSEE's sole cost and expense, LESSEE's Communications Equipment ("LESSEE's Operations").

- 3.1. Primary Purpose of Premises. The primary purpose of the Premises is a public park, and this primary purpose may not be interfered with and is superior to any rights conveyed under this Lease. For the term of the Lease, the Site shall have the secondary purpose of accommodating LESSEE's Operations at the Site.
- 3.2. Other Uses. LESSEE shall not operate the Communications Equipment or use the Site for other related or incidental activities of any kind without CITY's prior written consent, in each instance, which consent shall be in the CITY's sole discretion.
- 3.3. No Nuisance. LESSEE shall not use the Site in any manner which creates a nuisance, as defined in California Civil Code section 3479 (or any amendment thereto or renumbering thereof).
- 3.4. Continuous Use. LESSEE shall continuously occupy and use the Site throughout the "Term" (defined below) of this Lease. Failure to continuously occupy and use the Site shall constitute a default of this Lease, whereby CITY may, in its sole discretion, terminate this Lease immediately upon written notice to LESSEE.
- 3.5. Unauthorized Use. The use of the Premises or Site for any unauthorized, illegal, or non-permitted purpose shall constitute a default of this Lease. Notwithstanding any other provision of this Lease to the contrary, upon such default, CITY may, in its sole discretion, terminate this Lease immediately upon written notice to LESSEE.
- 3.6. No Limitation. Nothing contained in this Lease shall be construed as a limitation, restriction or prohibition against CITY entering into agreements with other parties regarding the use of the Premises, provided that such other use does not interfere with LESSEE's use of the Site.

4. TERM.

The term of this Lease ("Term") shall be ten (10) years, commencing on the Effective Date. "Lease Year" shall mean each twelve (12) month period during the Term, commencing on

the month and day of the Effective Date and continuing to the same month and day of the following year, minus one (1) calendar day.

- 4.1. Holdover. Any holding over by LESSEE after expiration or termination shall not be considered as a renewal or extension of this Lease. The occupancy of the Site after expiration or termination shall be month-to-month, and all other terms and conditions of this Lease shall continue in full force and effect; provided, however, CITY shall have the right to apply a reasonable increase in rent to bring the rent to fair market value and to terminate the holdover at will. Calculation of all prorated rents under this section shall be based on a 30-day month. Notice of any such increase in rent shall be given in writing at least thirty (30) days prior to becoming effective.
- 4.2. Surrender. Upon the expiration or earlier termination of this Lease, LESSEE shall surrender the Site to CITY in a decent, safe, and sanitary condition, and free and clear of all liens and encumbrances caused by or resulting from LESSEE's Operations, except those liens and encumbrances which: (1) existed on the Effective Date, and (2) exist after the Effective Date and are not the result of LESSEE'S Operations. LESSEE shall surrender the Site in the same condition as it was on the Effective Date, normal wear and tear excepted.

5. RENT.

LESSEE shall pay to CITY rent in the amount of \$38,000 (Thirty-Eight Thousand Dollars) for the first year of this Lease, in advance, which amount shall be subject to (1) annual adjustments as of the first day of the second Lease Year and each Lease Year thereafter for Lease years two through five; and (2) market rate adjustments pursuant to appraisals for Lease Years six through ten ("Rent"), as follows:

Lease Year Two	\$39,330.00
Lease Year Three	\$40,706.55
Lease Year Four	\$42,131.28
Lease Year Five	\$43,605.87
Lease Year Six	\$45,132.08
Lease Year Seven	\$46,711.70
Lease Year Eight	\$48,346.61
Lease Year Nine	\$50,038.74
Lease Year Ten	\$51,790.10

The above Rent schedule reflects an annual rent escalation equal to three and one-half percent (3.5%) above the annual Rent for each preceding Lease Year.

- 5.1. Time and Place of Payment. Rent is due annually in advance on or before the first day of each Lease Year. All Rents required by this Lease shall be made payable to the City Treasurer and mailed to:

The City of San Diego
Office of the City Treasurer
P.O. Box 129030

San Diego, California 92112-9030

or hand delivered to:

Office of the City Treasurer
Civic Center Plaza
1200 Third Avenue, First Floor
San Diego, California 92101

LESSEE shall include CITY's customer account number for LESSEE on the Rent payment so CITY can apply the Rent to the appropriate account. LESSEE's failure to include said customer account number may result in LESSEE's payment not being timely applied to LESSEE's account and the application of late payment charges. LESSEE assumes all risk of loss and responsibility for all fees and/or penalties for its failure to include said customer account number with its payment. The place of payment may be changed at any time by CITY upon thirty (30) calendar days prior written notice to LESSEE. Mailed payments shall be deemed paid upon the date the payment is postmarked by the postal authorities. If postmarks are illegible, the payment shall be deemed paid upon actual receipt by the City Treasurer. LESSEE assumes all risk of loss and responsibility for late payment charges if payments are made by mail.

- 5.2. Invoicing Courtesy. CITY may invoice LESSEE for amounts payable under this Lease. However, any such invoicing shall be deemed a courtesy only; LESSEE shall make all payments under this Lease on or before each applicable due date, regardless of being invoiced. No grace period shall apply to any amount payable under this Lease.
- 5.3. Delinquent Rent. If LESSEE fails to pay Rent when due, LESSEE shall pay, in addition to the unpaid Rent, five percent (5%) of the delinquent Rent. If the Rent is still unpaid at the end of fifteen (15) calendar days past due, LESSEE shall pay an additional five percent (5%) (being a total of ten percent (10%)), which is agreed by the Parties to be appropriate to compensate CITY for the cost of servicing the delinquent account. In no event shall the charge for late payments of Rent be less than Twenty-Five Dollars (\$25). Acceptance of late charges and any portion of the late payment by CITY shall neither constitute a waiver of LESSEE's default with respect to late payment nor prevent CITY from exercising any other rights and remedies available at law or in equity.
- 5.4. Financial Records. LESSEE shall maintain, in accordance with generally accepted accounting practices, complete and accurate financial records showing all receipts from its use of the Site. LESSEE shall make any and all of its records and accounts relating to its use of the Site available to CITY for inspection at a reasonable location and time so that CITY can determine LESSEE'S compliance with this Lease. LESSEE's failure to keep and maintain records and make them available for inspection by CITY shall be a default of this Lease. LESSEE shall maintain all records and accounts for a minimum period of five (5) years past the expiration or earlier termination of this Lease. This section shall survive the expiration or earlier termination of this Lease.

6. QUIET POSSESSION.

LESSEE, paying the Rent and performing its obligations under this Lease, shall, at all times during the Term, peaceably and quietly have, hold, and enjoy the Site. If during the Term, LESSEE is temporarily dispossessed through action or claim of a title superior to CITY's, this Lease shall not be voided thereby, and CITY shall not be liable to LESSEE for any loss or resulting damage, but there shall be determined and stated by CITY, in writing, a proportionate reduction of the Rent for the period or periods during which LESSEE is prevented from having the quiet possession of all or a portion of the Site.

7. INSURANCE

LESSEE shall obtain and maintain throughout the Term of this Lease, at its sole cost and expense, all insurance required by this Lease. LESSEE's liabilities under this Lease, including without limitation LESSEE's indemnity obligations, shall not be deemed limited in any way to the insurance coverage required herein. LESSEE's maintenance of the required insurance coverage is a material consideration for this Lease.

Notwithstanding any provision of this Lease to the contrary, if LESSEE fails to maintain or renew the insurance coverage required herein, or fails to deliver evidence of same to CITY, LESSEE shall be in default of this Lease. LESSEE shall not modify any policy or endorsement thereto which increases CITY's exposure to loss. LESSEE shall obtain and deliver to CITY's Real Estate Assets Department a current certificate of insurance and relevant endorsements for (and subject to CITY's reasonable written approval of same):

- (a) Commercial General Liability Insurance ("CGL") written on an *ISO Occurrence form CG 00 01 07 98* or an equivalent form providing coverage at least as broad which shall cover liability arising from any and all bodily injury, including death, and property damage with limits of at least Five Million Dollars (\$5,000,000) per occurrence and general aggregate of Five Million Dollars (\$5,000,000). There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability.
- (b) Commercial Automobile Liability Insurance, providing coverage for all bodily injury, including death, and property damage on an *ISO form CA 00 01 12 90* or a later version of such form or an equivalent form providing coverage at least as broad for a combined single limit of at least One Million Dollars (\$1,000,000) per occurrence. Such insurance shall cover liability arising out of any vehicle (including owned, hired, and non-owned vehicles) operated in performing any and all work pursuant to this Lease.
- (c) Workers' Compensation Insurance, as required by applicable laws, for all of LESSEE's employees who are subject to this Lease, with employers' liability coverage with a limit of at least One Million Dollars (\$1,000,000), including a waiver of the right of subrogation against The City of San Diego and its elected officials, officers, employees, and representatives.

- 7.1.1 Additional Insureds. To the fullest extent allowed by law, including without limitation California Insurance Code section 11580.04, each policy excluding workers' compensation and employer's liability shall include as an insured "The City of San Diego and its elected officials, officers, employees, and representatives"

with respect to liability arising out of: (a) ongoing operations performed by LESSEE or on LESSEE's behalf; (b) LESSEE's products; (c) LESSEE's work, including without limitation LESSEE's completed operations performed by LESSEE or on LESSEE's behalf; or (d) the Premises.

- 7.1.2 Primary & Non-Contributory. The Commercial General Liability policy is primary to any insurance or self-insurance of The City of San Diego and its elected officials, officers, employees, and representatives as respects operations of the named insured. Any insurance maintained by The City of San Diego and its elected officials, officers, employees, and representatives shall be in excess of LESSEE's insurance and shall not contribute to it.
- 7.1.3 Severability of Interest. Each policy shall provide that LESSEE's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability and shall provide cross-liability coverage.
- 7.1.4 Qualified Insurer(s). Except for the State Compensation Insurance Fund, all insurance required by this Lease shall only be carried by insurance companies with a rating of at least "A-, VII" by A.M. Best Company that are authorized by the California Insurance Commissioner to do business in the State of California, and that have been approved by CITY. CITY may accept insurance provided by non-admitted, "surplus lines" carriers only if the carrier is authorized to do business in the State of California and is included on the List of Eligible Surplus Lines Insurers (i.e., the LESLI list). All policies of insurance carried by non-admitted carriers shall be subject to all of the requirements for policies of insurance provided by admitted carriers described herein. Each insurer shall be subject to CITY's approval in each instance.
- 7.1.5 Deductibles/Retentions. All deductibles and self-insured retentions on any insurance policy are the sole responsibility of LESSEE. LESSEE shall provide CITY with a letter ("Verification Letter") confirming that LESSEE's parent company has a net worth of at least \$100,000,000, which Verification Letter shall be provided to CITY within thirty (30) days after this Lease is fully executed. Thereafter, LESSEE shall provide Verification Letter on or before each annual anniversary of the Effective Date.
- 7.1.6 Continuity of Coverage. All policies shall be in effect on or before the first day of the Term, except "course of construction fire insurance" shall be in force on commencement of all authorized construction, and full applicable fire insurance coverage shall be effective upon completion of each insurable improvement. The policies shall be kept in force for the duration of the Term. Within thirty (30) days after the expiration of each insurance policy, LESSEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the requirements of this Lease. LESSEE shall provide proof of continuing insurance at least annually during the Term and otherwise upon CITY's request. If insurance lapses or is discontinued for any reason, LESSEE shall immediately obtain replacement insurance as soon as possible.

- 7.1.7 **Modification.** To assure protection from and against the kind and extent of risk existing with the Allowed Uses, CITY, at its reasonable discretion, may require the revision of amounts and coverage at any time by giving LESSEE thirty (30) days prior written notice. LESSEE shall also obtain any additional insurance required by CITY for new improvements, changed circumstances, or CITY's reasonable re-evaluation of risk levels related to the Allowed Uses.
- 7.1.8 **Accident Reports.** LESSEE shall immediately, or as soon as practicable and not more than 48 hours after LESSEE becomes aware of such accident, report to CITY any accident causing property damage or injury to persons on the Premises or otherwise related to the Allowed Uses. Such report shall contain the names and addresses of the involved parties, a statement of the circumstances, the date and hour of the accident, the names and addresses of any witnesses, and other pertinent information.
- 7.1.9 **Causes of Loss - Special Form Property Insurance.** LESSEE shall obtain and maintain, at its sole cost, Causes of Loss - Special Form Property Insurance on all of LESSEE's insurable property related to the Allowed Uses of the Premises under this Lease or the Premises in an amount to cover one hundred percent (100%) of the replacement cost. LESSEE shall deliver a certificate of such insurance to CITY's Real Estate Assets Department.

8. ACCEPTANCE OF SITE.

LESSEE represents and warrants that LESSEE has independently inspected the Site and made all tests, investigations, and observations necessary to satisfy itself of the condition of the Site and its suitability for LESSEE's Operations. LESSEE acknowledges and agrees that LESSEE is not relying on any representation by CITY as to the condition of the Site or its suitability for LESSEE's Operations, and LESSEE agrees that LESSEE is relying solely on its independent inspections, tests, investigations, and observations in entering into this Lease. LESSEE acknowledges that the Site is in the condition called for herein, that CITY has performed all work with respect to the Site that is necessary and/or required by this Lease, and that LESSEE shall not hold CITY responsible for any defects, whether apparent or latent, in the Site. LESSEE accepts and assumes all risk of harm to all persons and property, including without limitation, LESSEE's employees, from and defects within the Site, and shall be solely responsible therefor. LESSEE has been given the opportunity to investigate the Site for the presence of any Hazardous Substances, including, without limitation, the opportunity to perform soil borings and other tests. LESSEE shall notify CITY if LESSEE's investigations indicate the presence of any Hazardous Substances on the Site. LESSEE waives any claims against CITY which may result from the presence of Hazardous Substances on the Premises or Site.

9. SITE PLANS.

LESSEE shall develop the Site in accordance with the Site Plans approved by CITY's Development Services Department and attached as Exhibit B. LESSEE'S failure to comply with the Site Plans shall be a default of this Lease. CITY may, in its sole discretion, authorize changes to the Site Plans, provided the principal components thereof are not modified, and a document evidencing approved changes is filed with the Fire Department and READ. LESSEE's failure to comply with the approved Site Plans shall be a default of this Lease.

10. IMPROVEMENTS AND ALTERATIONS.

- 10.1. **Improvements.** Other than as approved by the Site Plans depicted in **Exhibit B**, LESSEE shall not construct any improvements, structures, or installations on the Site, or make any alterations to the Site, including modifications that are considered "eligible facilities" under Section 6409 of the Middle Class Tax Relief and Job Creation Act, now codified at 47 U.S.C. §1455 (with the exception of necessary maintenance and/or repairs to LESSEE's Communications Equipment that do not include swapping out or replacing any of the Communications Equipment) without CITY's prior written consent, which consent shall be in CITY's sole discretion. LESSEE shall not make structural or architectural design alterations to approved improvements, structures, or installations on the Site without CITY's prior written consent, which consent shall be in CITY's sole discretion. CITY shall not be obligated by this Lease to make or assume any expense for any improvements or alterations required by and/or related to LESSEE's Operations or the presence of the Communications Equipment.
- 10.2. **Landscaping.** LESSEE shall install landscaping and irrigation (collectively, "Landscaping") on the Site in conformance with the description of the Site and Premises set forth in Exhibit A and the approved Site Plans set forth in Exhibit B. The installation of irrigation shall include connection to CITY's existing irrigation system at the Site. LESSEE shall maintain the Landscaping installed on the Premises or Site to the reasonable satisfaction of the CITY Contact for a period of two (2) years from the date the Landscaping passes final inspection by CITY. The Landscaping shall be maintained in accordance to CITY's landscape standards, attached hereto as Exhibit G, except that CITY will be responsible for watering the Landscaping during this two-year period. After the two-year period, CITY will maintain the Landscaping installed on the Premises or Site for the remainder of the Term.
- 10.3. **Alterations to Communications Equipment.** LESSEE shall not make any alterations, additions or improvements to the Communications Equipment, except for routine maintenance unless: (1) LESSEE obtains CITY's prior written consent, which shall be granted in the CITY's sole discretion; (2) the alterations, additions or improvements do not damage or interfere with any adjacent improvements on the Site and/or Premises existing at such time; and (3) the alterations, additions or improvements comply with the requirements set forth in Exhibits D and E attached hereto. Nothing in this section shall be construed to eliminate LESSEE's obligation to obtain development related permits and approvals for any alterations to the Communications Equipment that may be required by CITY's Development Services Department or any other governmental agency having jurisdiction over LESSEE's Operations.

- 10.4. Information to Permitting Authorities. In obtaining any required permits for improvements, structures, installations, and/or alterations on the Site, LESSEE shall inform permitting authorities, in writing, that the Premises are CITY-owned property.
- 10.5. Repair and Restoration. The provisions of this Section 10 shall not relieve LESSEE of any obligation under this Lease to maintain the Site in a decent, safe, healthy, and sanitary condition, including, without limitation, structural repair and restoration of damaged or worn improvements caused by LESSEE's Operations.

11. COMPETENT MANAGEMENT.

Throughout the Term, LESSEE shall provide competent management of the Site for LESSEE's Operations to the reasonable satisfaction of CITY. For purposes of this Section 11, "competent management" shall mean demonstrated ability in the management and operation of a wireless communication facility and related activities in a fiscally responsible manner and in accordance with industry standards.

12. COMPLIANCE WITH LAWS AND POLICIES.

- 12.1. General. LESSEE's Operations shall, at all times in the construction, maintenance, occupancy and operation of the Communications Equipment, comply with all applicable laws, rules, regulations, and requirements of competent legal authority at LESSEE's sole cost and expense. LESSEE shall comply with any and all notices issued by CITY or other governmental agency under the authority of all current or future laws, statutes, ordinances, or regulations. LESSEE shall promptly deliver to City copies of all documentary evidence of such compliance received by or otherwise available to LESSEE.
- 12.2. Nondiscrimination. LESSEE shall not discriminate in any manner against any person or persons on account of race, color, religion, gender, gender identity, gender expression, sexual orientation, medical status, national origin, age, marital status, or physical disability in LESSEE's Operations, including, but not limited to, the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.
- 12.3. Water Quality Assurances. The CITY and LESSEE are committed to the implementation of controls (best management practices, or BMPs) to manage activities on the Premises in a manner which aids in the protection of the City of San Diego's precious water resources. It is LESSEE's responsibility to identify and implement an effective combination of BMPs so as not to cause pollutant discharges to the storm drain system in violation of San Diego Storm Water Management and Discharge Control Ordinance (San Diego Municipal Code Sections 43.0301 to 43.0312).

Therefore, LESSEE shall, at a minimum, implement and comply, as applicable, with the Minimum Industrial and Commercial BMPs adopted under the San Diego Municipal Code Section 43.0307(a).

It is ultimately LESSEE's responsibility to prevent pollutant discharges to the storm drain system. Therefore, LESSEE will identify and implement any additional BMPs that may be required to avoid the discharge of pollutants to the storm drain system.

12.4. Equal Benefits. LESSEE shall comply with San Diego Municipal Code sections 22.4301-22.4308, which require lessees of CITY-owned property to offer the same employment benefits to employees with spouses and employees with domestic partners. To the extent required by the San Diego Municipal Code, LESSEE shall certify that it will maintain such equal benefits throughout the term of this Lease.

12.5. Equal Pay Ordinance. Unless an exception applies, LESSEE shall comply with the Equal Pay Ordinance codified in San Diego Municipal Code sections 22.4801 through 22.4809. LESSEE shall certify in writing that it will comply with the requirements of the Equal Pay Ordinance throughout the Term.

12.5.1. LESSEE and Sublessee Requirement. The Equal Pay Ordinance applies to any sublessee of the Premises to the same extent as it would apply to LESSEE. LESSEE shall require sublessees to certify compliance with the Equal Pay Ordinance in their subleases.

12.5.2. Notice Requirement. LESSEE must post a notice informing its employees of their rights under the Equal Pay Ordinance in their workplace or job site.

13. TELECOMMUNICATIONS PROVISIONS.

13.1. Entire Installation. LESSEE represents and warrants that the Communications Equipment listed in **Exhibit B** constitutes the entire installation, which LESSEE shall update from time to time when any changes to the Communications Equipment are made, or within thirty (30) calendar days after CITY's demand for such an update. No changes to the Communications Equipment shall be made without first obtaining written approval by CITY.

13.2. Radio Frequency Radiation. LESSEE shall maintain any radio frequency ("RF") radiation associated with the Communications Equipment within the levels allowed by federal regulations set forth in Section 1.1310 of CFR 47 and OET Bulletin 65. Any area within one thousand (1,000) feet of any RF transmitting antenna on the Site, casually accessible by the general public or by any worker at ground level, shall be maintained below limits stated for General Population/Uncontrolled Exposure. LESSEE shall report to CITY any areas discovered by LESSEE to exceed such federally mandated limits. LESSEE shall not hold CITY responsible for its radiation levels found to exceed such limits. LESSEE shall defend and hold CITY harmless for any liabilities, fines, or other penalties claimed or imposed against CITY that result from the existence of excessive levels of radiation that exceed such federally mandated limits, which are caused in whole or in part, or contributed to, by LESSEE's Operations; provided, however, that the duty to indemnify shall not extend to any liabilities, fines, or other penalties claimed or imposed against the CITY arising from CITY's established sole negligence or willful misconduct. Hazardous RF radiation levels may be encountered when climbing on antenna structures (refer to FCC OET Bulletin 65). Any equipment installed on the Site may, at times, require shutdown to allow maintenance on antenna structures. LESSEE shall allow shutdown periods when required for such maintenance, provided CITY uses reasonable efforts to ensure that the shutdowns do not occur during peak hours of operation. Protection of employees performing service on buildings, roofs,

air-conditioning equipment, water tanks, communications equipment, or any other maintenance work is of primary concern. Any areas in which such employees may be subjected to radiation levels that exceed the General Population/Uncontrolled Exposure limits must be clearly identified as required by CAL-OSHA. LESSEE shall provide CITY with written shutdown procedures, contact names, and telephone numbers. LESSEE shall notify CITY, in writing, of any changes to the shutdown procedures, contact names, or telephone numbers at least ten (10) calendar days before the change.

- 13.3. Radio Frequency Interference. LESSEE shall comply with all requirements set forth in Exhibit D attached hereto, which may be updated from time to time in CITY'S sole discretion. LESSEE warrants that all Communications Equipment installations, modifications, and maintenance will not result in degraded performance or RF interference with any CITY-authorized equipment on the Premises.
- 13.4. Industry Standards. LESSEE shall perform all of LESSEE'S Operations in adherence to industry standards set by the "Standards and Guidelines for Communications Sites" Motorola R56© Manual, or any succeeding regulations or standards. In addition to the requirements of the Motorola R56© publication, installations on CITY property shall comply with the following supplemental requirements:
 - 13.4.1. LESSEE shall remove all of its trash and debris from the Site and/or Premises caused by LESSEE at the end of each workday and upon completion of a project;
 - 13.4.2. Tower and structure climbing shall be done in compliance with all CAL-OSHA requirements;
 - 13.4.3. All transmitters shall have all necessary protection, such as cavity filtering and transmitter isolators, to eliminate any RF degradation of the receive signal to other users at the Premises; and
 - 13.4.4. LESSEE shall comply with the requirements set forth in Exhibit E attached hereto with respect to LESSEE'S Operations. CITY may, in its sole discretion, update Exhibit E from time to time.
- 13.5. Collocation. If the Site is a shared site, LESSEE shall not access any other wireless communication facility or CITY-owned communications equipment (including any towers) located on the Premises without CITY's prior written consent.
- 13.6. Interference with CITY Operations or Public Use. LESSEE'S Operations shall not interfere with CITY operations or unreasonably interfere with the public use of CITY-owned property.

14. WASTE, DAMAGE, OR DESTRUCTION.

LESSEE shall immediately give notice to CITY of any fire or any other damage that occurs on the Site and/or Premises. LESSEE shall not commit, or allow to be committed, any waste or injury or any public or private nuisance in connection with LESSEE'S Operations.

LESSEE shall keep the Site and/or Premises clean and clear of refuse and obstructions created by LESSEE's Operations, and dispose of all garbage, trash, and rubbish generated by LESSEE's Operations in a manner satisfactory to CITY. If the Site is damaged by any cause that puts the Site into a condition which is not decent, safe, healthy, and sanitary, or if the remainder of the Premises is damaged by any cause related to LESSEE's Operations that puts the Premises into a condition which is not decent, safe, healthy, and sanitary, LESSEE shall immediately notify CITY of said damage, and shall, unless CITY states otherwise, make, or cause to be made, full repair of the damage and restore the Site and/or Premises to the condition which existed immediately prior to the damage; or, at CITY's option, LESSEE shall clear and remove from the Site and/or Premises all debris resulting from the damage and restore the Site and/or Premises in accordance with the Site Plans previously submitted to and approved by CITY, in writing, in order to replace in kind and scope the operation which existed prior to the damage. LESSEE shall commence preliminary steps toward performing repairs and/or restoration of the Site and/or Premises as soon as practicable, but no later than thirty (30) calendar days after the occurrence of the fire or damage, and shall complete such required repairs and/or restoration within ninety (90) calendar days after such occurrence, provided that any and all governmental approvals, permits and licenses have been obtained for such repairs and/or restoration. Failure to timely repair damage to the Site will be considered a default under this Lease.

15. HAZARDOUS MATERIALS.

LESSEE shall not allow the illegal installation, storage, utilization, generation, sale or release of any Hazardous Substance or otherwise regulated substances in, on, under or from the Site and/or Premises by any of LESSEE's officers, employees, agents, contractors, invitees and guests. LESSEE and LESSEE's officers, employees, agents, contractors, invitees and guests shall not install, store, utilize, generate or sell any Hazardous Substance on the Site and/or Premises without CITY's prior written consent. LESSEE shall, prior to initiating any operations, obtain all required permits from applicable regulatory agencies, including without limitation the San Diego County Department of Environmental Health, local fire agencies, the San Diego County Department of Weights and Measures, the San Diego County Air Pollution Control District, and the San Diego Regional Water Quality Control Board. Installing, utilizing, storing, or any other presence of a Hazardous Substance includes boxes, bags, bottles, drums, cylinders, above or below ground tanks, equipment with tanks, or any other type of container, equipment or device which holds or incorporates a Hazardous Substance or hazardous waste.

- 15.1 **Release.** For all purposes of this Lease, a "release" shall include without limitation any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or otherwise disposing of a Hazardous Substance.
- 15.2 **Remediation.** If LESSEE's Operations result in a release of a Hazardous Substance, LESSEE shall pay all costs of remediation and removal to the CITY's satisfaction for unrestricted reuse of the Premises, to the extent as required by applicable law and in accordance with all applicable laws, rules, and regulations of governmental authorities.
- 15.3 **Removal.** If LESSEE or LESSEE's officers, employees, agents, contractors, invitees and guests has received approval and permits to store, utilize, generate or install, or otherwise bring Hazardous Substances to the Site and/or Premises, LESSEE shall

remove all such Hazardous Substances in any type of container, equipment or device from the Site immediately upon or prior to the expiration or earlier termination of this Lease. CITY reserves the right to conduct inspections of the Site and/or request documentation demonstrating the legal removal and/or disposal of the Hazardous Substances or other containers, equipment or devices from the Site. If LESSEE fails to comply with the foregoing requirements, LESSEE shall be responsible for any and all costs incurred by CITY to remove any container, equipment or device requiring disposal or removal as required by this provision.

15.4 Indemnity. LESSEE shall protect, defend, indemnify, and hold CITY harmless from any and all claims, costs, and expenses related to environmental liabilities resulting from LESSEE's Operations, including without limitation: (i) costs of environmental assessments; (ii) costs of regulatory remediation oversight; (iii) costs of remediation and removal; (iv) any necessary CITY response costs; (v) all fines, penalties or fees assessed by any regulatory agency; (vi) damages for injury to natural resources, LESSEE's officers, employees, invitees, guests, agents or contractors, or the public; and (vii) all costs of any health assessments or health effect studies.

15.5 Notice of Release. If LESSEE knows or has reasonable cause to believe that a Hazardous Substance has been released on, from or beneath the Site and/or Premises, LESSEE shall immediately notify CITY and any appropriate regulatory or reporting agency pursuant to California Code of Regulations Title 19 and any other applicable laws or regulations. LESSEE shall deliver a written report thereof to CITY within three (3) days after receipt of the knowledge or cause for belief and submit any required written reports to regulatory or reporting agencies as required by regulation or law. If LESSEE knows or has reasonable cause to believe that such substance is an imminent release or is an imminent substantial danger to public health and safety, and such imminent release has been caused by LESSEE or LESSEE's contractors, agents or employees or such Hazardous Substances have been brought onto the Site by LESSEE, LESSEE's contractors, agents or employees, LESSEE shall take all actions necessary to alleviate the danger. LESSEE shall immediately notify CITY in writing of any violation, notice to comply, or notice of violation received or the initiation of environmental actions or private suits related to the Site.

15.6 Environmental Assessment. Upon reasonable cause to believe that LESSEE's occupancy, use, development, maintenance, or restoration of the Site resulted in any Hazardous Substance being released on, from or beneath the Site or Premises, CITY may cause an environmental assessment under regulatory oversight of the suspect area to be performed by a professional environmental consultant registered with the State of California as a Professional Engineer, Certified Engineering Geologist or Registered Civil Engineer. The environmental assessment shall be obtained at LESSEE's sole cost and expense, and shall establish what, if any, Hazardous Substances have more likely than not been caused by LESSEE's occupancy, use, development, maintenance, or restoration of the Site, and in what quantities. If any such Hazardous Substances exist in quantities greater than allowed by CITY, county, state or federal laws, statutes, ordinances or regulations, or require future restricted re-use of the Site and/or Premises, then the environmental assessment shall include a discussion of such substances with recommendations for remediation and removal necessary to effect unrestricted re-use to the extent as required by applicable law and in compliance with those laws or statutes, and estimates of the cost of such

remediation or removal. LESSEE shall cause, or if LESSEE fails to do so within a reasonable period of time, as determined by CITY in its sole discretion, then CITY may cause, the remediation and/or removal recommended in the environmental assessment such that unrestricted re-use of the Site and/or Premises and compliance with environmental laws and regulations are achieved, and LESSEE shall pay all costs and expenses therefor.

16. SIGNS.

LESSEE shall only post signs required by federal, state, or local regulations, including, without limitation, safety signs required by OSHA, FAA, and/or FCC. LESSEE shall not erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings, or similar devices or advertising on the Premises or Site without CITY's prior written consent, in each instance, which consent shall be in CITY's sole discretion. If any such unauthorized item is found on the Premises or Site, LESSEE shall remove the item(s) at LESSEE's sole cost and expense within twenty-four (24) hours after CITY's demand therefor, or CITY may then enter the Site and remove the item(s) at LESSEE's cost and expense. LESSEE shall comply with all laws requiring the posting of signs at the Site. All signs posted must be clearly marked and must, at a minimum, indicate LESSEE's name and emergency telephone number.

17. MAINTENANCE.

LESSEE shall, at its sole cost and expense, continuously maintain the Site throughout the Term. In doing so, LESSEE shall, at its sole cost and expense, make all repairs, restoration, and replacements (including structural repairs and restoration of damaged or worn improvements) necessary to maintain and preserve the Site in a decent, safe, healthy, and sanitary condition. All such maintenance, repairs, restoration, and replacements shall be completed to the satisfaction of CITY, in conformance with the description of the Site and Premises set forth in Exhibit A, the approved Site Plans set forth in Exhibit B, and in compliance with all applicable codes and standards of CITY, state, and federal agencies. This provision is not meant to supersede the obligations of the Parties stated in section 10 above in regards to Landscaping.

- 17.1. CITY Maintenance. CITY reserves the right to perform any needed maintenance on the Site at any time. If CITY performs such maintenance, CITY shall provide LESSEE with at least forty-eight (48) hours notice prior to commencing the work (except in the event of an emergency, in which case, no prior notice shall be required, but CITY shall give LESSEE notice as soon as reasonably possible thereafter), and LESSEE shall comply with all applicable safety requirements issued by CITY to ensure the safety of CITY personnel performing such maintenance on the Site.
- 17.2. Emergency Maintenance Procedures. The Parties shall comply with the emergency maintenance procedures set forth in Exhibit F, including the requirement to notify the other party, in writing, of any changes to its emergency contacts and telephone numbers.

18. ENTRY AND INSPECTION.

CITY may, at any time, without any obligation to do so, enter the Site for the purpose of viewing and ascertaining the condition of the Site, or to protect CITY's interest in the Site, or to inspect the operations conducted on the Site. If CITY's entry or inspection discloses that the Site is not in a decent, safe, healthy, and sanitary condition, CITY may, after ten (10) calendar days written notice to LESSEE, have any necessary maintenance work done in order to keep the Site in a decent, safe, healthy, and sanitary condition, all at LESSEE's sole cost and expense, and LESSEE shall promptly pay any and all costs incurred by CITY in having the necessary maintenance work done. If at any time CITY determines that the Site is not in a decent, safe, healthy, and sanitary condition, CITY may, without additional notice, require LESSEE to file with CITY a faithful performance bond to assure prompt correction of any condition which is not decent, safe, healthy, and sanitary. The bond shall be in an amount adequate, in CITY's opinion, to correct the unsatisfactory condition. LESSEE shall pay the cost of the bond. The rights reserved in this Section shall not create any obligation on CITY or increase CITY's obligations elsewhere in this Lease.

19. UTILITIES.

LESSEE shall order, obtain, and pay for all utilities, including installation and service charges, in connection with LESSEE's Operations. All utilities on the Site shall be installed underground and shall be used for LESSEE's Operations only. Utilities shall be constructed and located in accordance with the approved Site Plans.

20. TAXES.

LESSEE shall pay, before delinquency, all taxes, assessments, and fees assessed or levied upon LESSEE or the Site, including the land, any buildings, structures, machines, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained by LESSEE, or levied by reason of LESSEE's business or other LESSEE activities related to the Site, including, without limitation, any licenses or permits. LESSEE acknowledges that this Lease may create a possessory interest subject to property taxation, and that LESSEE may be subject to the payment of taxes levied on the leasehold interest. LESSEE shall pay all such possessory interest taxes. LESSEE's payment of taxes, fees, and assessments shall not reduce any Rent due CITY.

21. SUPERIOR INTERESTS.

This Lease is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases, licenses, easements, and rights-of-way pertaining to the Site, whether or not of record. LESSEE shall obtain all licenses, permits, and agreements from such third parties as may be or may become necessary or reasonably advisable to allow LESSEE's Operations, relative to any such superior interest. If LESSEE's Operations are or become inconsistent or incompatible with a preexisting, superior interest, LESSEE shall take such actions and pay all costs and expenses necessary to remove such inconsistency or incompatibility to the satisfaction of the holder of the superior interest.

22. ENCUMBRANCES.

Only with CITY's prior written consent in each instance, which consent shall be in CITY's sole discretion, and upon the condition that LESSEE apply any Site-related loan proceeds exclusively to its installation of wireless communication facilities on the Site, LESSEE may

pledge its leasehold estate hereunder to secure its performance under the subject debt instrument.

- 22.1. Use of Loan Proceeds. A reasonable portion of such loan proceeds may be disbursed for payment of incidental costs of installing LESSEE's wireless communication facilities on the Site, including, but not limited to, the following: off-site improvements for service of the Site; on-site improvements; escrow charges; premiums for hazard insurance or other insurance or bonds required by CITY; title insurance premiums; reasonable loan costs, such as discounts, interest, and commissions; and architectural, engineering, and attorney fees and other normal expenses incidental to such installation.
- 22.2. Subsequent Encumbrances. After the Site is fully developed, as contemplated by this Lease and to CITY's satisfaction, if LESSEE proposes a subsequent encumbrance on its leasehold estate hereunder, then CITY's consent thereto may be subject, in CITY's sole discretion and without limitation, to increasing the Rent to then-current market rates. LESSEE may use the proceeds from any such subsequent encumbrance for any purpose approved by CITY.
- 22.3. Acceptance of Approved Mortgagee or Beneficiary. Upon a foreclosure or transfer in lieu of foreclosure of a CITY-approved encumbrance, CITY shall accept the approved mortgagee or beneficiary as the "LESSEE" under this Lease, with all rights and obligations thereof granted and imposed herein. Such mortgagee or beneficiary may assign its interest in this Lease to its nominee if CITY deems, in its sole discretion, such nominee to be a reputable, qualified, and financially responsible person.
- 22.4. Encumbrance Approved by CITY. Any CITY-approved encumbrance shall be subject and subordinate to all of the terms, covenants, and conditions of this Lease, and shall not be deemed to amend or alter any such term, covenant, or condition. LESSEE acknowledges that pursuant to City Charter section 225, each person having an interest in this Lease shall be subject to CITY's review and approval, which may not be unreasonably withheld.
- 22.5. Liens. LESSEE shall at all times protect, defend, indemnify, and hold CITY harmless from and against any and all claims for labor or materials in connection with LESSEE's use, improvement, alteration, maintenance, or repair of the Site, and all costs of defending against such claims, including, without limitation, reasonable attorney fees. If LESSEE's use, improvement, alteration, maintenance, or repair of the Site results in a lien or notice of lien being filed against the Premises and/or Site LESSEE shall, within five (5) calendar days after such filing, either: (a) take all actions necessary to record a valid release of the lien; or (b) deliver to CITY a bond, cash, or other security acceptable to CITY in an amount sufficient to pay in full all claims of all persons seeking relief under the lien.

23. ASSIGNMENT AND SUBLETTING.

- 23.1. Assignment.

- 23.1.1. For the purposes of this section, "Assignment" shall include, without limitation, the transfer of any interest in this Lease by LESSEE or by any partners, principals, or controlling shareholders of LESSEE, and, if LESSEE is other than a natural person, the transfer of a controlling interest in LESSEE or any of LESSEE's general partners, principals, or controlling shareholders.
- 23.1.2. LESSEE shall not assign this Lease, or any interest in this Lease, without CITY's prior written consent, which consent shall be in CITY's sole discretion. LESSEE shall not assign this Lease, or any interest in this Lease, to any person or entity engaged in the design, development, construction, operation, sale, and/or leasing of telecommunication towers or poles.
- 23.1.3. CITY's consent to any Assignment pursuant to Section 23.1.2 shall be conditioned upon the assignee agreeing, in writing, that it will assume the rights and obligations assigned, and that it will keep and perform all covenants, conditions, and provisions of this Lease which are applicable to the rights acquired.
- 23.1.4. LESSEE shall not permit any person (other than the employees, agents, contractors, and/or guests of LESSEE) to use or occupy the Site, or any part of the Premises.
- 23.1.5. Consent by CITY to any Assignment of this Lease pursuant to Section 23.1.2 shall not be deemed to be consent to any subsequent Assignment to the same or any other person.
- 23.1.6. Neither this Lease nor any interest herein shall be assignable as to LESSEE's interest herein by operation of law, without CITY's prior written consent.
- 23.1.7. Any Assignment of this Lease, or any use or occupancy of the Site and/or Premises by any other person or entity, in violation of the foregoing provisions (Sections 23.1.1 through 23.1.6) shall be void and a default of this Lease, and CITY may thereupon terminate this Lease.
- 23.2. Subletting. LESSEE shall not sublet, in whole or in part, the Site, or any right or appurtenant privilege to the Site.
 - 23.2.1. Any subletting, in whole or in part, of the Site shall be void and shall be a default of this Lease, and CITY may thereupon terminate this Lease.
- 23.3. Provisions Binding on Successors. Except as otherwise provided in this Lease, all of the terms, covenants, and conditions of this Lease shall apply to, benefit, and bind the successors and assigns of the respective parties, jointly and individually.

24. INDEMNIFICATION.

LESSEE shall protect, defend, indemnify, and hold CITY, its elected officials, officers, representatives, agents, and employees harmless from and against any and all claims asserted

or liability established for damages or injuries to any person or property, including injury to LESSEE's officers, employees, agents, contractors, and invitees, which arise out of or are in any manner directly or indirectly connected with this Lease or LESSEE's Operations, including damages arising out of the release of Hazardous Substances caused by LESSEE's Operations, and all costs and expenses of investigating and defending against same, including without limitation reasonable attorney fees and costs; provided, however, that LESSEE's duty to indemnify and hold harmless shall not include any established liability arising from the sole negligence or willful misconduct of CITY, its elected officials, officers, representatives, agents and employees. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, LESSEE shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs.

25. OTHER GOVERNMENTAL ACTIONS.

By entering into this Lease, neither CITY nor the San Diego City Council is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to the development, occupancy, use, or maintenance of the Site. Discretionary action includes, but is not limited to rezonings, variances, environmental clearances, or any other governmental agency approvals that may be required for LESSEE's Operations. LESSEE shall diligently seek and use commercially reasonable efforts to obtain, at its sole cost and expense, all entitlements and actions from both CITY and other governmental agencies with jurisdiction over the Site, as may be necessary for LESSEE's Operations.

26. CITY'S RESERVATION OF RIGHTS.

- 26.1. Resources. CITY reserves all rights, title, and interest in any and all subsurface natural gas, oil, minerals, and water on or within the Site.
- 26.2. Use. CITY reserves the right to grant and use easements or to establish and use rights-of-way over, under, along, and across the Site for utilities, thoroughfares, or access as CITY deems advisable, in its sole discretion, for the public good.
- 26.3. Entry. CITY may enter the Site to develop and/or make repairs to municipal resources and services. CITY shall not unreasonably interfere with LESSEE's use of the Site and shall reimburse LESSEE for physical damages, if any, to the permanent improvements located on the Site or to LESSEE's Communications Equipment resulting from CITY exercising the rights reserved in this section. Such reimbursement may include a reduction in the Rent proportionate to the amount of physical damage, as reasonably determined by CITY. CITY shall pay the costs of maintenance and repair of all CITY installations made pursuant to these reserved rights.

27. REASSIGNMENT OF SPACE.

At any time during the Term, but only once during the Term, CITY, in its sole discretion, may reassign LESSEE to a different location within the Premises ("Reassignment Space").

- 27.1. Timing and Costs. LESSEE shall remove its Communications Equipment from the Site within ninety (90) calendar days after written notice that CITY is reassigning LESSEE. LESSEE shall cooperate fully with CITY and its contractors during any reassignment, and shall pay all expenses associated with the reassignment.
- 27.2. Physical Relocation of Equipment. The physical removal and installation of all or any part of LESSEE's Communications Equipment shall only be done by LESSEE or LESSEE's contractors.
- 27.3. Broadcast and/or Receiving Capability. CITY shall use its best efforts to ensure continuous, uninterrupted broadcast, and/or receiving capability during any conversion, including the installation and operation by LESSEE of a CITY-approved temporary wireless communication facility at a different location.
- 27.4. No Agreement. If CITY and LESSEE are unable to agree on an acceptable Reassignment Space, then LESSEE or CITY may terminate this Lease upon thirty (30) calendar days prior written notice to the other party, without further obligation thereto.
- 27.5. Site Redefined. After a reassignment and relocation as provided in this Section 27, the Site shall be redefined to be the Reassignment Space. CITY and LESSEE agree that "as built" drawings of the Reassignment Space, including any access and utility easements, may be prepared by a licensed architect at LESSEE's sole cost and expense. In such event, Exhibits A and B of this Lease, as applicable, shall be amended (pursuant to Section 32.11 below) to include a full description of the Reassignment Space and the new "as built" drawings. Except as expressly provided in this section, any such reassignment and relocation shall not alter, modify, or otherwise change any of the terms or conditions of this Lease.

28. EMINENT DOMAIN.

If all or part of the Site is taken through condemnation proceedings or under threat of condemnation by any public authority with the power of eminent domain, the interests of CITY and LESSEE (or its beneficiary or mortgagee) shall be as follows:

- 28.1. Full Taking. If the entire Site is taken, this Lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
- 28.2. Partial Taking - Remainder Unusable. If a partial taking of the Site occurs, and in the opinion of CITY, the remaining part of the Site is unsuitable for the Lease operation, this Lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
- 28.3. Partial Taking - Remainder Usable. If a partial taking of the Site occurs, and in the opinion of CITY, the remaining part of the Site is suitable for continued Lease operation, this Lease shall terminate in regard to the portion taken on the date of the transfer of title or possession to the condemning authority, whichever first occurs, but shall continue for the portion not taken. The Rent shall be equitably reduced to reflect the portion of the Site taken, but only to the extent that LESSEE's use of the Site is reduced or impaired.

- 28.4. Award. All monies awarded in any taking shall belong to CITY, whether the taking results in diminution in value of the leasehold or the fee, or both. LESSEE shall be entitled to any award attributable to the taking of, or damages to, LESSEE's then-remaining leasehold interest in installations or improvements of LESSEE. CITY shall have no liability to LESSEE for any award not provided by the condemning authority.
- 28.5. Transfer. CITY may transfer CITY's interests in the Site in lieu of condemnation to any authority entitled to exercise the power of eminent domain. If such a transfer occurs, LESSEE shall retain whatever interest LESSEE may have in the fair market value of any improvements placed by LESSEE on the Site in accordance with this Lease.
- 28.6. No Inverse Condemnation. CITY's exercise of any right under this Lease shall not be interpreted as an exercise of the power of eminent domain and shall not impose any liability upon CITY for inverse condemnation.

29. DEFAULT AND REMEDIES.

- 29.1. Default. Each of the following shall constitute an event of default under this Lease:

- 29.1.1. LESSEE's failure to make any payment required under this Lease when due, if the failure continues for five (5) calendar days past due following written notice of the failure by CITY;
- 29.1.2. LESSEE's breach of any of its obligations under this Lease, other than those requiring payment to CITY, and LESSEE either: (i) fails to cure the breach within thirty (30) calendar days following written notice from CITY; or, (ii) if such breach is not curable within thirty (30) calendar days, fails to commence to cure the breach within thirty (30) calendar days and to diligently pursue the cure to completion;
- 29.1.3. LESSEE voluntarily files any petition under any bankruptcy or insolvency act or law;
- 29.1.4. LESSEE has involuntarily filed against it any petition under any bankruptcy or insolvency act or law and the matter is not dismissed by a court of competent jurisdiction within ninety (90) calendar days of filing;
- 29.1.5. LESSEE is adjudicated a bankrupt;
- 29.1.6. LESSEE makes a general assignment for the benefit of creditors; and
- 29.1.7. LESSEE uses the Site for any unauthorized purpose.

29.2. Remedies.

- 29.2.1. General. Upon LESSEE'S default under this Lease, CITY may pursue any one or more of the remedies listed in this Section 29 in addition to any other remedies now or later available to CITY, in law or equity. Such remedies shall be cumulative and not exclusive.

- 29.2.2. For Monetary Default. Upon LESSEE's default for nonpayment under Section 29.1.1 of this Lease, CITY may, in its sole discretion, either give LESSEE, or any person claiming rights through LESSEE, a written Five-Day Notice to Pay or Quit, or CITY may terminate this Lease and all rights of LESSEE and of all persons claiming rights through LESSEE to the Site or to possession of the Site, and CITY may enter and take possession of the Site and may recover the amount set forth below.
- 29.2.3. For Non-Monetary Default. Upon LESSEE's default based upon Sections 29.1.2 through 29.1.7 of this Lease, CITY may, in its sole discretion, terminate this Lease, and all rights of LESSEE and of all persons claiming rights through LESSEE to the Site or possession of the Site, and CITY may enter and take possession of the Site and may recover from LESSEE the amount set forth below. If any default described in Sections 29.1.2 through 29.1.7 of this Lease is not curable within thirty (30) calendar days after notice to LESSEE, CITY will not terminate this Lease pursuant to the default, if LESSEE immediately commences to cure the default and diligently pursues the cure to completion.
- 29.2.4. CITY'S Recovery Upon Termination. Upon termination of the Lease due to LESSEE'S default, CITY may recover the sum of:
- 29.2.4.1. The worth at the time of award of any unpaid rent that had been due at the time of termination; plus
 - 29.2.4.2. The worth at the time of award of the amount by which (i) the unpaid rent that would have been earned after termination until the time of award minus (ii) the amount of the rent lost, if any, that LESSEE affirmatively proved could have been reasonably avoided; plus
 - 29.2.4.3. The worth at the time of award of the amount by which (i) the unpaid rent for the balance of the Term after the time of the award minus (ii) the amount of rent lost, if any, as LESSEE affirmatively proves could be reasonably avoided; plus
 - 29.2.4.4. Any other amount necessary to compensate CITY for the detriment proximately caused by LESSEE's failure to perform LESSEE's obligations or that, in the ordinary course of things, would be likely to result; plus
 - 29.2.4.5. All other amounts in addition to or in lieu of those previously stated as may be permitted by California law.
 - 29.2.4.6. As used in Sections 29.2.4.1 and 29.2.4.2, the "worth at time of award" shall be computed by allowing interest at the rate of ten percent (10%) per annum. As used in Section 29.2.4.3, the "worth at the time of award" shall be computed by discounting that amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus two percent (2%). As

used in this section, the term "rent" shall include base rent, percentage rent and any and all other amounts that LESSEE is required to pay to CITY under this Lease.

29.2.4.7. The calculation of any sum under this section shall be based on a 30-day month and a 360-day year.

29.3. Leasehold Pledged as Security. If LESSEE is in default under this Lease and the leasehold is pledged as security for a CITY-authorized encumbrance, CITY shall notify the mortgagee or beneficiary thereof of LESSEE'S default. CITY shall allow such mortgagee or beneficiary thirty (30) calendar days to cure the default or, if the default is not curable within thirty (30) calendar days, to commence to cure the default and diligently pursue the cure to completion. CITY may, in its sole discretion, extend such time to cure the default if CITY deems that the mortgagee or beneficiary is pursuing the cure with reasonable diligence.

29.3.1. If the mortgagee or beneficiary is required to exercise its right to cure a default through litigation or foreclosure, then CITY may take the following actions to expeditiously cure the default:

29.3.1.1. CITY may correct the default and charge the costs incurred to LESSEE's account, which charge shall be due and payable on the date that Rent is next due after CITY's statement of such costs is delivered to LESSEE and mortgagee or beneficiary;

29.3.1.2. CITY may correct the default and may recover the costs incurred from the proceeds of any insurance fund held by CITY, CITY and LESSEE, or by CITY and mortgagee or beneficiary, or CITY may use the funds of any faithful performance or cash bond on deposit with CITY, or CITY may call on the bonding agent to correct the default or to pay the cost of correction performed by or at the direction of CITY; or

29.3.1.3. CITY may terminate this Lease as to the rights of LESSEE by assuming or causing the assumption of liability for any CITY-authorized encumbrance on the leasehold. LESSEE shall assume and pay any and all penalties or bonuses required by the beneficiaries, trustees or mortgagees as a condition of CITY's early payoff of the related obligations. CITY may, as an alternative, substitute for the terminated LESSEE a new tenant reasonably satisfactory to the mortgagee or beneficiary. Any reasonable costs incurred by CITY in entering into a new lease with the same terms and conditions as this Lease with the new tenant shall be the responsibility of the terminated LESSEE, and LESSEE shall reimburse CITY for all such costs.

29.3.2. If the default is not curable by LESSEE, then any lender holding a beneficial interest in the leasehold, whose qualifications as an assignee are approved by CITY, may substitute itself in the place of LESSEE by assuming all of LESSEE'S rights and obligations under this Lease. If such

a lender notifies CITY of its intention to substitute itself in LESSEE's place, in writing, within thirty (30) calendar days after receipt of CITY'S notice of default, and the default is cured by the lender, then this Lease will not terminate pursuant to the default. Subject to such a cure and LESSEE's assignment to the lender of LESSEE's rights and obligations under this Lease, CITY shall consent to the assignment.

- 29.4. Quitclaim Deed. Upon termination of this Lease for any reason, LESSEE shall execute, acknowledge, and deliver to CITY, within thirty (30) calendar days after written demand, a valid and recordable quitclaim deed relinquishing LESSEE's interest in the Site. If LESSEE fails or refuses to deliver any such quitclaim deed, CITY may prepare and record a notice reciting LESSEE's failure to perform such obligation, and such notice shall be conclusive evidence of the termination of this Lease and termination of LESSEE's rights to the Site.
- 29.5. Abandonment by LESSEE. If LESSEE breaches this Lease and abandons the Site, this Lease shall continue in effect as long as CITY does not terminate this Lease, and CITY may enforce all its rights and remedies under this Lease, including, without limitation, the right to recover the Rent as it becomes due, plus damages.
- 29.6. Waiver. CITY's waiver of a default shall not constitute a waiver of any other default. Any waiver of a default shall be in a writing executed by CITY in order to constitute a valid and binding waiver. CITY's delay or failure to exercise a remedy or right shall not be a waiver of that or any other remedy or right under this Lease. The use of one remedy or right for any default shall not waive the use of another remedy or right for the same or any other default. CITY's acceptance of any Rent shall not be a waiver of any default preceding the Rent payment. The property constituting the Site is CITY-owned and held in trust for the benefit of the citizens of the City of San Diego. CITY's failure to discover a breach or default or take prompt action to require the cure of any breach or default shall not result in an equitable estoppel, but CITY may, at all times, require the cure of any breach or default regardless of when discovered.

30. OWNERSHIP OF IMPROVEMENTS AND PERSONAL PROPERTY.

Except as otherwise provided in this section, all improvements to the Site (including, without limitation, all structures, trade fixtures, installations and additions), constructed on the Site by LESSEE or by LESSEE's contractors and/or subcontractors at any time during the Term (hereinafter referred to in this section as "LESSEE's Improvements"), as well as all Communications Equipment, machines, appliances, equipment and other personal property brought to the Site by LESSEE or LESSEE's contractors and/or subcontractors at any time during the Term (hereinafter referred to as "LESSEE's Personal Property"), shall be the property of LESSEE (hereinafter referred to in this Section as "LESSEE's Property").

- 30.1. At the expiration or earlier termination of this Lease, and at CITY's option, any and all of LESSEE's Improvements shall be deemed to be part of the Site and shall become CITY's property free of all liens and claims, except as otherwise provided in this Lease. As applicable, LESSEE shall present CITY with a bill of sale transferring ownership of LESSEE's Improvements to the CITY; provided however, that such bill of sale shall transfer ownership to CITY without any representation or

warranty from LESSEE regarding the condition of LESSEE's Improvements or their fitness for any particular purpose.

30.1.1. If CITY elects not to assume ownership of any of LESSEE's Improvements, CITY shall notify LESSEE at least one hundred eighty (180) calendar days prior to the expiration of this Lease, or immediately upon earlier termination of this Lease, and LESSEE shall remove all such LESSEE'S Improvements as directed by CITY, all at LESSEE's sole cost and expense. If LESSEE fails to remove any of LESSEE's Improvements as directed, CITY may cause their removal, and LESSEE shall reimburse CITY on demand for the full cost thereof.

30.2. On or before the expiration of this Lease, or as CITY may direct upon earlier termination of this Lease, LESSEE shall remove from the Site LESSEE's Personal Property. If LESSEE fails to remove any of LESSEE's Personal Property as required herein, then either: (i) such property shall be considered abandoned and become CITY's property free of all claims and liens; or (ii) CITY may cause such property's removal, and LESSEE shall reimburse CITY on demand for the full cost of the removal, storage and all other costs reasonably associated therewith.

30.2.1. If LESSEE desires to dispose of any of LESSEE's Personal Property used in the operation of its wireless communication facilities on the Site, CITY shall have the first right to acquire or purchase such property.

30.3. LESSEE shall repair, at its sole cost and expense, all damage to the Premises or any adjacent CITY-owned property resulting from the removal of LESSEE's Property from the Premises by LESSEE or LESSEE's contractors and/or subcontractors.

30.3.1. If the removal of LESSEE's Property by LESSEE or LESSEE's contractors and/or subcontractors or by CITY takes place after expiration of this Lease, or beyond CITY's direction upon earlier termination of this Lease, LESSEE shall pay Rent to CITY at the rate in effect immediately prior to the expiration or earlier termination of this Lease, until all of LESSEE's Property has been removed from the Site. Any proration of Rent will be calculated based on twelve 30-day months.

31. NOTICES.

Any notice required or permitted to be given under this Lease shall be in writing and may be served personally, sent by United States mail, postage prepaid, or sent by reliable overnight courier, addressed to the Parties as follows, or to any mortgagee, trustee, or beneficiary, as applicable, at the appropriate address designated, in writing, by the respective party:

If to LESSEE:

Verizon Wireless (VAW) LLC
dba Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

If to CITY:

City of San Diego
Real Estate Assets Department
Attention: Real Estate Assets Director
1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101-4155

- 31.1. Address Changes. Any party entitled or required to receive notice under this Lease may, by like notice, designate a different address to which notices shall be sent.
- 31.2. When Effective. Notice shall be effective upon personal service, or five (5) calendar days after deposit in the U. S. mail.

32. MISCELLANEOUS PROVISIONS.

- 32.1. Governing Law. This Lease shall be governed, construed, and enforced in accordance with the laws of the State of California. Any lawsuit to enforce this Lease shall be filed in the Superior Court of California, County of San Diego, Central Division.
- 32.2. Entire Understanding. This Lease contains the entire understanding of the Parties. CITY and LESSEE agree that there is no other written or oral understanding between them with respect to LESSEE's Operations. Each party has relied on its own examination of the Site, advice from its own attorneys, and the warranties, representations, and covenants of the Lease itself. Each party to this Lease agrees that no other party, agent, or attorney of any other party has made any promise, representation, or warranty whatsoever which is not contained in this Lease. The failure or refusal of any party to read this Lease or other documents, inspect the Site, and obtain legal or other advice relevant to this transaction constitutes a waiver of any objection, contention, or claim that might have been based on such actions.
- 32.3. Supersedure. As of the Effective Date, this Lease shall supersede and annul all prior leases, right-of-entry permits, or other agreements concerning LESSEE's Operations, by and between CITY and LESSEE, and each such agreement shall be void and of no effect, except as to any rentals and fees that may have accrued or any rights and remedies accrued or granted to CITY under those agreements.
- 32.4. Partial Invalidity. If any term, covenant, condition, or provision of this Lease is found invalid, void, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
- 32.5. Time of the Essence. Time is of the essence for each and every term, covenant, and condition of this Lease.
- 32.6. Standard of Conduct. LESSEE and its employees shall, at all times, conduct themselves and LESSEE's Operations on the Site in a creditable manner and in accordance with industry standards.

- 32.7. Joint and Several Liability. If LESSEE is comprised of more than one person or legal entity, such persons and entities, and each of them, shall be jointly and severally liable for the performance of each and every obligation of LESSEE under this Lease.
- 32.8. Unavoidable Delay. If the performance of any act required of CITY or LESSEE under this Lease is directly prevented or delayed by reason of strikes, lockouts, labor disputes, unusual governmental delays, acts of God, fire, floods, epidemics, freight embargoes, or other causes beyond the reasonable control of the party required to perform an act, that party shall be excused from performing that act for a period equal to the period of the prevention or delay. This provision shall not apply to LESSEE's obligation to pay Rent. If CITY or LESSEE claims the existence of such a delay, the party claiming the delay shall notify the other party, in writing, of the fact within ten (10) calendar days after the beginning of any such claimed delay.
- 32.9. CITY's Consent or Approval. Whenever required under this Lease, CITY's consent or approval shall mean the written consent or approval of CITY's Mayor or his/her designee, unless otherwise expressly provided. CITY's discretionary acts hereunder shall be made at the Mayor's discretion, unless otherwise expressly provided.
- 32.10. Consent by Either Party. Except as otherwise expressly provided in this Lease, consent to be given by either party may not be unreasonably withheld or delayed.
- 32.11. Lease Modifications. This Lease shall not be modified, altered, or amended unless the modification, alteration, or amendment is in writing and signed by the Parties and approved by the City Attorney.
- 32.12. Cost Recovery. CITY collects various fees to offset the administrative costs incurred for CITY staff services. CITY shall process each of LESSEE's service requests upon receipt of LESSEE's payment of the applicable fee. The fee schedule, which is on file at the Office of the City Clerk, may be updated from time to time in CITY's sole discretion.
- 32.13. Survival. Any obligation under this Lease that requires a party's performance of that obligation after the expiration or earlier termination of this Lease shall survive such expiration or termination.
- 32.14. Headings and Captions. The section headings and captions used in this Lease shall not be held to define, limit, augment, or describe the scope, content, or intent of any or all parts of this Lease. If the page numbers and/or section numbers in this Lease are not in consecutive order, the lack of consecutive numbering shall have no effect on the enforceability of this Lease.
- 32.15. Number and Gender. In this Lease, words in the singular number shall include the plural, and *vice versa*, as appropriate to the context. Words of either gender shall include the other gender.
- 32.16. Authority to Execute and Deliver Lease. Each individual executing this Lease on behalf of another person or legal entity represents and warrants that he or she is authorized to execute and deliver this Lease on behalf of such person or entity in

accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreement, and that this Lease is binding upon such person or entity in accordance with its terms. Each person executing this Lease on behalf of another person or legal entity shall provide CITY with evidence, satisfactory to CITY, that such authority is valid, and such entity is a valid, qualified corporation, limited liability company, partnership, or other unincorporated association, in good standing in its home state, and that such entity is qualified to do business in the State of California.

32.17. Counterparts. This Lease may be executed in any number of counterparts, each of which when executed shall be deemed an original, but all of which together shall constitute one and the same instrument.

32.18. California Public Records Act. CITY shall determine, in its sole discretion, whether information provided to CITY by LESSEE pursuant to this Lease is or is not a public record subject to disclosure under the California Public Records Act ("CPRA"). LESSEE shall hold CITY, its elected officials, officers and employees harmless for CITY's disclosure of any such information in response to a request for information under the CPRA.

32.19. Accessibility Assessment. In accordance with California Civil Code section 1938, CITY hereby states that the Site has not been inspected by a Certified Access Specialist (CASP).

Further, pursuant to California Civil Code Section 1938(e), CITY is required to state: "A Certified Access Specialist (CASP) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."

32.20. CITY Employee Participation Policy. CITY may unilaterally and immediately terminate this Lease if LESSEE employs an individual who, within the twelve (12) months immediately preceding such employment did, in his or her capacity as a CITY officer or employee participate in negotiations with or otherwise have an influence on a recommendation made to the San Diego City Council related to the selection of LESSEE for this Lease. It is not the intent of this policy that these provisions apply to members of the City Council.

32.21. Local Business and Employment. LESSEE acknowledges that CITY seeks to promote employment and business opportunities for local residents and firms in all CITY contracts. For work associated with this Lease and to the extent legally possible, LESSEE shall use commercially reasonable efforts to solicit applications for employment and bids and proposal for contracts from local residents and firms as

opportunities occur. LESSEE shall use commercially reasonable efforts to hire qualified local residents and firms whenever practicable.

[Signatures appear on next page]

32.22. Exhibits Incorporated. All exhibits referenced in this Lease are incorporated into the Lease by this reference.

IN WITNESS WHEREOF, this Lease is executed by CITY and LESSEE, to be effective as of the Effective Date.

Date: 11/5/19

LESSOR: THE CITY OF SAN DIEGO,
a California municipal corporation

By: [Signature]

Name: Cybele Thompson

Title: Director, Real Estate Assets

Date: 10/21/2019

LESSEE: VERIZON WIRELESS (VAW) LLC,
a Delaware limited liability company
dba Verizon Wireless

By: [Signature]

Name: STEVEN LAMB

Title: DIRECTOR - NETWORK

Environmental Analysis Section Environmental Clearance:

Proposed project is exempt pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a lease to allow for the operation and maintenance of a WCF, is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Date: 11/4/2019

BY: [Signature]

Name: Jeffrey Szymanski

Title: Senior Planner

APPROVED AS TO FORM:

Date: 11/19/2019

MARA W. ELLIOTT, City Attorney

By: [Signature]

Name: Melissa Ables, Deputy City Attorney

Exhibit A:
Description of Site and Premises

CITY Site ID No.: R503RD

LESSEE Site No.: 805 and 15 (Montclair Park)

Location: 2911 Nile Street, San Diego, CA 92104

Assessor's Parcel Number: 453-821-28 & 453-822-30, 31

Description of Site: 160 sq. ft. equipment enclosure on the ground with three sectors of antennas mounted to a new 45' tall monopine.

Legal Description of Premises: All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel A:

Lots 35, 36 and 37, Block 22 of Amended Map of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map No. 1007, recorded in the Office of the County Recorder of said county on October 3, 1906.

Except therefrom that portion of said Lot 35 as conveyed to the State of California, as set forth and described in that certain document recorded April 29, 1966 as Instrument No. 72084 of Official Records.

Parcel B:

Lot 20, Block M of Montclair, in the City of San Diego, County of San Diego, State of California, according to Map No. 1684, recorded in the Office of the County Recorder of said county on March 20, 1916.

Parcel C:

That certain parcel of land shown and depicted as "Park" of Montclair, in the City of San Diego, County of San Diego, State of California, according to Map No. 1684, recorded in the Office of the County Recorder of said county on March 20, 1916.

Assessor's Parcel Number: **453-821-28; 453-822-30, 31**

Exhibit B

Site and Equipment Plans

[see following pages]

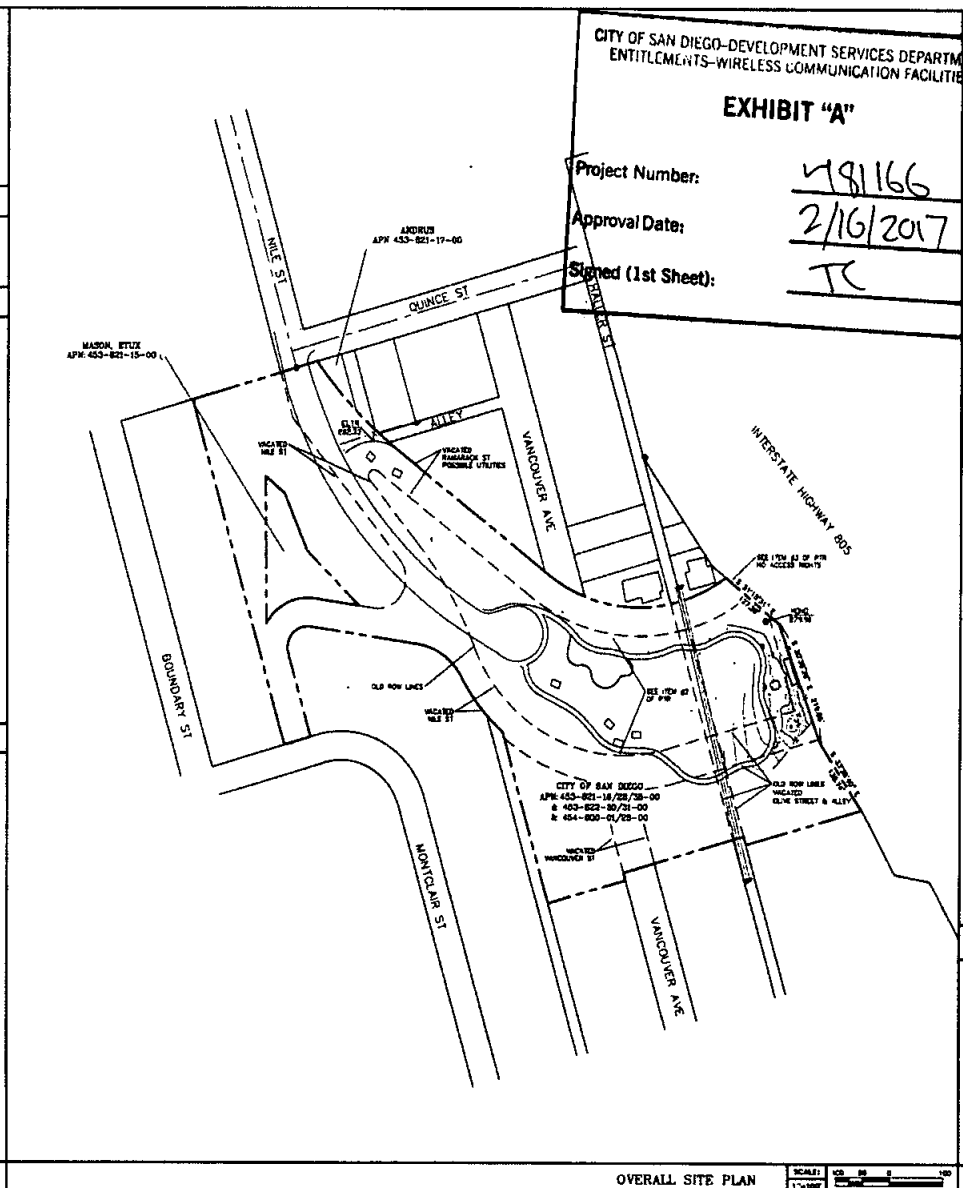
OWNER'S NAME: CITY OF SAN DIEGO
 ASSESSOR'S PARCEL NUMBER(S): 453-822-10/21-00
 453-821-16/28/28-00 & 454-800-01/28-00
 BASIS OF BEARINGS: (NAD 83, Epoch 2010)
 THE BEARING SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA
 STATE PLANE COORDINATE SYSTEM - ZONE 8. AS DETERMINED BY
 C.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND
 TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
 BASIS OF ELEVATIONS: NVD 1928
 ELEVATIONS ARE BASED THE CITY OF SAN DIEGO BENCHMARK
 LOCATED AT THE SWEP MIDPOINT RET OF THE INTERSECTION OF MC
 KINLEY STREET AND THORN STREET. ELEVATION = 314.67.

SITE DATA
 FEMA FLOOD ZONE DESIGNATION:
 County: San Diego Effective Date: 5/18/2012
 Map/Parcel: 060272010010
 The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION
 PARCEL A:
 LOTS 34, 35, 36 AND 37, BLOCK 22 OF AMENDED MAP OF CITY
 HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE
 OF CALIFORNIA, ACCORDING TO MAP NO. 1007, RECORDED IN THE
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 3,
 1908.
 EXCEPT THEREFROM THAT PORTION OF SAID LOT 37 AS CONVEYED TO
 THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT
 CERTAIN DOCUMENT RECORDED APRIL 24, 1968 AS INSTRUMENT NO.
 2084 OF OFFICIAL RECORDS.
 PARCEL B:
 LOT 20 AND 21, BLOCK M OF MONTCLAIR, IN THE CITY OF SAN
 DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
 MAP NO. 1884, RECORDED IN THE OFFICE OF THE COUNTY RECORDER
 OF SAID COUNTY ON MARCH 20, 1916.
 PARCEL C:
 THAT CERTAIN PARCEL OF LAND SHOWN AND DEPICTED AS PARK OF
 MONTCLAIR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
 STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1884, RECORDED IN
 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MARCH
 20, 1916.

PROPERTY LEGAL DESCRIPTION
 TITLE REPORT NOTES
 THE FOLLOWING EASEMENTS EFFECT SAID PARCEL, AND ARE SHOWN
 HEREON. SEE PRELIMINARY TITLE REPORT NO. 09020223 PREPARED
 BY COMMONWEALTH LAND TITLE COMPANY AND DATED FEBRUARY 12,
 2016 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID
 PROPERTY.
 ITEM #2 - Easement(s) for the purposes shown below and rights
 incidental thereto, as delineated on or as offered for dedication on
 Map/Parcel: Montclair-Map No. 1884
 Purpose: parks
 (AS SHOWN HEREON)
 ITEM #3 - The ownership of said Land does not include rights of
 access to or from the street, highway, or freeway abutting said
 Land, such rights having been relinquished by the document.
 Recording Date: April 29, 1968
 Recording No. as Instrument No. 2084 OF Official Records
 (AS SHOWN HEREON)
 END OF EASEMENTS
 "ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT
 ARE SHOWN HEREON AND DO NOT CROSS THE PROPOSED LEASE
 AREA. SITE IS LOCATED IN OLD STREET RIGHT-OF-WAY AND MAY
 HAVE UTILITY RIGHTS WITHIN."

TITLE REPORT NOTES



**CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
 ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES**

EXHIBIT "A"

Project Number: 4781166
 Approval Date: 2/16/2017
 Signed (1st Sheet): TC

VICINITY MAP

LEGEND
 These standard symbols will be found in the drawing:
 BUSH
 FOUND MONUMENT
 GAS VALVE
 IRRIGATION VALVE
 LIGHT POLE
 STORM DRAIN
 SANITARY SEWER MANHOLE
 TELEPHONE BOX
 TREE DECIDUOUS
 TREE PALM
 UTILITY POLE
 EDGE OF CONCRETE
 ELECTRICAL TRANSFORMER
 FLOODLINE GROUND & CUTTER
 FENCE TOP
 LIGHT POLE TOP
 TOP MONUMENT
 GROUND SPOT ELEVATION
 RETAINING WALL TOP
 STORMDRAIN INLET
 SIGNALL
 TREE TOP DECIDUOUS
 TREE TOP PALM
 TOP OF WALL
 BOUNDARY LINE
 CENTER LINE
 MISC. PROPERTY LINE
 MISC. FIE LINE
 RIGHT-OF-WAY LINE
 EASEMENT LINE
 FENCE LINE

LEGEND
 1) This is not a boundary survey. This is a specialized
 topographic map. The property lines and easements shown hereon
 are from record information as noted herein. Floyd Surveying
 translated the topographic survey to record information using the
 two found monuments shown herein. No other research was
 performed by Floyd Surveying.
 2) Any changes made to the information on this plan, without the
 written consent of Floyd Surveying releases Floyd Surveying of any
 and all liability.
 3) These drawings & specifications are the property & copyright of
 Floyd Surveying & shall not be used on any other work except by
 agreement with the Surveyor. Written dimensions must take
 preference over noted & shall be verified on the job site. Any
 discrepancy shall be brought to the notice of the Surveyor prior to
 commencement of any work.
 4) Field survey completed on FEBRUARY 16, 2016.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	2/25/2016	SITE SURVEY	CP
2	3/08/2016	TITLE PREPARED	CP
3	3/21/2016	SITE ADDRESS	CP

FLOYD SURVEYING
 3400B GALLERON STREET
 TENCIO, CA 92083
 OFFICE: (619) 300-0826
 EMAIL: floyd@floydsurveying.com

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED ON THIS SET OF
 DRAWINGS IS PROPRIETARY TO FLOYD SURVEYING, INC.
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLOYD SURVEYING, INC.

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

805 & I5
 2911 NILE STREET
 SAN DIEGO, CA 92104

SHEET TITLE:
 SITE SURVEY
 GENERAL INFORMATION

LS1

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

1481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC

CITY OF SAN DIEGO
APR 433-821-16/22/28-00
433-822-30/31-00
433-823-01/22-00

TRIP
C1214

OVERHEAD POWER LINES

WALKED ALLEY WAY

TOP
C1213

TRIP
C1215

PROPOSED SECTORS

INTERSTATE HIGHWAY 805

WALKED JEFFERSON AVENUE

WALKED OLIVE STREET

DETAIL SITE PLAN

SCALE: 1"=10'



LEGEND

These standard symbols are to be found in the drawing.

- BUMP
- FOUND MONUMENT
- ▲ GAS VALVE
- IRRIGATION VALVE
- LIGHT POLE
- STORM DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- EC EDGE OF CONCRETE
- ELTR ELECTRICAL TRANSFORMER
- FL FLOODLINE CURB & CUTTER
- FNCP FENCE TOP
- LP LIGHT POLE TOP
- MOND MOUND
- NS GROUND SPOT ELEVATION
- RV RETAINING WALL TOP
- SDM STORMDRAIN INLET
- SE SIDEWALK
- TRIP TREE TOP DECIDUOUS
- TRIPF TREE TOP PALM
- TW TOP OF WALL
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. FE. LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from recent information as noted herein. Floyd Surveying transmitted the topographic survey to record information along the two found monuments shown herein. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, renders Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over notes & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on FEBRUARY 16, 2016.

LEGEND

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	2/22/2016	SITE SURVEY	CS
1	3/24/2016	TITLE REVIEW	CS
2	5/27/2016	SITE APPROVAL	CS

FLOYD SURVEYING
3400S GALLERON STREET
TAMECULA, CA 92382
OFFICE: (949) 300-0428
CELL: 760-765-0428

PROPRIETARY INFORMATION
THE SURVEYORS ARE NOT RESPONSIBLE FOR THE REUSE OF
DRAWINGS OR INFORMATION A CORRECTION TO
THE DRAWING WILL BE PROVIDED TO THE CLIENT

verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



805 & I5
2811 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS2

PARKS & RECREATION NOTES:

- ROUTE OF PROPOSED UNDERGROUND TELLER & CLOUTIER CONDUITS SHALL BE REMOVED PRIOR TO CONSTRUCTION AND MODIFIED AS REQUIRED TO MINIMIZE DAMAGE TO AND DISRUPTION OF EXISTING PARK FACILITIES. ANY AND ALL PARK FACILITIES DAMAGED OR AFFECTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REMOVED OR REPLACED WITH NEW AS REQUIRED.
- THE SCHEDULE OF CONSTRUCTION SHALL BE COORDINATED WITH PARKS AND RECREATION DEPARTMENT TO ALLOW FOR BROADCAST SCHEDULE TO BE MODIFIED IF NECESSARY. ALL AREAS OF WORK WITHIN THE PARK SHALL BE SAFELY BARRICADED PRIOR TO CONSTRUCTION AND THE SAFETY BARRICADES MAINTAINED FOR THE FULL DURATION OF THE WORK.

ENGINEERING NOTES:

- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL OBTAIN A MAINTENANCE AGREEMENT FOR THE EXISTING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 3, DIVISION 1 (CONCRETE REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) TO THE WPPC. THE WPPC SHALL BE PREPARED IN ACCORDANCE WITH THE REGULATIONS IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- THE APPLICANT SHALL OBTAIN ANY REQUIRED NON-EXCLUSIVE RIGHT-OF-WAY USE AGREEMENTS FROM THE CITY OF SAN DIEGO FOR ANY PROPOSED WORK OCCURRING IN STREET OR ALLIANCE RIGHT-OF-WAYS.

CITY OF SAN DIEGO PLANNING & SERVICES DEPARTMENT
ENTITLEMENTS WIRELESS COMMUNICATIONS

EXHIBIT "A"

Project Number: **1481166**

Approval Date: **2/16/2017**

Signed (1st Sheet): **TC**

16000 VAN CANTON AVENUE, SAN DIEGO, CA 92104

GRADING DATA SHEET:

PERCENTAGE OF SITE PREVIOUSLY GRADED: **100%**

CUBIC YARDS OF CUT: **1,100** CUBIC YARDS OF FILL: **1,100**

VOLUME OF FILL TO BE IMPORTED: **1,100** CUBIC YARDS OF FILL TO BE EXPORTED: **1,100**

AREA TO BE GRADDED: **1.1** AC. OF SITE: **1.1**

PROPOSED CUT SLOPE: **3:1** FILL SLOPE: **3:1**

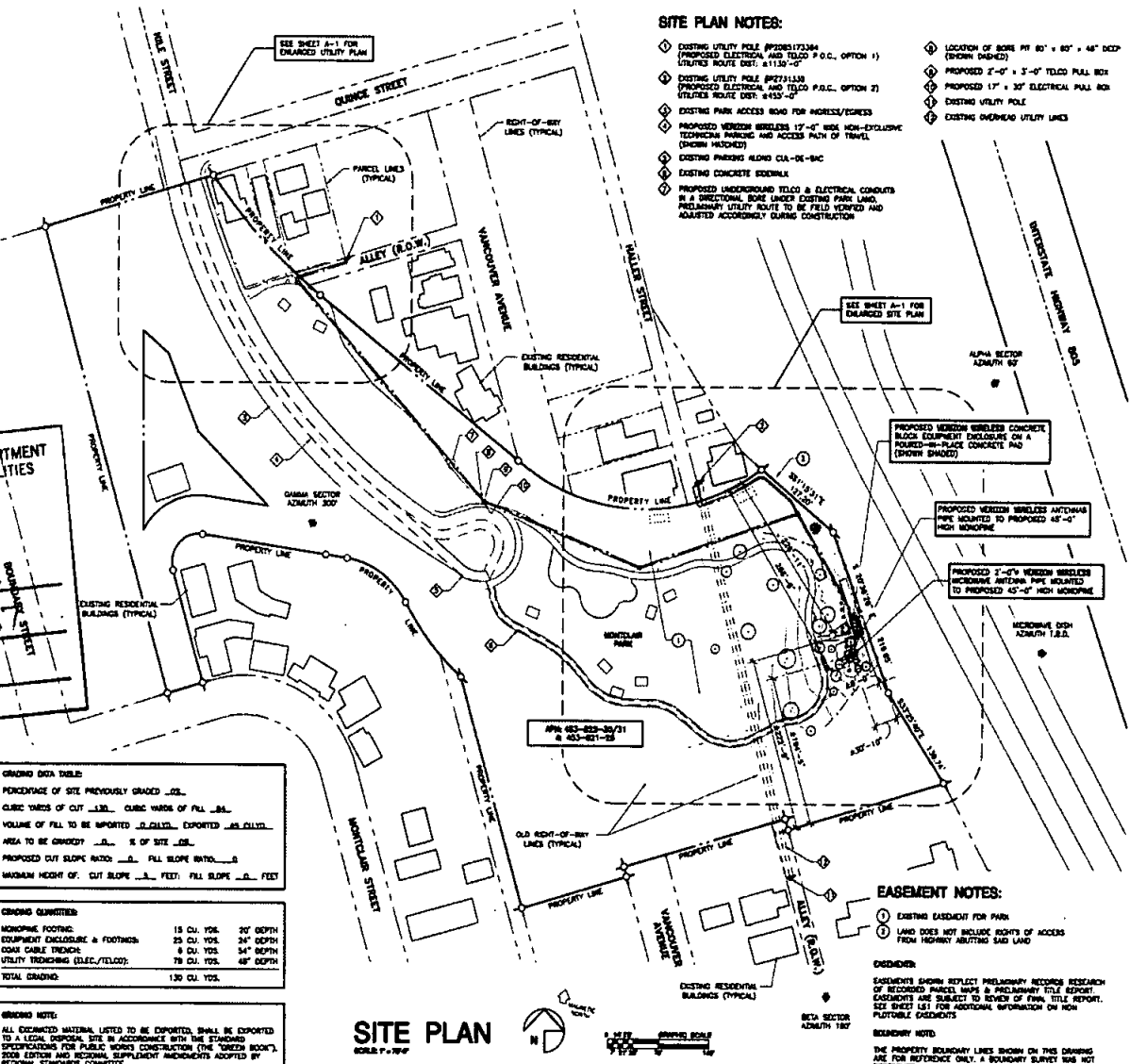
MAXIMUM HEIGHT OF CUT: **10** FEET FILL: **10** FEET

GRADING QUANTITIES:

GRASSING FOOTING:	15 CU. YDS.	30" DEPTH
EQUIPMENT ENCLOSURE & FOOTINGS:	20 CU. YDS.	34" DEPTH
COAX CABLE TRENCH:	8 CU. YDS.	34" DEPTH
UTILITY TRENCHING (ELEC./TELECOM):	70 CU. YDS.	48" DEPTH
TOTAL GRADING:	130 CU. YDS.	

GRADING NOTE:

ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2008 EDITION AND REGIONAL SUPPLEMENTARY AMENDMENTS ADOPTED BY REGIONAL SPOWASCOMMITTEE.



SITE PLAN NOTES:

- EXISTING UTILITY POLE (P/2001/17384) (PROPOSED ELECTRICAL AND TELLER P.O.C. OPTION 1) UTILITY ROUTE DIST. 41150'-0"
- EXISTING UTILITY POLE (P/2001/17384) (PROPOSED ELECTRICAL AND TELLER P.O.C. OPTION 2) UTILITY ROUTE DIST. 41150'-0"
- EXISTING PARK ACCESS ROAD FOR ACCESS/EGRESS
- PROPOSED WIRELESS WIRELESS 17'-0" WIDE NON-EXCLUSIVE TECHNICAL PARKING AND ACCESS PATH OF TRAVEL (SHOWN HATCHED)
- EXISTING PARKING ALONG CUA-DE-SAC
- EXISTING CONCRETE SIDEWALK
- PROPOSED UNDERGROUND TELLER & CLOUTIER CONDUITS IN A DIRECTIONAL BORE UNDER EXISTING PARK LANE. PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION
- LOCATION OF BORE PIT 60" x 60" x 48" DEEP (SHOWN HATCHED)
- PROPOSED 2'-0" x 3'-0" TELLER PULL BOX
- PROPOSED 17' x 30' ELECTRICAL PULL BOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINES

EASEMENT NOTES:

- EXISTING EASEMENT FOR PARK
- LAND DOES NOT INCLUDE RIGHTS OF ACCESS FROM HIGHEST ADJUTING LAND

DISCLAIMER:

EASEMENTS SHOWN REFLECT PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET LIST FOR ADDITIONAL INFORMATION ON NON-PLATABLE EASEMENTS.

BOUNDARY NOTE:

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	1/16/17	ISSUE STATUS	TC
2	2/16/17	ISSUE STATUS	TC
3	2/16/17	ISSUE STATUS	TC
4	2/16/17	ISSUE STATUS	TC
5	2/16/17	ISSUE STATUS	TC
6	2/16/17	ISSUE STATUS	TC

Booth & Suarez

ARCHITECTURE & INTERIORS

1615 CANTON AVENUE, SUITE 200, SAN DIEGO, CA 92104

PROPRIETARY INFORMATION

THIS INFORMATION IS THE PROPERTY OF BOOTH & SUAREZ. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOOTH & SUAREZ.

verizon

15505 SAN CANTON AVENUE, D1
 SAN DIEGO, CA 92104

805 AND 15

2811 MILE STREET

SAN DIEGO, CA 92104

SHEET TITLE:

SITE PLAN

A-0



A-1

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

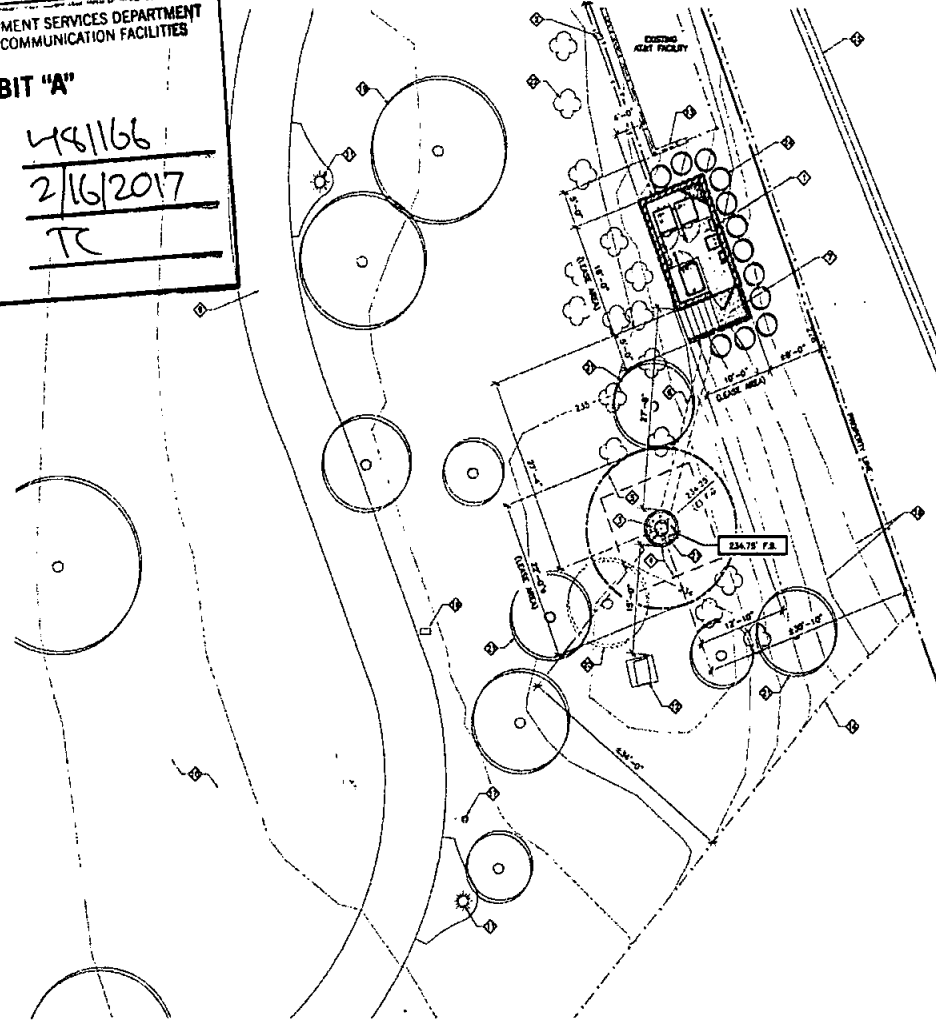
481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC



ENLARGED AREA PLAN NOTES:

- 1. PROPOSED WIRELESS EQUIPMENT INSIDE A NEW CONCRETE BLOCK ENCLOSURE ON A CONCRETE PAD (SHOWN SHADED)
- 2. PROPOSED WIRELESS JOINT UTILITY TRENCH FROM UTILITIES P.D.C. (SEE SHEET A-2 FOR CONTINUATION)
- 3. PROPOSED WIRELESS 45'-0" HIGH MONOPHORE
- 4. PROPOSED MONOPHORE GROUND OR MAT FOOTING PER MANUFACTURER
- 5. OUTLINE OF MONOPHORE CANOPY (SHOWN DASHED)
- 6. PROPOSED WIRELESS ANTENNA CABLE TRENCH FROM EQUIPMENT LEASE AREA TO ANTENNA LEASE AREA (SHOWN DASHED) (TRENCH LENGTH 243'-0")
- 7. PROPOSED RAILROAD TIE STEPS AND GRAVEL LANDING
- 8. NOT USED
- 9. EXISTING CONCRETE SIDEWALK
- 10. EXISTING PUBLIC PARK FIELD
- 11. EXISTING LIGHT STANDARD
- 12. EXISTING STORM DRAIN INLET
- 13. EXISTING CONCRETE BLOCK WITH CHAIN LINK FENCE ENCLOSURE
- 14. EXISTING CHAIN LINK FENCE
- 15. EXISTING CONCRETE DRAINAGE SWALE
- 16. EXISTING IRRIGATION VALVE
- 17. EXISTING SANITARY SEWER MANHOLE
- 18. EXISTING CONTOUR LINES @ 1'-0" INTERVALS (TYPICAL)
- 19. EXISTING TREES TO REMAIN (TYPICAL)
- 20. EXISTING TREE TO BE REMOVED (TYPICAL OF 1) (SHOWN DASHED)
- 21. PROPOSED TREES - 36" DBH (TYPICAL OF 2)
- 22. PROPOSED BOX - LUPINOSTERIS COMPOSITUS NATURE HEIGHT 40' x 25' SPREAD (SHOWN SHADED)
- 23. EXISTING SHRUBS TO REMAIN (TYPICAL)
- 24. EXISTING SHRUBS TO BE REMOVED (TYPICAL OF 1) (SHOWN DASHED)
- 25. PROPOSED SHRUBS - 15 GAL (TYPICAL OF 12) CALIFORNIA LEUC. TREBETHIAN BLUE - CLAMATELLE SPONSELLA NATURE HEIGHT 10' x 10' SPREAD (SHOWN SHADED)

ENLARGED AREA PLAN

SCALE 1/4" = 1'-0"



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/28/16	ISSUED	WKS
2	03/24/16	REVISED (PDPN.2)	WKS
3	04/01/16	REVISED (PDPN.2)	WKS
4	04/03/16	REVISED (PDPN.2)	WKS
5	11/15/16	REVISED (PDPN.2)	WKS

Booth & Suarez
ARCHITECTS & INTERIORS
4000 LA JOLLA VILLAGE SQUARE, SUITE 200
SAN DIEGO, CA 92161
(619) 594-8888

PROPRIETARY INFORMATION
THIS DOCUMENT IS THE PROPERTY OF BOOTH & SUAREZ. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

verizon
15300 SANCTUARY AVENUE, D1
IRVINE, CA 92618

805 AND 15
2811 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
ENLARGED
AREA PLAN

A-2

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

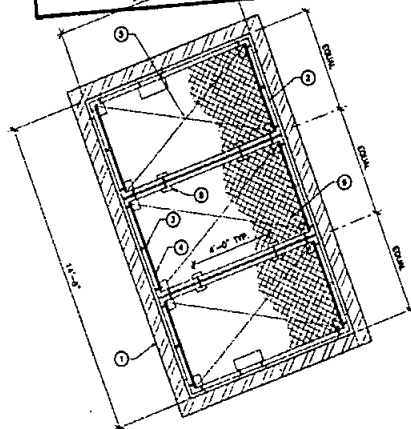
481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC



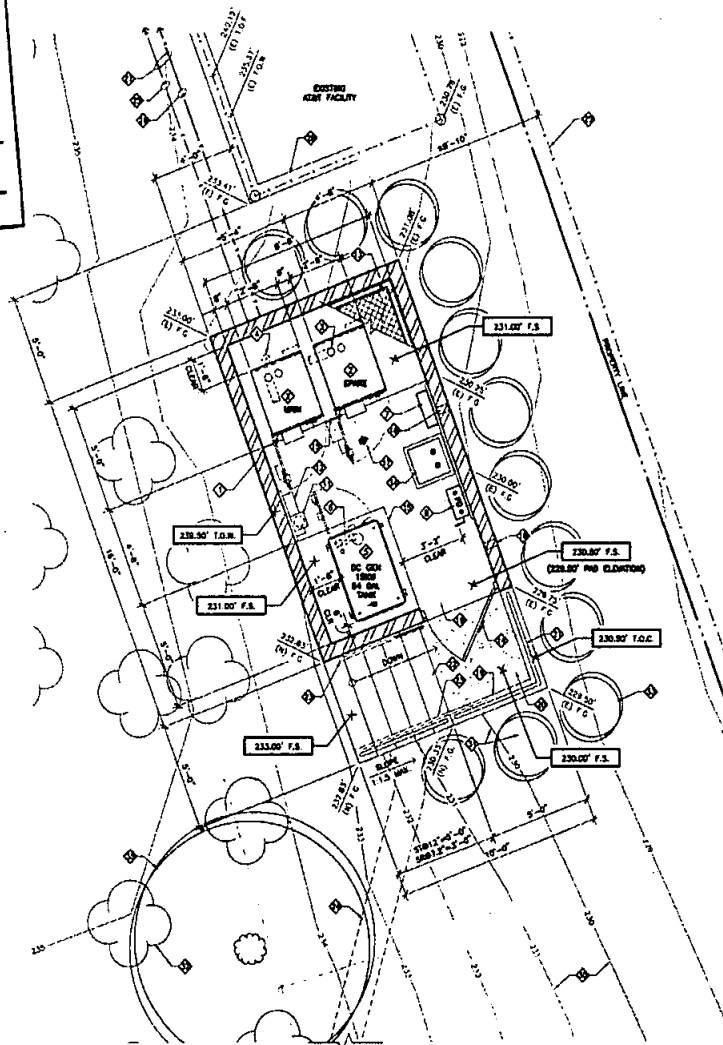
CHAIN LINK
LID PLAN

SCALE: 1/4" = 1'-0"



CHAIN LINK LID PLAN NOTES:

1. PROPOSED CONCRETE BLOCK ENCLOSURE BELOW
2. PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
3. PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
4. PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
5. "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
6. PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME
7. OPENING IN CONCRETE WALL BELOW (SHOWN SHADDED)
8. PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C. MAX. 2 EACH PANEL VERISIM



EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



EQUIPMENT PLAN NOTES:

1. PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WITH CHAIN LINK FENCE ENCLOSURE ON A CONCRETE PAD
2. PROPOSED VERIZON WIRELESS TOWER CELL ENCLOSURE/OUTDOOR EQUIPMENT CABINET (TYPICAL OF 2)
3. CABINET COMPONENTS: POWER PLANT, CHARGE FINDER, DISTRIBUTION, SWITCHES, BATTERIES - 3 TRENCH, A 4'-0" PANEL, 32.1" WIDE X 48.1" DEEP X 74.0" HEIGHT, WEIGHT: 2000 LBS.
4. PROPOSED UNDERGROUND 4" ANTENNA CABLE CONDUIT ROUTING TO STAY UP NEARBY CABINETS
5. PROPOSED GPS ANTENNA MOUNTED TO "TOWER CELL ENCLOSURE" EQUIPMENT CABINET (TYPICAL OF 1, IF 2ND CABINET IS ADDED A SPLITTER WILL BE REQUIRED)
6. PROPOSED VERIZON WIRELESS 150W DC ENCLOSED STANDBY GENERATOR WITH A 54 GALLON DOUBLE WALL SUBMERSE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD "POLAR POWER INC. DC GENERATOR OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT RATED PRESSURE LEVEL OF 65 PSI AT A REFERENCE DISTANCE OF 23 FEET, 22.0" WIDE X 48.0" DEEP X 78.0" HEIGHT, WEIGHT: 1500 LBS.
7. PROPOSED OPENING FOR CONDUIT PENETRATION BELOW (SHOWN DASHED)
8. PROPOSED 300 AMP LOAD CENTER/SUB PANEL UNISTRUT MOUNTED TO WALL
9. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED ON NEW UNISTRUT "H"-FRAME
10. NOT USED
11. NOT USED
12. PROVIDE AND INSTALL (1) CLAMP "BOLT" PIPE EXTENDER/SHIELD IN A WEATHERPROOF CABINET MOUNTED TO UNISTRUT
13. PROVIDE AND INSTALL BATTERY ACID SPILL KIT(S) CAPABLE OF NEUTRALIZING A SPILL FROM THE LARGEST BATTERY
14. PROPOSED CHAIN LINK LID
15. PROPOSED 4'-0" WIDE STEEL GATE AND FRAME WITH LOCKABLE ACCESS AND VERIZON WIRELESS SIGNAGE
16. PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS
17. PROPOSED POURED-IN-PLACE CONCRETE PAD
18. CONCRETE SLOPED TO DRAIN 1% MIN.
19. PROVIDE 4" X 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 2)
20. PROPOSED CONCRETE BLOCK RETAINING WALL (SHOWN HATCHED)
21. PROPOSED GRASSLAND LANDING
22. PROPOSED GALVANIZED STEEL COLUMBIA (TYPICAL)
23. PROPOSED FINISHING THE STEPS
24. PROPOSED GALVANIZED STEPS, HANDRAIL (TYPICAL)
25. PROPOSED VERIZON WIRELESS ANTENNA CABLE TRENCH (SHOWN DASHED)
26. PROPOSED UNDERGROUND ELECTRICAL CONDUIT IN TRENCH
27. PROPOSED UNDERGROUND 4" TELCO CONDUIT IN TRENCH
28. PROPOSED VERIZON WIRELESS JOINT UTILITY TRENCH (SEE SHEET A-4 FOR CONTINUATION)
29. EXISTING CONCRETE BLOCK WITH CHAIN LINK FENCE ENCLOSURE
30. EXISTING CHAIN LINK FENCE
31. EXISTING CONTOUR LINES @ 1'-0" INTERVALS (TYPICAL)
32. RE-GRADE EXISTING SLOPE AS NEEDED
33. EXISTING SHRUBS TO REMAIN (TYPICAL)
34. PROPOSED SHRUBS (SHOWN SHADDED)
35. PROPOSED STEP-DOWN TRANSFORMER ON CONCRETE PAD (ELECTRICAL OFFICE 1)
36. PROPOSED TREE (SHOWN SHADDED)

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	03/01/17	ISSUE FOR PERMIT	TC
2	03/01/17	ISSUE FOR PERMIT	TC
3	03/01/17	ISSUE FOR PERMIT	TC
4	03/01/17	ISSUE FOR PERMIT	TC

Booth Suarez &
ARCHITECTURAL & ENGINEERING

15505 SAND CANYON AVENUE, SUITE 100
SAN DIEGO, CA 92128

PROPRIETARY INFORMATION
THIS INFORMATION IS THE PROPERTY OF BOOTH SUAREZ & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

verizon
805 AND 15
2811 NILE STREET
SAN DIEGO, CA 92104

805 AND 15
2811 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
EQUIPMENT PLAN

A-3

ELEVATION NOTES:

- PROPOSED MONOPINE CASSION FOOTING
- PROPOSED CONCRETE BLOCK ENCLOSURE WALL
- PROPOSED CONCRETE BLOCK REINFORCING WALL
- PROPOSED GALVANIZED STEEL GUARDRAIL (TYPICAL)
- PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF)
- EXISTING CHAIN LINK FENCE
- EXISTING FINISH GRADE
- EXISTING CONCRETE DRAINAGE SHALE

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number: 4461166

Approval Date: 2/16/2017

Signed (1st Sheet): TC

PROPOSED VERIZON WIRELESS ANTENNAS
PIPE MOUNTED TO PROPOSED 45'-0" HIGH MONOPINE

PROPOSED 7'-0" VERIZON WIRELESS
MONOPINE ANTENNA PIPE MOUNTED
TO PROPOSED 45'-0" HIGH MONOPINE

PROPOSED VERIZON WIRELESS CONCRETE
BLOCK EQUIPMENT ENCLOSURE ON A
POURED-IN-PLACE CONCRETE PAD
(SHOWN SHADDED)

EXISTING
AST FACILITY
(IN FOREGROUND)
(SHOWN DASHED
FOR CLARITY)

PROPOSED VERIZON WIRELESS ANTENNAS
PIPE MOUNTED TO PROPOSED 45'-0" HIGH MONOPINE

PROPOSED 7'-0" VERIZON WIRELESS
MONOPINE ANTENNA PIPE MOUNTED
TO PROPOSED 45'-0" HIGH MONOPINE

PROPOSED VERIZON WIRELESS CONCRETE
BLOCK EQUIPMENT ENCLOSURE ON A
POURED-IN-PLACE CONCRETE PAD
(SHOWN SHADDED)

(IN FOREGROUND)
(SHOWN DASHED)

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	03/08/16	95% DESIGN	JA
2	03/16/16	100% DESIGN	JA
3	03/24/16	REVISED 100% DESIGN	JA
4	04/01/16	REVISED 100% DESIGN	JA
5	04/02/16	REVISED 100% DESIGN	JA
6	04/03/16	REVISED 100% DESIGN	JA
7	04/03/16	REVISED 100% DESIGN	JA
8	04/03/16	REVISED 100% DESIGN	JA

Booth & Suarez
ARCHITECTURAL INCORPORATED

201 GARDEN AVENUE, SUITE 200
SAN DIEGO, CA 92103

PROPRIETARY INFORMATION
THIS DOCUMENT IS UNCLASSIFIED AND IS NOT
CONTROLLED BY THE ARMY CORP OF ENGINEERS
UNLESS OTHERWISE NOTED

NOT FOR CONSTRUCTION
THIS DOCUMENT IS UNCLASSIFIED AND IS NOT
CONTROLLED BY THE ARMY CORP OF ENGINEERS
UNLESS OTHERWISE NOTED

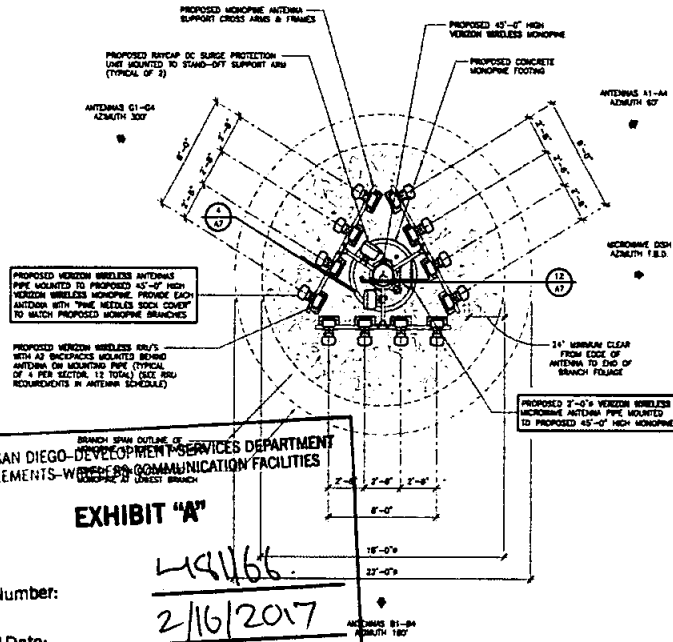
verizon

15500 SAND CANYON AVENUE, D1
IRVINE, CA 92618

805 AND 15
2911 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
EXTERIOR
ELEVATIONS

A-5



PROPOSED WIRELESS ANTENNAS
PIPE MOUNTED TO PROPOSED 45'-0" HIGH
WIRELESS MONOPINE. PROVIDE EACH
ANTENNA WITH THREE NEEDLES EACH COVERT
TO MATCH PROPOSED MONOPINE BRANCHES

PROPOSED WIRELESS RRU'S
WITH A2 BACKPACKS MOUNTED BEHIND
ANTENNA ON MOUNTING PIPE (TYPICAL
OF 4 PER SECTION, 12 TOTAL) (SEE RRU
REQUIREMENTS IN ANTENNA SCHEDULE)

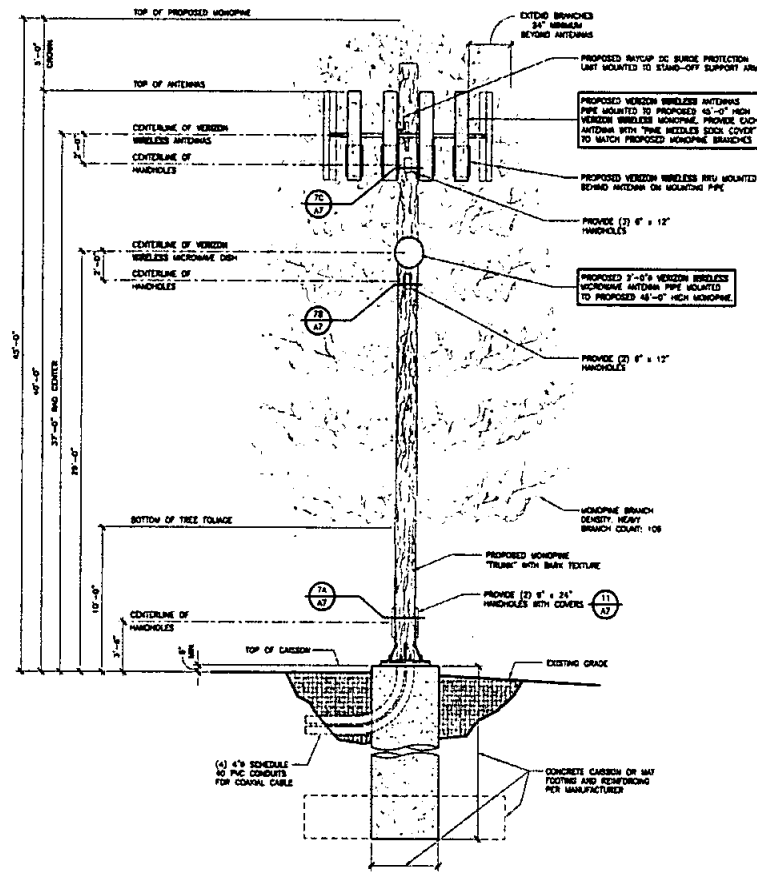
EXHIBIT "A"

Project Number:

Approval Date:

Signed (1st Sheet):

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTION	DIRECTION	AZIMUTH	CONVERT	SWAY	SIZE	NO. OF MONOPINE PER SECTION	NUMBER MONOPINE LENGTH (N - 7 - 3)	CABLE LENGTH (N - 7 - 3)	CABLE SIZE & WT
ALPHA1	NORTHEAST	60°	0	N/A	75' L x 11' W x 2' H	(1) RRU 2) MONOPINE PER SECTION	8 COILS 8 HYBRID + 4 SET CABLES	145'-0"	(2) 1/2" HYBRID TRUNK
ALPHA2					75' L x 11' W x 2' H				
ALPHA3					75' L x 11' W x 2' H				
ALPHA4					75' L x 11' W x 2' H				
BETA1	SOUTH	180°	0	N/A	75' L x 11' W x 2' H	(1) RRU 2) MONOPINE PER SECTION	8 COILS 8 HYBRID + 4 SET CABLES	145'-0"	(2) 1/2" HYBRID TRUNK
BETA2					75' L x 11' W x 2' H				
BETA3					75' L x 11' W x 2' H				
BETA4					75' L x 11' W x 2' H				
GAMMA1	NORTHEAST	300°	0	N/A	75' L x 11' W x 2' H	(1) RRU 2) MONOPINE PER SECTION	8 COILS 8 HYBRID + 4 SET CABLES	145'-0"	(2) 1/2" HYBRID TRUNK
GAMMA2					75' L x 11' W x 2' H				
GAMMA3					75' L x 11' W x 2' H				
GAMMA4					75' L x 11' W x 2' H				
MICROWAVE DSH	T.S.D.	-	-	-	2'-0" DIAMETER	-	-	-	(3) 1 1/4" COIL



MONOPINE ELEVATION

NOTED: NO EXPOSED PIPES PERMIT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

MONOPINE MANUFACTURER: CELL TREES CONTACT: DAVID REEDLEY

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03-04-16	ISSUE FOR PERMITS	AM
1	03-14-16	ISSUE FOR PERMITS	AM
2	03-24-16	REVISED 100% SET	AM
3	06-01-16	REVISED 100% SET	AM
4	10-02-16	REVISED 100% SET	AM
5	11-16-16	REVISED 100% SET	AM

Booth Suarez &
ARCHITECTURE & INTERIORS
300 S. GARDEN STREET, SUITE 200
CAROLINA, NC 27613
TEL: 704.333.1111 FAX: 704.333.1112

PROPRIETARY INFORMATION
THIS DOCUMENT IS THE PROPERTY OF BOOTH SUAREZ & ASSOCIATES, P.A.
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BOOTH SUAREZ & ASSOCIATES, P.A.

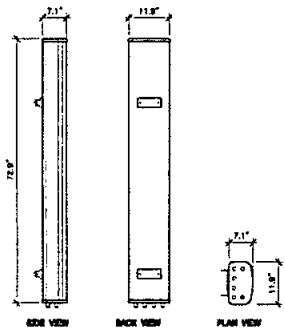
verizon

15000 SAND CANYON AVENUE, D1
IRVINE, CA 92618

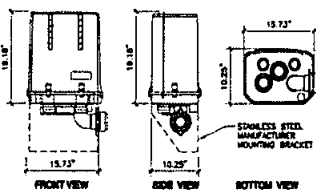
805 AND 15
2811 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
**ANTENNA PLAN &
MONOPINE ELEVATION**

A-6

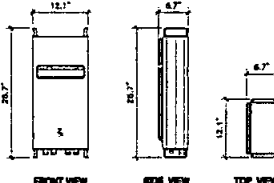


WEIGHT: 40.6 LBS.

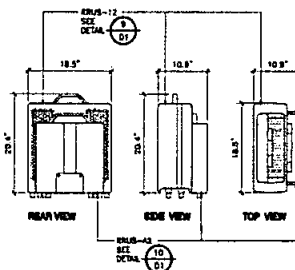


RAYCAP REMOC-4750-PF-40
WEIGHT: 21.9 LBS.

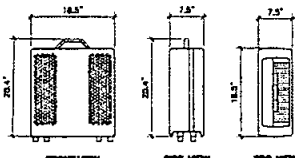
RAYCAP REMOC-3315-PF-40
WITH SURGE SUPPRESSOR
WEIGHT: 29.9 LBS.



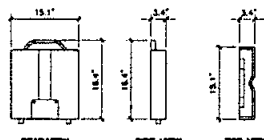
WEIGHT: 90.2 LBS.



WEIGHT: 80.0 LBS



EDICENT: 54.2 LRS



WSPU 2301B

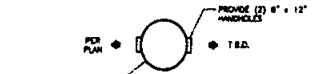
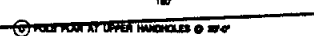
CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

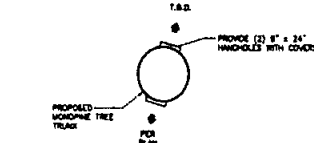
481166

2/16/2007

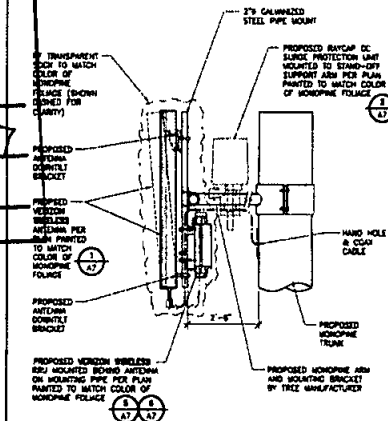
PROVIDE (3) 6" x 12" BRACKETS



273 HANSEN ET AL.

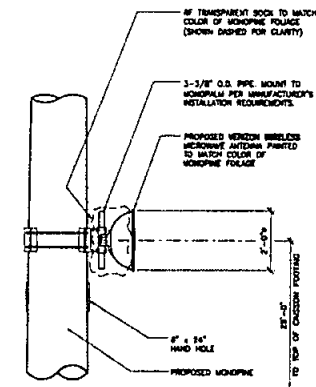


4



NOTE: IF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH & WIDTH OF EACH ANTENNA FROM FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLEING SHALL BE PAINTED TO MATCH MONOPINE TREE FOLIAGE

SCALE	1/4"=1'-0"
-------	------------



SCALE	12
-------	----

ISSUE STATUS			
REV	DATE	DESCRIPTION	
0	2409-78	NEW ISSUES	
0	02-10-78	10% FORGON	
1	02-22-78	REVISED 100% JD	
2	08-01-78	REVISED 100% JD	
3	10-02-78	REVISED 100% JD	
4	11-16-78	REVISED 100% JD	

BOOTH & SUAREZ
ARCHITECTURE & INCORPORATED

PROPRIETARY INFORMATION
THE INFORMATION IS UNCLASSIFIED ON THE BASIS OF
E.O. 13526, 10/10/2009, 1/10/2010, 1/10/2011, 1/10/2012, 1/10/2013, 1/10/2014, 1/10/2015, 1/10/2016, 1/10/2017, 1/10/2018, 1/10/2019, 1/10/2020, 1/10/2021, 1/10/2022, 1/10/2023, 1/10/2024, 1/10/2025, 1/10/2026, 1/10/2027, 1/10/2028, 1/10/2029, 1/10/2030, 1/10/2031, 1/10/2032, 1/10/2033, 1/10/2034, 1/10/2035, 1/10/2036, 1/10/2037, 1/10/2038, 1/10/2039, 1/10/2040, 1/10/2041, 1/10/2042, 1/10/2043, 1/10/2044, 1/10/2045, 1/10/2046, 1/10/2047, 1/10/2048, 1/10/2049, 1/10/2050, 1/10/2051, 1/10/2052, 1/10/2053, 1/10/2054, 1/10/2055, 1/10/2056, 1/10/2057, 1/10/2058, 1/10/2059, 1/10/2060, 1/10/2061, 1/10/2062, 1/10/2063, 1/10/2064, 1/10/2065, 1/10/2066, 1/10/2067, 1/10/2068, 1/10/2069, 1/10/2070, 1/10/2071, 1/10/2072, 1/10/2073, 1/10/2074, 1/10/2075, 1/10/2076, 1/10/2077, 1/10/2078, 1/10/2079, 1/10/2080, 1/10/2081, 1/10/2082, 1/10/2083, 1/10/2084, 1/10/2085, 1/10/2086, 1/10/2087, 1/10/2088, 1/10/2089, 1/10/2090, 1/10/2091, 1/10/2092, 1/10/2093, 1/10/2094, 1/10/2095, 1/10/2096, 1/10/2097, 1/10/2098, 1/10/2099, 1/10/2100, 1/10/2101, 1/10/2102, 1/10/2103, 1/10/2104, 1/10/2105, 1/10/2106, 1/10/2107, 1/10/2108, 1/10/2109, 1/10/2110, 1/10/2111, 1/10/2112, 1/10/2113, 1/10/2114, 1/10/2115, 1/10/2116, 1/10/2117, 1/10/2118, 1/10/2119, 1/10/2120, 1/10/2121, 1/10/2122, 1/10/2123, 1/10/2124, 1/10/2125, 1/10/2126, 1/10/2127, 1/10/2128, 1/10/2129, 1/10/2130, 1/10/2131, 1/10/2132, 1/10/2133, 1/10/2134, 1/10/2135, 1/10/2136, 1/10/2137, 1/10/2138, 1/10/2139, 1/10/2140, 1/10/2141, 1/10/2142, 1/10/2143, 1/10/2144, 1/10/2145, 1/10/2146, 1/10/2147, 1/10/2148, 1/10/2149, 1/10/2150, 1/10/2151, 1/10/2152, 1/10/2153, 1/10/2154, 1/10/2155, 1/10/2156, 1/10/2157, 1/10/2158, 1/10/2159, 1/10/2160, 1/10/2161, 1/10/2162, 1/10/2163, 1/10/2164, 1/10/2165, 1/10/2166, 1/10/2167, 1/10/2168, 1/10/2169, 1/10/2170, 1/10/2171, 1/10/2172, 1/10/2173, 1/10/2174, 1/10/2175, 1/10/2176, 1/10/2177, 1/10/2178, 1/10/2179, 1/10/2180, 1/10/2181, 1/10/2182, 1/10/2183, 1/10/2184, 1/10/2185, 1/10/2186, 1/10/2187, 1/10/2188, 1/10/2189, 1/10/2190, 1/10/2191, 1/10/2192, 1/10/2193, 1/10/2194, 1/10/2195, 1/10/2196, 1/10/2197, 1/10/2198, 1/10/2199, 1/10/2200, 1/10/2201, 1/10/2202, 1/10/2203, 1/10/2204, 1/10/2205, 1/10/2206, 1/10/2207, 1/10/2208, 1/10/2209, 1/10/2210, 1/10/2211, 1/10/2212, 1/10/2213, 1/10/2214, 1/10/2215, 1/10/2216, 1/10/2217, 1/10/2218, 1/10/2219, 1/10/2220, 1/10/2221, 1/10/2222, 1/10/2223, 1/10/2224, 1/10/2225, 1/10/2226, 1/10/2227, 1/10/2228, 1/10/2229, 1/10/2230, 1/10/2231, 1/10/2232, 1/10/2233, 1/10/2234, 1/10/2235, 1/10/2236, 1/10/2237, 1/10/2238, 1/10/2239, 1/10/2240, 1/10/2241, 1/10/2242, 1/10/2243, 1/10/2244, 1/10/2245, 1/10/2246, 1/10/2247, 1/10/2248, 1/10/2249, 1/10/2250, 1/10/2251, 1/10/2252, 1/10/2253, 1/10/2254, 1/10/2255, 1/10/2256, 1/10/2257, 1/10/2258, 1/10/2259, 1/10/2260, 1/10/2261, 1/10/2262, 1/10/2263, 1/10/2264, 1/10/2265, 1/10/2266, 1/10/2267, 1/10/2268, 1/10/2269, 1/10/2270, 1/10/2271, 1/10/2272, 1/10/2273, 1/10/2274, 1/10/2275, 1/10/2276, 1/10/2277, 1/10/2278, 1/10/2279, 1/10/2280, 1/10/2281, 1/10/2282, 1/10/2283, 1/10/2284, 1/10/2285, 1/10/2286, 1/10/2287, 1/10/2288, 1/10/2289, 1/10/2290, 1/10/2291, 1/10/2292, 1/10/2293, 1/10/2294, 1/10/2295, 1/10/2296, 1/10/2297, 1/10/2298, 1/10/2299, 1/10/2300, 1/10/2301, 1/10/2302, 1/10/2303, 1/10/2304, 1/10/2305, 1/10/2306, 1/10/2307, 1/10/2308, 1/10/2309, 1/10/2310, 1/10/2311, 1/10/2312, 1/10/2313, 1/10/2314, 1/10/2315, 1/10/2316, 1/10/2317, 1/10/2318, 1/10/2319, 1/10/2320, 1/10/2321, 1/10/2322, 1/10/2323, 1/10/2324, 1/10/2325, 1/10/2326, 1/10/2327, 1/10/2328, 1/10/2329, 1/10/2330, 1/10/2331, 1/10/2332, 1/10/2333, 1/10/2334, 1/10/2335, 1/10/2336, 1/10/2337, 1/10/2338, 1/10/2339, 1/10/2340, 1/10/2341, 1/10/2342, 1/10/2343, 1/10/2344, 1/10/2345, 1/10/2346, 1/10/2347, 1/10/2348, 1/10/2349, 1/10/2350, 1/10/2351, 1/10/2352, 1/10/2353, 1/10/2354, 1/10/2355, 1/10/2356, 1/10/2357, 1/10/2358, 1/10/2359, 1/10/2360, 1/10/2361, 1/10/2362, 1/10/2363, 1/10/2364, 1/10/2365, 1/10/2366, 1/10/2367, 1/10/2368, 1/10/2369, 1/10/2370, 1/10/2371, 1/10/2372, 1/10/2373, 1/10/2374, 1/10/2375, 1/10/2376, 1/10/2377,

verizon
15500 SAND CANYON AVENUE, D1
REDHILL, CA 92381

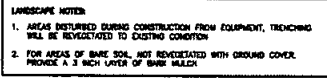
805 AND 15
2911 NILE STREET
SAN DIEGO, CA 92104

SHEET TITLE:
ANTENNA & MONOPRIE
DETAILS

A-7

Signed (1st Sheet):

76



SCALE: 1/8" = 1'-0"

CONTRACTOR IS TO COORDINATE MODIFICATIONS TO EXISTING ON SITE IRRIGATION SYSTEM TO PROVIDE PROPER PROPOSED LANDSCAPE COVERAGE. PROVIDE MATCHING IRRIGATION SPROCKLERS. COORDINATE ALL WORK WITH OWNER.

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number: 481166

Approval Date: 2/16/2017

Signed (1 of Sheet): Travis Clenden

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon✓



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.

11/17/2016

Photosimulation of proposed telecommunications site

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

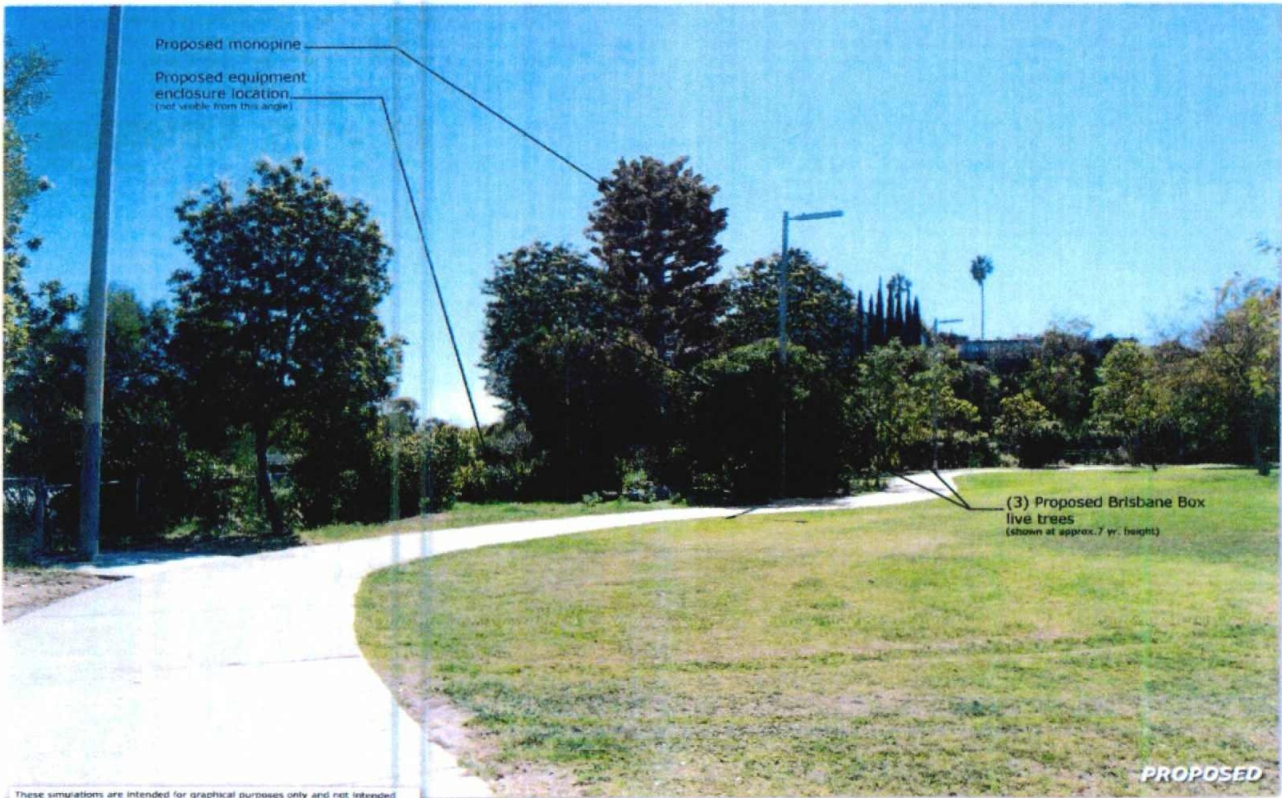
Project Number: 481166

Approval Date: 2/16/2017

Signed (1st Sheet): TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

11/17/2016

Photosimulation of proposed telecommunications site

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon



These simulations are intended for graphical purposes only and are not intended to be part of or to replace the information provided on the construction drawings.
11/17/2016

Photosimulation of proposed telecommunications site

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon

EXISTING



Proposed monopine
Proposed equipment
enclosure location
(look outside from this angle)



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
11/17/2016

Photosimulation of proposed telecommunications site

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

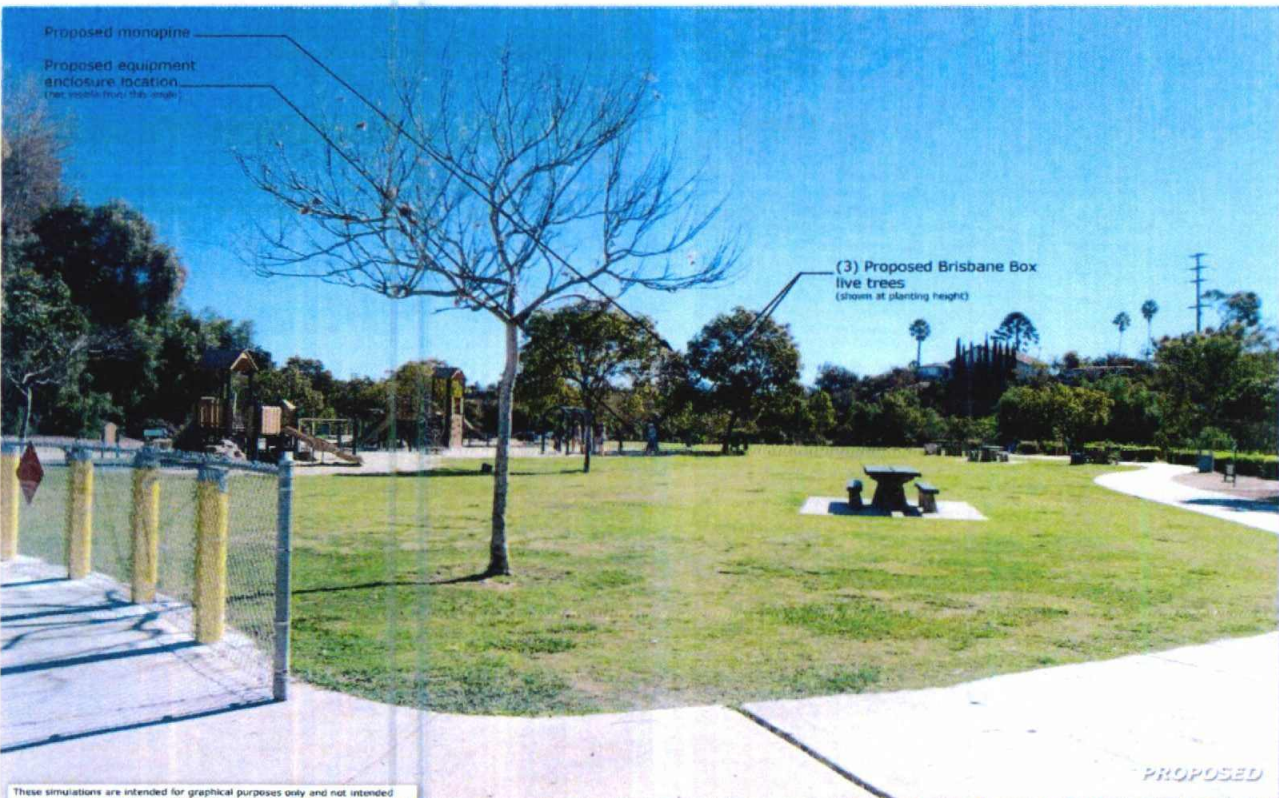
Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon

EXISTING



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.
11/17/2016

Photosimulation of proposed telecommunications site

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

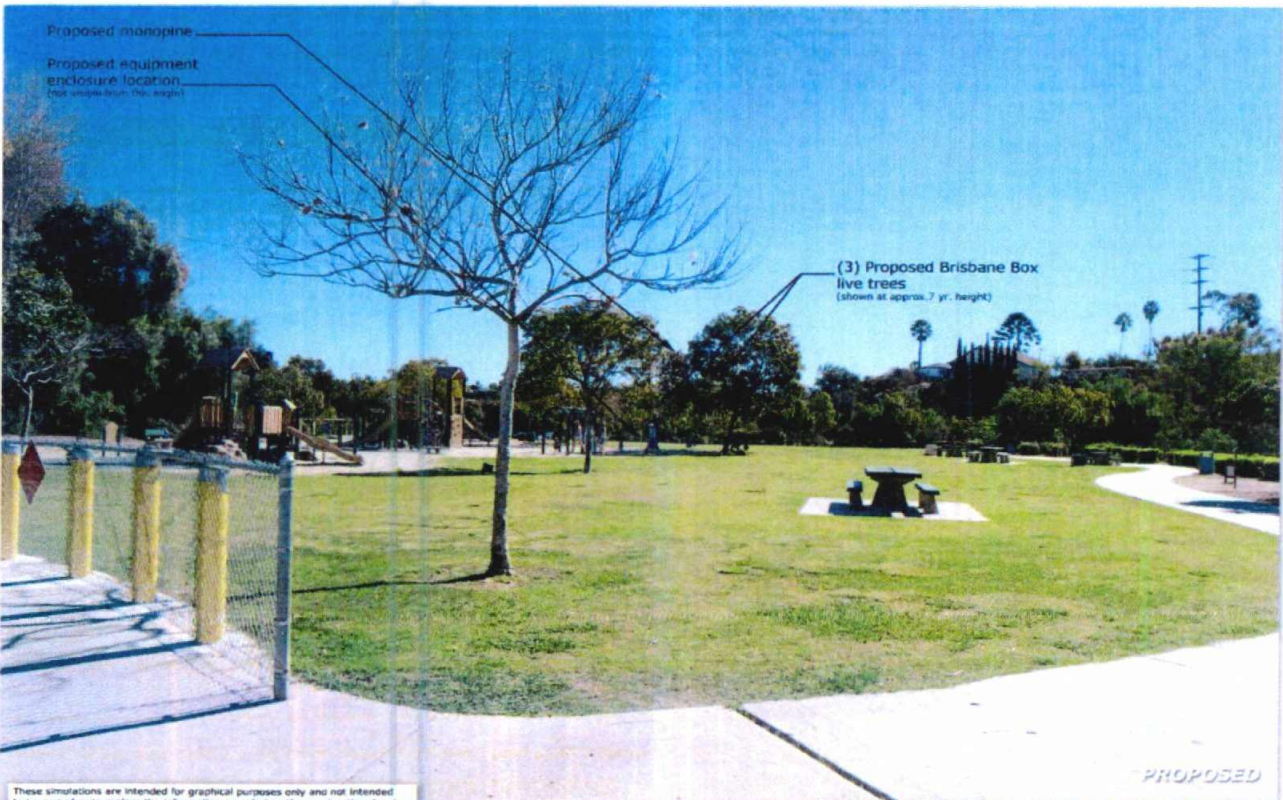
Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon✓

EXISTING



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.
11/17/2016

Photosimulation of proposed telecommunications site

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon

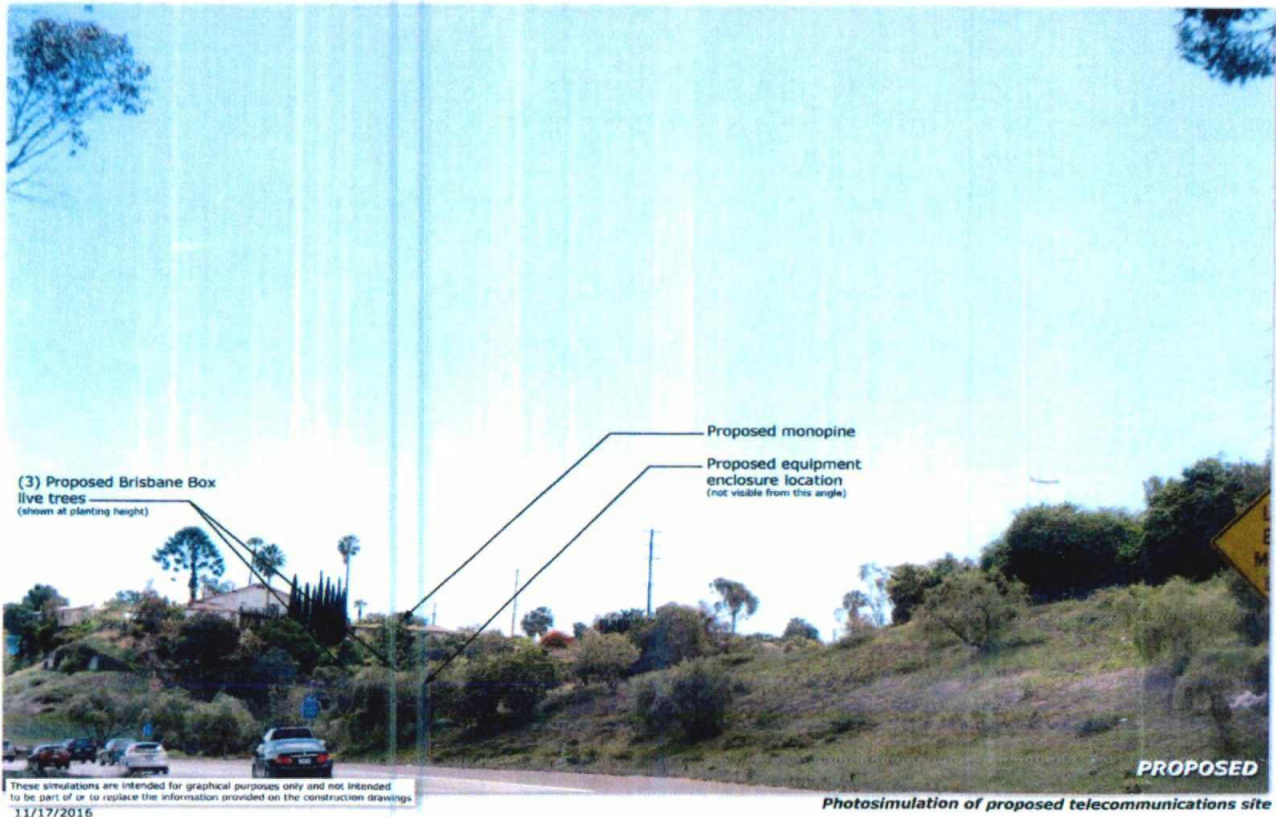
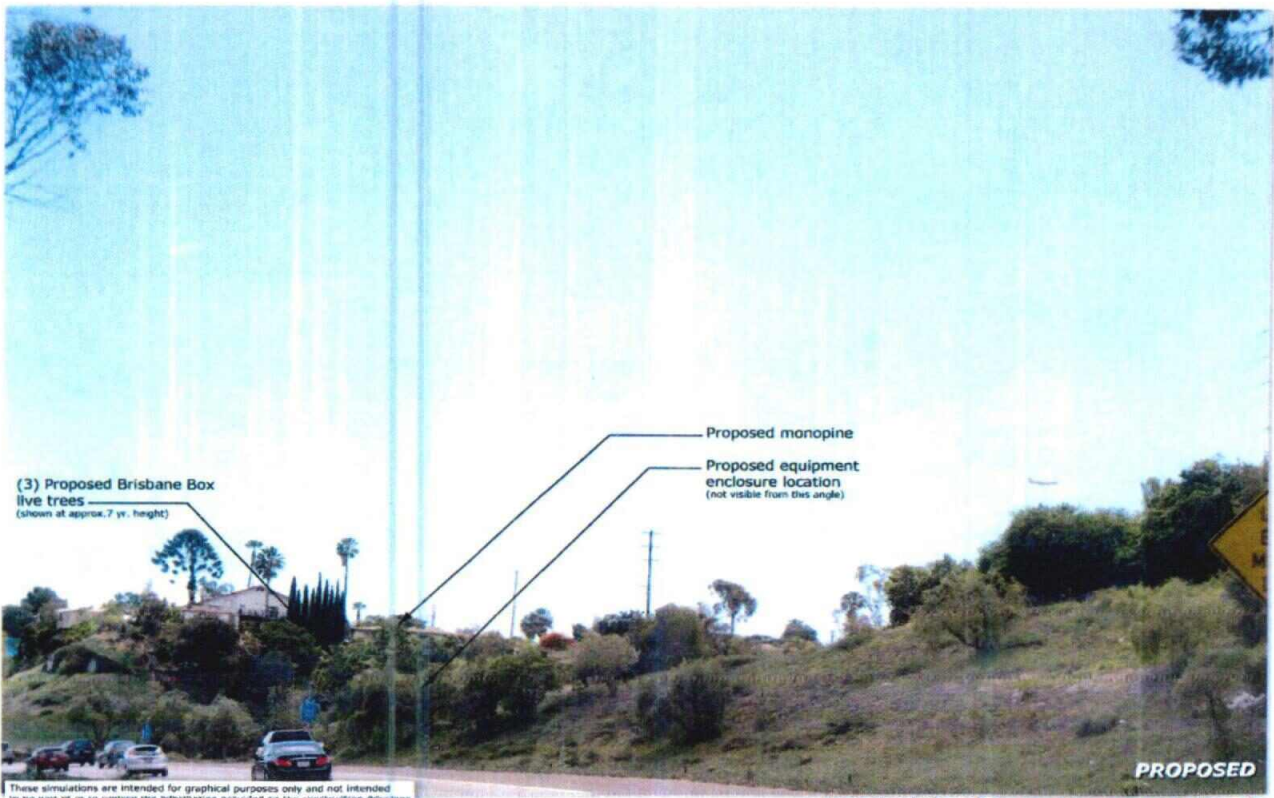


EXHIBIT "A"

Project Number: 481166
Approval Date: 2/16/2017
Signed (1st Sheet): TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon



CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon

EXISTING



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.
11/17/2016

Photosimulation of proposed telecommunications site

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number:

481166

Approval Date:

2/16/2017

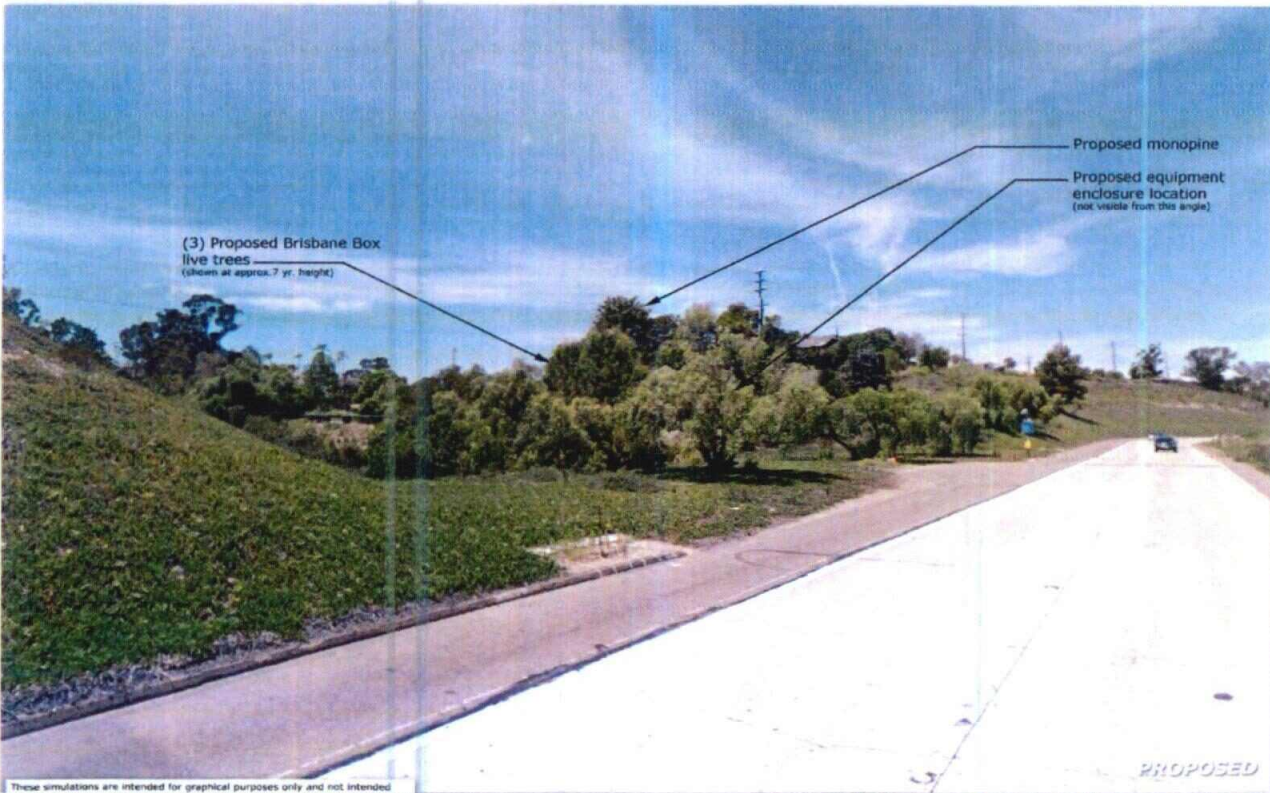
Signed (1st Sheet):

TC

805 & 15
2800 Vancouver Ave.
San Diego, CA 92104

verizon

EXISTING



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.

11/17/2016

Photosimulation of proposed telecommunications site

Exhibit C

Memorandum of Lease Form

Recording Requested By and
When Recorded Return To:

McGuireWoods LLP
1800 Century Park East, 8th Floor
Los Angeles, California 90067
Attn: Reena Yuba
Re: 805 and 15

APN# 453-821-28 & 453-822-30, 31
Site # 805 and 15

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is effective as of _____, 20____ (the Effective Date”).

1. THE CITY OF SAN DIEGO, a California municipal corporation (“CITY”), with an office at 1200 Third Avenue, M.S. 51A, San Diego, CA 92101-4155, and VERIZON WIRELESS (VAW) LLC, a Delaware limited liability company doing business as Verizon Wireless) (“LESSEE”), with an office at 180 Washington Valley Road, Bedminster, NJ 07921, entered into that certain CITY OF SAN DIEGO TELECOMMUNICATIONS LEASE (“Lease”) dated _____, 20____, for the purpose of installing, operating, and maintaining a wireless communication facility and other improvements as set forth in the Lease.
2. The term of the Lease is Ten (10) years and commenced on _____, 20__.
3. The land which is the subject of the Lease is described in attached Exhibit “A.” The portion of the land being leased to LESSEE is set forth in the Lease.

IN WITNESS WHEREOF, this Memorandum of Lease is executed to be effective as of the Effective Date:

CITY:

LESSEE:

THE CITY OF SAN DIEGO, a
California municipal corporation

VERIZON WIRELESS (VAW) LLC,
dba Verizon Wireless

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

APPROVED AS TO FORM AND LEGALITY:
MARA W. ELLIOTT, CITY ATTORNEY

By: _____

Name: _____

Title: _____

Exhibit D

Interference Protection Requirements

- a. **Interference.** Prior to the Effective Date or at any time during the Term of this Lease, LESSEE may be required to provide an intermodulation report ("Report") to CITY. This Report shall include the calculation parameters used to compile the Report, all intermodulation "hits," a brief description of the results of the intermodulation calculations; a list of possible interference situations that may result from the proposed Communications Equipment; transmission frequencies that are currently being operated at the Site, and similar or other relevant data from other permittees/lessees/users operating on-site. The information required to compile the Report, including intermodulation parameters and currently known transmission frequencies at the Site may be obtained from CITY's General Services Department, Communications Division. CITY is not responsible for any omitted data provided for the purpose of creating the Report. The Report shall be provided to CITY's General Services Department, Communications Division ("GSDCD"), Attention: Senior Communications Engineer.
- b. **City of San Diego Land Radio/Electronic Use "ON THE AIR" Test Instructions and Procedures.** For the purpose of confirming interference situations calculated by the Report and for the discovery of any other actual interference situations, on-premises, pre-installation or pre-use tests may be required. The tests will determine whether or not radio frequency interference or degraded performance will result to any existing authorized radio/electronic type uses at the Site.

Pre-installation or pre-use Testing

- (1) LESSEE shall notify all permittees/lessees/users at the Site of the tests and details of the tests, at least fourteen (14) calendar days in advance of the test. A listing of all permittees/lessees/users operating at the Site may be obtained from CITY and used to compile a notification list.
 - (a) The notification shall be in the form of a letter to each listed permittee/lessee/user giving a technical data summary of the test and shall specify the date and hour the test will start. The letter of notification shall request the permittees/lessees/users to have a qualified representative present for the test to observe for possible interference problems and with authority to sign an interference or noninterference certification on behalf of the permittee/lessee/user. Technical Data Summary and Test Results Certification sheets are included below.
 - (b) A copy of these instructions, "City of San Diego Radio/Electronic Land Use On-The-Air Test Instructions and Procedures" shall be attached to each notification and it shall be noted in the notification letter.
 - (c) Notification to permittees/lessees/users shall be sent via U.S. Mail, pre-paid First-Class postage, certified return receipt requested or hand delivered.

- (d) The notification letter to the GSDCD Senior Communications Engineer shall include a list of all permittees/lessees/users notified.
- (2) Following the completion of the tests, LESSEE shall provide a letter to the GSDCD Senior Communications Engineer stating the test results obtained from each permittee/lessee/user participating in the test and a list of those permittees/lessees/users who did not respond.
- (3) If a notified permittee/lessee/user fails to send a qualified representative to observe and participate in the tests, it will be assumed by CITY that the permittee/lessee/user has assured itself that their operations will not be affected.
- (4) It shall be the responsibility of LESSEE to make complete arrangements and conduct all tests in accordance with applicable Federal/FCC Rules and Regulations.

c. On-The-Air Tests - Technical Details

Pre-installation or pre-use on-the-air tests shall be conducted by the LESSEE under the following technical conditions:

- (1) The LESSEE's transmitting and/or receiving equipment shall be of the type planned for final use at the Site.
 - (a) The transmitted RF power shall be the maximum to be used and authorized at the Site.
 - (b) On-the-air transmitter tests shall include the use of full allowable modulation.
 - (c) Antenna height(s), location(s) and type(s) shall be the same or comparable to the final installation plan.
- (2) Tests shall include on-the-air operation of all participating transmitter(s) and receiver(s) in all possible combinations with the LESSEE's electronic equipment.
- (3) All tests shall include testing with all frequencies planned for use by the LESSEE at the Site.

d. Radio Frequency Interference to City Radio Equipment

The radio equipment use proposed by LESSEE shall not directly or indirectly result in degraded technical performance of the CITY's existing radio equipment installed at the Site or used in the general area. Resulting degraded technical performance in this instance will include, but is not limited to:

- (1) Detectable or measurable received intermodulation;
- (2) Audio distortion or noise; and

(3) Receiver desensitization in excess of 3.0 dB with respect to 12dB SINAD test.

e. Modifications to Equipment

LESSEE shall notify CITY prior to modifications to transmitting equipment that will change effective radiated power, transmitter frequency, transmitter modulation, or transmitter spurious and harmonic emissions. These modifications may require retest using this "ON THE AIR" testing procedure and the newly proposed equipment.

f. Resulting Interference

Should an interference problem occur at the Site or in the nearby surrounding area as a result of LESSEE's newly installed, retuned, or modified Communications Equipment, LESSEE shall initiate mutually agreeable actions among the affected parties to mitigate or resolve the interference problem. CITY may recognize the right of prior authorized permittees/lessees/users and withhold consent or disallow use of a new, retuned, or modified installation pending settlement of the interference problems between LESSEE and other authorized users. CITY shall not be obligated for any loss, financial or otherwise, which may be incurred by LESSEE as a result of CITY withholding consent and LESSEE waives any claim for expense or loss which LESSEE might incur as a result of CITY withholding consent.

TECHNICAL DATA SUMMARY

One form to be completed per transmitter and supplied to all permittees/lessees/users operating at the facility.

DATE _____

LOCATION _____

APPLICANT _____

CALL SIGN _____ CONTACT NAME _____

PHONE _____

TRANSMITTER

RECEIVER

Manufacturer _____ Manufacturer _____

Model _____ Model _____

Emission _____

Radiated ERP _____ Watts

Transmit Frequency _____

Receiver Frequency _____

CTCSS or DCS

1. _____

1. _____

1. _____

2. _____

2. _____

2. _____

3. _____

3. _____

3. _____

4. _____

4. _____

4. _____

ANTENNA

TRANSMIT CAVITY FILTER ISOLATOR

Make _____

Make _____

Make _____

Model/Type _____

Gain _____ dBd

Azimuth _____

REMARKS:

TEST RESULTS CERTIFICATION

Top section is to be completed and supplied to all permittees/lessees/users operating at the Site. Bottom section is to be completed by each existing Site permittee/lessee/user after testing is finished.

SUBJECT: "ON THE AIR" interference testing

SITE LOCATION _____

FREQUENCY _____

DATE OF TEST _____

TIME OF TEST _____

PROPOSED TRANSMITTER OWNED BY _____

TEST PERFORMED BY _____

Permittee/Lessee/User:

"On-the-air" interference testing has been completed at the above stated Site location. A qualified representative was present for the test to observe for possible interference problems.

With regard to the above test, this is to certify that objectionable radio frequency interference did ☐ did not ☐ result during this test.

Details of interference: (if applicable)

Proposed technical resolution: (if applicable)

(Tenant)

(Tenant's Representative)

(Date)

Exhibit E

Installation Standards

- a. All waveguide and coaxial cable runs shall be installed and supported on the tower, cable ladder, and ice bridges using equivalent hardware and methods to those currently used on site.
- b. All waveguide and coaxial cable shall be installed in a neat manner with sweeping bends and straight runs on the tower cable ladder and ice bridges.
- c. Three (3) ground kits shall be installed as follows: Near the antenna, where the coax transitions to horizontal at the junction between the cable ladder and ice bridge, and where the cable enters the building. Grounds shall be installed to shunt any lightning directly to earth ground.
- d. All antenna mounts and hardware utilized on towers and structures shall be hot-dip galvanized or stainless steel and of standard manufacture.
- e. All drawings submitted for installation approval shall clearly show the following items:
 - (1) A plot plan of the site to include the building and tower location with the proposed equipment shown in its proposed location.
 - (2) A tower drawing clearly showing the location of the proposed antenna and the routing of the waveguide or coax cable specifying grounding locations.
 - (3) If equipment is to be located inside the building, a drawing shall be provided showing the rack location of the equipment, an elevation drawing of the rack, and a plot plan of the equipment installed in the rack.
 - (4) A list of all equipment to be installed shall be provided. This list shall include the type and manufacturer of equipment, RF frequency, RF power, modulation type, RF filtering, antenna type, antenna model, antenna gain and azimuth, waveguide and/or coax cable length and AC power requirement including any HVAC.
- f. All transmitters shall have necessary protection to eliminate any RF degradation of the receive signal to any other user on the site, such as filtering and isolators.
- g. To minimize the number of antennas and waveguide or coax cables to be mounted on the tower, transmitter combining will be required whenever possible.
- h. All cabinets and racks shall be grounded to the site grounding system.
- i. Should CITY determine that a tower loading analysis is required, the requesting user shall have the tower analysis done at its expense and provide CITY with information on how the additional load to the tower will affect tower structural integrity.

- j. Tower Climbing: All tower climbing shall be done in compliance with all CAL-OSHA requirements.
- k. RF Radiation: Hazardous RF radiation levels may be encountered when climbing on existing antenna structures. Refer to FCC OET Bulletin 65. When it is necessary to climb on the antenna structure for installation or maintenance, contact the CITY's General Services Department, Communications Division ("GSDCD") Fixed Maintenance Supervisor at (619) 525-8650 for shutdown scheduling and procedures. Any equipment installed on the Site may at times require shutdown to allow maintenance personnel to access the antenna structure.
- l. Lessees shall provide CITY with shutdown procedures and 24-hour contact names and telephone numbers. In addition, should changes be made to the contact names and telephone numbers, the CITY shall be notified at least ten (10) calendar days before the change.
- m. Access: For access to the site, contact the GSDCD Fixed Maintenance Supervisor at (619) 525-8650. Keys will be issued as required. **DO NOT DUPLICATE KEYS.**
- n. Security: All sites are alarmed with silent alarms and monitored twenty-four (24) hours per day by the Public Service Dispatch Center. When entering or leaving a building, call (619) 527-7660 or use the order wire dial #13 and identify yourself. Police respond to all unanswered alarms.
- o. Cleanup: All trash and debris shall be removed from the site at the end of each work day and upon completion of the project.
- p. A detailed construction schedule shall be provided to GSDCD prior to any installation work.

Exhibit F

Emergency Maintenance Procedures

If LESSEE discovers that any of the Communications Equipment is damaged, LESSEE shall immediately notify **CITY's Station 38 at (619) 527-7660**.

If CITY discovers that any of the Communications Equipment is damaged, CITY shall immediately notify **LESSEE's Network Operation Call Center at (800) 264-6620**.

CITY may require any replacement Communications Equipment to be relocated, as provided for in this Lease.

If LESSEE'S Communications Equipment causes any interference to CITY's telecommunications equipment and/or system, CITY may require such Communications Equipment to be removed permanently and replaced at another location, as provided for in this Lease.

LESSEE shall not unreasonably interfere with pedestrian or vehicle traffic while installing or maintaining its Communications Equipment.

If a party changes its emergency contact telephone information, that party shall immediately notify the other party of the new contact information at the telephone number provided above, and, within ten (10) calendar days, provide the other party with written notice of the new contact information, in accordance with this Lease.

Exhibit G

Maintenance Standards – Effective July 1, 2012

Maintenance Task	Standard of Care (90% of Time)
1. Maintain Turf	
a. Mowing	Weekly
b. Edging	Weekly
c. Sweeping	Weekly (Flexible)
d. Fertilization	None
e. Aerification	Six Times Annually
f. Renovation/Restoration	As-Needed
2. Pick-up Trash	Pick up trash daily by 10:00 a.m., plus additional pick-ups in high-use areas or during special events.
3. Maintain Planters/Shrub and Flower Beds/Groundcover	
a. Edging	Weekly
b. Mulching, Replacing Plants, Hedging	Semi-Annually
c. Pruning	As-Needed
4. Maintain Trees and Park Forest System	Respond to safety hazards within two working days. Respond to non-safety related issues within 20 working days.
a. Fertilizing	Semi-Annually
b. Planting, Trimming, Pruning, Skirting, Removing	As-Needed
5. Maintain Hardscape – Sweeping	Weekly
6. Control Pests	
a. Landscape Plant Pests	For landscape pests, respond within 14 working days of service request received by Citywide Pesticide Crew
b. Animal Pests	As Needed
7. Remove Graffiti	Removal within 2 working days
8. Repair Irrigation	Fix within 7 working days of service request received by Citywide Irrigation Crew
9. Conduct Playground Inspection and Repair	Inspect all play equipment daily in the morning
a. Identify safety hazards	Lock off hazardous play equipment upon identification of hazard
b. Respond to safety hazards – emergency	Respond immediately
c. Respond to potential safety hazards – non-emergency	Respond to potential safety hazards within two days.

d. Respond to non-safety related issues	Respond to non-safety related issues within 14 working days.
10. Maintain Ballfields and Infields	As-Needed
11. Provide Indoor and Outdoor Activity Support	As-Needed
12. Perform Routine Preventative Equipment and Tool Maintenance	Weekly
13. Repair Small/Minor Equipment	Fix within 14 working days of service request received by Citywide Maintenance Repair Facility Mechanics
14. Install, Inspect, Clean and Repair Site Furnishings	Daily
15. Perform Custodial/Maintenance Activities	Daily
16. Clean Outdoor Restrooms	
a. Balboa Park	Clean all outdoor restrooms by 10:00 a.m.
b. Community/Neighborhood Parks	Clean all outdoor restrooms by 10:00 a.m.
c. Mission Bay Park	Clean all outdoor restrooms by 10:00 a.m.
d. Pools	Clean restrooms and locker rooms twice a day, once before opening and again during the day
17. Conduct Site Safety Checks	Daily
18. Respond in the Event of an Emergency	As-Needed
19. Serve our Customers	As-Needed
20. Train Staff	As mandated by regulatory agencies
21. Perform Weed Abatement	As Needed
22. Maintain Aquatic Features (fountains and pools)	
a. Fountains	Test fountains daily to ensure water quality meets County Department of Health standards
b. Pools	Test pools hourly during operational hours to ensure water quality meets County Department of Health standards

Recording Requested By and
When Recorded Return To:

McGuireWoods LLP
1800 Century Park East, 8th Floor
Los Angeles, California 90067
Attn: Reena Yuba
Re: 805 and 15

APN# 453-821-28 & 453-822-30, 31
Site # 805 and 15

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is effective as of _____, 20____ (the Effective Date").

1. THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), with an office at 1200 Third Avenue, M.S. 51A, San Diego, CA 92101-4155, and VERIZON WIRELESS (VAW) LLC, a Delaware limited liability company doing business as Verizon Wireless) ("LESSEE"), with an office at 180 Washington Valley Road, Bedminster, NJ 07921, entered into that certain CITY OF SAN DIEGO TELECOMMUNICATIONS LEASE ("Lease") dated _____, 20____, for the purpose of installing, operating, and maintaining a wireless communication facility and other improvements as set forth in the Lease.
2. The term of the Lease is Ten (10) years and commenced on _____, 20__.
3. The land which is the subject of the Lease is described in attached Exhibit "A." The portion of the land being leased to LESSEE is set forth in the Lease.

IN WITNESS WHEREOF, this Memorandum of Lease is executed to be effective as of the Effective Date:

CITY:

THE CITY OF SAN DIEGO, a
California municipal corporation

By: _____

Name: Cybele Thompson
Title: Director, Real Estate Assets

Title: _____

LESSEE:

VERIZON WIRELESS (VAW) LLC,
dba Verizon Wireless

By: _____

Name: STEVEN LAMB

Title: DIRECTOR - NETWORK

APPROVED AS TO FORM AND LEGALITY:
MARA W. ELLIOTT, CITY ATTORNEY

By: Melissa Ables

Name: Melissa Ables

Title: Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
)
) \$
COUNTY OF San Diego)

On November 06, 2019 before me, Teresa Dolores Morse, Notary Public,
Date Insert Name and Title of Officer Here

personally appeared Cybele L. Thompson
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature _____

Signature Lisa Deines Murre

LESSEE ACKNOWLEDGEMENT

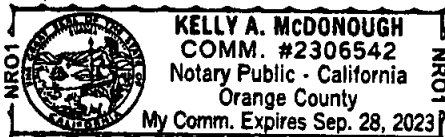
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On OCTOBER 21, 2019, before me, KELLY A MCDONOUGH, Notary Public, personally appeared STEVEN LAMB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kelly A McDonough
Notary Public

(Seal)

EXHIBIT A

(Legal Description of Property)

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel A:

Lots 35, 36 and 37, Block 22 of Amended Map of City Heights, in the City of San Diego, County of San Diego, State of California, according to Map No. 1007, recorded in the Office of the County Recorder of said county on October 3, 1906.

Except therefrom that portion of said Lot 35 as conveyed to the State of California, as set forth and described in that certain document recorded April 29, 1966 as Instrument No. 72084 of Official Records.

Parcel B:

Lot 20, Block M of Montclair, in the City of San Diego, County of San Diego, State of California, according to Map No. 1684, recorded in the Office of the County Recorder of said county on March 20, 1916.

Parcel C:

That certain parcel of land shown and depicted as "Park" of Montclair, in the City of San Diego, County of San Diego, State of California, according to Map No. 1684, recorded in the Office of the County Recorder of said county on March 20, 1916.

Assessor's Parcel Number: **453-821-28; 453-822-30, 31**