



**CITY OF SAN DIEGO
TELECOMMUNICATIONS LEASE**

between

THE CITY OF SAN DIEGO

and

T-Mobile West LLC

**At
1513 Statton Court
Paradise Mesa Standpipe
(SD06326A)**

**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 T-MOBILE WEST LLC, a Delaware limited liability company ("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 **Paradise Mesa Standpipe**, located at **1513 Statton Court, San Diego, CA 92114** in the City of San Diego, and more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Premises").

B. CITY and LESSEE's were parties to that certain Master Flat Rate Lease dated June 1, 2009 ("Original Lease") whereby CITY leased to LESSEE a portion of the Site (defined below in Section A) which expires May 31, 2019. The Parties wish to enter into this Lease, whereby the Original Lease will be terminated as of the Effective Date herein. LESSEE has remained on the Site. The Improvements, if any, installed or constructed during the term of the Original Lease will remain owned by the LESSEE during the Term of this Lease.

C. 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 **one hundred forty (140) 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").

D. 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 Project Officer II or designee. For purposes of this Lease, the CITY contact is currently **Carl Gross**, who can be contacted at **(619) 527-7627**.

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 in Exhibit G Section F, LESSEE, its agents, employees, contractors, guests, and invitees may enter the Premises to access the Site with a 24 hour non-exclusive basis.
- 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 which is a Public Utilities Water StandPipe. 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.
 - 3.1.1 Notwithstanding that CITY is leasing the Site to LESSEE, and has identified LESSEE's Operations, provided LESSEE's Operations are conducted as described in the Lease and Site Plans, to be an allowed use at the Premises, in the event a lawsuit is filed against CITY or LESSEE, the purpose of which is to prevent or prohibit LESSEE's use of the Site, or if a subsequent change in applicable law prohibits LESSEE's Operations at the Site, either Party shall have the right to terminate this Agreement on thirty (30) days' notice to the other Party, without any further liability.
- 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.

Communications Equipment installed at site shall not interfere with the operation of the Water Stand Pipe, or cause visual impairment or distraction.

- 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.
- 3.7. Use Restriction. CITY and LESSEE acknowledge the Premises is subject to that certain City Ordinance 11575 and that certain Ordinance No. 12235 (collectively "Ordinances"), which provide that the use of the Premises shall be for park and recreational purposes. Notwithstanding that, CITY is leasing the Site to LESSEE, and has identified LESSEE's Operations as a permitted use at the Premises, in the event a lawsuit is filed against CITY or LESSEE, the purpose of which is to prevent or prohibit LESSEE's use of the Site, or if a subsequent change in the laws of CITY prohibits or materially restricts LESSEE's Operations as permitted herein, LESSEE shall have the right to terminate this Agreement on thirty (30) days' notice to CITY, without any further liability

4. TERM.

The term of this Lease ("Term") shall be ten (10) years, commencing on the Effective Date. The Original Lease will terminate upon the Effective Date of this Lease. "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 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 \$40,317.50 (Forty-Thousand Three Hundred Seventeen Dollars and fifty cents) 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 ten ("Rent"), as follows:

Lease Year Two	\$41,728.61
Lease Year Three	\$43,189.11
Lease Year Four	\$44,700.73
Lease Year Five	\$46,265.25
Lease Year Six	\$47,884.54
Lease Year Seven	\$49,560.50
Lease Year Eight	\$51,295.11
Lease Year Nine	\$53,090.44
Lease Year Ten	\$54,948.61

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.
- 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 said financial records 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 Two Million Dollars (\$2,000,000) per occurrence and general aggregate of Four Million Dollars (\$4,000,000). 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 unless such claims arise from the sole negligence of The City.

- 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. If Lessee is self-insured, 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 work with LESSEE to 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. 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 H, 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. 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.

12.4. 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.

12.4.1. 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.

12.4.2. 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.
- 13.7. Site Access and Security. If the Site is located on Water Department property, LESSEE shall comply with the procedures described in Exhibit G, which may be updated from time to time in CITY's sole discretion. LESSEE's failure to comply with such procedures shall be a default of this Lease.

13.8. CITY Water Tanks. If any Communications Equipment is attached to CITY water tanks, upon CITY's request, LESSEE shall immediately repair the water tanks at the attachment location, re-attach loose Communications Equipment, or otherwise change the attachment method as CITY may reasonably direct. LESSEE shall temporarily remove its Communications Equipment from CITY water tanks during periods of water tank maintenance and painting.

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 accompanied by LESSEE 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.

- 24.1 LESSEE's 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 accompanied by LESSEE 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 Parties, 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, as long as CITY takes appropriate actions to mitigate damages, 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. REMOVAL AT END OF TERM. .

LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of this Lease, and provided LESSEE continues to pay rent during such period, remove its Communications Equipment and all personal property and repair any damage to the Site caused by such removal, at LESSEE'S sole cost and expense. CITY agrees and acknowledges that all of the Communications Equipment and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. Any property not so removed shall upon thirty (30) days' notice to LESSEE be deemed abandoned and may be removed or disposed of by CITY in such a manner as CITY shall determine and at LESSEE'S reasonable expense, without any obligation on the part of CITY to account to LESSEE for any proceeds

therefrom. LESSEE has no right of possession of the Site or any part thereof beyond the expiration of that removal period set forth in this Section 30.

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:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/SD06326A

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

If to CITY'S Water Department for site access, in accordance with Exhibit G:

City of San Diego
Water Department
Attention: Program Manager
2797 Caminito Chollas
San Diego, CA 92105

- 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.

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

[SIGNATURES TO APPEAR ON NEXT PAGE]

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

Date: 3/26/19

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

By: [Signature]

Name: Cybele Thompson

Title: Director, Real Estate Assets

Date: 3-18-19

LESSEE: T-MOBILE WEST LLC,
a Delaware limited liability company

By: [Signature]

Name: Bob Vorlicek
VP, National Development

Title: _____

Kelly Dunham 10/31/18
T-Mobile Contract Attorney, as to form

Environmental Analysis Section Environmental Clearance:

It has been determined by Development Services Department that this application complies with Section 141.0420, Wireless Communication Facilities (WCF), of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the activity is not a project as defined in Section 15378).

Date: 3/25/2019

BY: [Signature]

Name:

Title: Senior Planner

APPROVED AS TO FORM:

Date: 5/1/2019

MARA W. ELLIOTT, City Attorney

By: [Signature]

Name: Melissa Ables, Deputy City Attorney

Exhibit A:
Description of Site and Premises

CITY ID No.: T706WM

LESSEE Site No.: SD06326A

Location of Premises : 1513 Statton Court, San Diego, CA 92114

Assessor's Parcel Number: 582-321-11-00

Description of Site:

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

PARCEL 1

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF QUARTER SECTION 53, AND THE NORTHWEST QUARTER OF QUARTER SECTION 54 OF THE RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION 53; THENCE NORTH 19°10'00" WEST, ALONG THE EAST LINE THEREOF, 225.00 FEET; THENCE SOUTH 70°53'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 53, A DISTANCE OF 400.00 FEET; THENCE SOUTH 19°10'00" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 225.00 TO THE INTERSECTION WITH THE SOUTHLINE OF SAID QUARTER SECTION 53; THENCE SOUTH 19°10'00" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER SECTION 54, A DISTANCE OF 275.00 FEET; THENCE SOUTH 89°53'00" EAST, 230.37 FEET; THENCE NORTH 70°53'00" EAST 182.25 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 54; THENCE NORTH 19°10'00" WEST, ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

PARCEL 2

AN EASEMENT FOR WATER PIPE LINES AND PURPOSES INCIDENTAL THERETO OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF THE SOUTH 25.00 FEET OF QUARTER SECTION 53 AND QUARTER SECTION 78 OF SAID RANCHO DE LA NACION, LYING WESTERLY OF THE WESTERLY LINE OF PARCEL 1 ABOVE AND EASTERLY OF THE 100.00 FOOT OTAY PIPE LINE RIGHT OF WAY, AS DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, RECORDED JANUARY 31, 1913 IN BOOK 508, PAGE 54 OF DEEDS

Exhibit B

Site and Equipment Plans

[see following pages]



SITE NUMBER: SD06326A
SITE NAME: PARADISE MESA WT
ADDRESS: 1521 STATTON CT
SAN DIEGO, CA 92114
COUNTY: SAN DIEGO
PROJECT: L1900

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

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

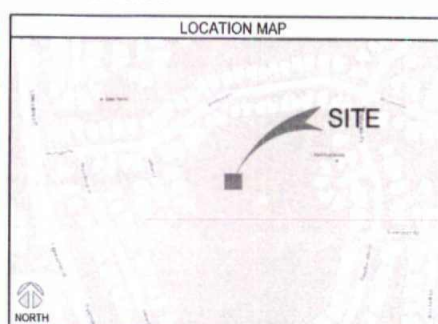
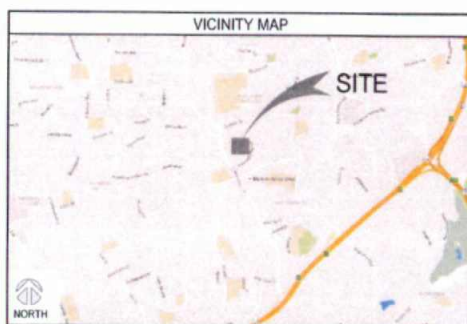
This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 515169
Approval Date: 10/14/16
Signed (1st Sheet): [Signature]



SAC: AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.AEDG.COM

PROJECT INFORMATION	
SITE NAME:	PARADISE MESA WT
SITE NUMBER:	SD06326A
SITE ADDRESS:	1521 STATTON CT SAN DIEGO, CA 92114 CITY OF SAN DIEGO SAN DIEGO
JURISDICTION:	
COUNTY:	
LATITUDE:	32.89344600° N
LONGITUDE:	117.04618800° W
CONSTRUCTION TYPE:	N/A-WATERTANK
A.P.N.:	580-211-11-00
ZONING CLASSIFICATION:	RS-1-7
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
LANDLORD CONTACT:	CITY OF SAN DIEGO 1200 THIRD AVENUE SAN DIEGO, CA 92101
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-6112 JOSEPH.ROSE41@T-MOBILE.COM
APPLICANT:	SAC WIRELESS ON BEHALF OF T-MOBILE DAIL RICHARD PHONE: (858) 200-6541 EMAIL: dailrichard@sacw.com



SCOPE OF WORK	
T-MOBILE PROPOSES TO:	
• REMOVE (3) EXISTING TMA's	
• INSTALL (3) NEW L1900 RADIOS (RRUS32 B2)	
• (3) DC CONDUCTOR 8AWG, (8) FIBER, (2) DC CONDUCTOR 4AWG, (1) DC CONDUCTOR 2AWG	
• INSTALL (3) NEW HORIZONTAL CABLE COVERS AT ANTENNA LEVEL	
• EXPAND EXISTING VERTICAL CABLE COVERS	
• NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT	
• VALUATION COST OF PROJECT IS \$25,000	

LEGAL DESCRIPTION	
SEE SHEET T-4	

GENERAL NOTES	
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.	

DO NOT SCALE DRAWINGS	
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	

SPECIAL NOTES	
1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.	RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.	4. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF	5. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	GENERAL NOTES
T-3.0	GENERAL NOTES
T-4.0	ABBREVIATIONS, SIGNAGE, REFERENCED DOCUMENTS, LEGAL DESCRIPTION & LEGEND
T-5.0	APPROVED PHOTO SIMULATIONS & LETTER OF AUTHORIZATION
T-6.0	SPECTRUM APPROVAL NOTES
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	EXISTING & PROPOSED ANTENNA PLANS, MOUNTING DETAIL & SCHEDULES
A-4.0	EXISTING EQUIPMENT PLAN, & EXISTING BATTERY CALCULATIONS
A-5.0	EXISTING & PROPOSED NORTH ELEVATIONS
A-6.0	EXISTING & PROPOSED EAST ELEVATIONS
A-7.0	EXISTING & PROPOSED SOUTH ELEVATIONS
A-8.0	EXISTING & PROPOSED WEST ELEVATIONS
A-9.0	EQUIPMENT DETAILS & SPECIFICATIONS
A-10.0	EQUIPMENT CONFIGURATION
A-11.0	SCHEMATIC, GROUNDING PLANS, NOTES & DETAILS

REVISIONS				
REV	DATE	DESCRIPTION	BY	DATE
0	08/24/16	90% CD's	JL	
1	09/14/16	100% CD's	CA	
2	09/28/16	100% CD's	DY	
3	10/19/16	CITY COMMENTS	JP	



CODE COMPLIANCE	
• 2013 CALIFORNIA ENERGY CODE • 2013 CALIFORNIA BUILDING CODE • 2013 CALIFORNIA ELECTRICAL CODE • 2013 CALIFORNIA FIRE CODE • 2013 CALIFORNIA MECHANICAL CODE • 2013 CALIFORNIA PLUMBING CODE	

APPROVALS	
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.	
T-MOBILE PROJECT MANAGER:	DATE:
T-MOBILE CONSTRUCTION MANAGER:	DATE:
T-MOBILE RF ENGINEER:	DATE:
SITE ACQUISITION:	DATE:
PROPERTY OWNER:	DATE:
ZONING:	DATE:

SHEET TITLE	
TITLE SHEET	
SHEET NUMBER	
T-1.0	

PROJECT TEAM	
ARCHITECT:	RF ENGINEER:
SAC WIRELESS	T-MOBILE USA
NESTOR T. POPOWYCH, A.I.A.	MUSTAFA A. AMAL
5015 SHOREHAM PLACE, STE 150	10509 VISTA SORRENTO PKWY
SAN DIEGO, CA 92122	STE 206
CONTACT: DENNIS YOSHII	SAN DIEGO, CA 92121
PHONE: (619) 736-3766 X105	PHONE: -
EMAIL: dennis.yoshii@sacw.com	EMAIL: -
ENGINEER:	CONSTRUCTION MANAGER:
SAC WIRELESS	T-MOBILE USA
TAHZAY RAMIREZ, P.E.	KIRT BARCOCK
5015 SHOREHAM PLACE, STE 150	10509 VISTA SORRENTO PKWY
SAN DIEGO, CA 92122	STE 206
PHONE: (619) 736-3766 X114	SAN DIEGO, CA 92121
EMAIL: tahzay.ramirez@sacw.com	PHONE: (858) 334-6139
	EMAIL: kirt.barcoc@t-mobile.com
ZONING/PLANNING CONSULTANT:	
SAC WIRELESS	
DAIL RICHARD	
5015 SHOREHAM PLACE, STE 150	
SAN DIEGO, CA 92122	
PHONE: (858) 200-6541	
EMAIL: dailrichard@sacw.com	

DRIVING DIRECTIONS	
DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO CA 92121	
1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY	6. TURN RIGHT ONTO S 47TH ST/IN PALM AVENUE
2. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SORRENTO VALLEY RD	7. TURN LEFT ONTO DIVISION STREET
3. SLIGHT RIGHT ONTO THE INTERSTATE	8. TURN RIGHT ONTO S WOODMAN STREET
4. MERGE ONTO I-805 S	9. TURN LEFT ONTO WINDWARD STREET
5. TAKE EXIT 11A FOR PALM AVENUE	10. TURN RIGHT ONTO STATTON COURT
	11. TURN RIGHT ONTO STATTON COURT
	12. DESTINATION WILL BE ON THE LEFT

811	
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT	
TOLL FREE: 1-800-227-2600 OR	
www.digalert.org	
CALIFORNIA STATUTE REQUIRES MIN OF 1 WORKING DAYS NOTICE BEFORE YOU EXCAVATE	
Know what's below. Call before you dig.	

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER CBC SECTION 11059.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-11061 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING TO THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - LFTS RACKS
 - AUXILIARY EQUIPMENT IN LFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGE
 - HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)
 - UHF ANTENNA, INCLUDING BRACKET, GPS ANTENNA AND KU ANTENNAS
 - UHF COAX AND WAGERS
 - 480-208 & 208-408 ELECTRICAL TRANSFORMER (RE: E-2 FOR SPECIALIZED TRANSFORMER PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER FURNISH IN FACTORY W/ HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL
 - INTEGRATED LOAD CENTER
- ORIGINATIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED TO ALLOW FOR THE CRITICAL TO FIELD MEASUREMENTS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. CONTRACTOR SHALL HAVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUND & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RULING, PIPE RULING, ETC. IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
- SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIAL.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SALDOGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BOND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 18 AND 24, CALIFORNIA CODE REGULATIONS, SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

SITE WORK NOTES:

- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN

PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INFORMATION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

FIRE DEPARTMENT NOTES:

- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION, IF CFC 807.1.2.
- CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE CONSTRUCTION MANAGER HAS DIRECTED THE NECESSARY ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO SPECIFY WITH THIS DRAWING THE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFORM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFORM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNER'S CONFIRMATION, ETC.. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MAJOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY TABCLE AND CEC ARTICLE 250.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND DEVICES FOR ALL OUTLETS AS INDICATED.
- NOTES AND BACKLOG: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NFMA AND ETC.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE N.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS

REQUIRED BY EXPOSURE TYPE.

- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF ANTI-OXIDE COMPOUND SUCH AS TWO-OXIDE AT BY DEARBORN CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA 2C-1900. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS: 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2FT RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-4 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH WHITE ZINC OR GOLD GALV.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
- CONDUCTORS: CONTRACTOR SHALL USE 90% CONDUCTIVITY COPPER WITH TYPE THHN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TIGHT INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: 240V/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNER'S AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2), 3 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION (P, N, G, W) WITH 4" HIGH LETTERS.
- ALL HARDWARE: 1/4" STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 700 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

STRUCTURAL SPECIFICATIONS:

A. GENERAL

- GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
 - SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
 - SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- ### B. STEEL
- ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS.
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHOULD BE DONE IN CERTIFIED WELDERS SHOP UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.

- ### C. CONCRETE
- STRENGTH OF CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SUMP	AD MIXTURE
ASL&B & FOOTING	2500 PSI	160 PCF	4"	NONE
 - REBAR GRADER: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:

#4 & SMALLER BARS	GRADE 40
#5 & LARGER BARS	GRADE 60
 - CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
 - PERFORMANCE FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
 - AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:

A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL
B. PERCHASION FOOTING: 1" GRAVEL
 - WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.
 - MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
 - SPLICING OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WROD TOGETHER. SPICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

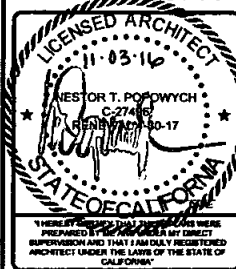
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REVISIONS				
REV	DATE	DESCRIPTION	BY	DATE
0	08/24/10	90% CD's	JL	
1	09/14/10	100% CD's	CA	
2	09/23/10	100% CD's	DY	
3	10/19/10	CITY COMMENTS	JP	



PARADISE MEBA WT
800328A
1521 874TH CT
SAN DIEGO, CA 92114

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2.0

D. TIMBER

1. ALL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE.
2. ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A PANEL SPAN RATING 32/16, EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. NAIL WITH 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.
3. THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.
4. MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF CALIFORNIA BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.
5. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
6. LAG BOLTS SHALL BE BORED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLTS.
7. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE SIMPSON STRONG-TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.
8. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

PAINTING NOTES & SPECIFICATIONS:

A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.
6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP-1.
7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING EMAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
9. APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
10. CONTRACTOR SHALL CORRECT RUNLS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
8. COATING SYSTEM SPECIFICATIONS
1. DTM ACRYLIC COATING (SERIES 886) BY SHERWIN WILLIAMS CO. 1ML DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (88420).
2. 100% ACRYLIC LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.

PAINT & PRIMER

C. INTERIORS

PRIMER - KEM AQUA E81-W825

TOPCOAT - COROTHANE II B65W200B60V2

BTS CABINET

PRIMER - KEM AQUA E81-W825

TOPCOAT - COROTHANE II B65W200B60V2

COAXIAL JUMPER CABLES

PRIMER - AS REQUIRED FOR ADHESION APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25

REDUCED 25%

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200B60V2

RAW STEEL

PRIMER - KEM BOND HS B50W24, DMT ACRYLIC PRIMER

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200B60V2

GALVANIZED METAL

ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMERFINISH)

STAINLESS STEEL

PRIMER - DTM WASH PRIMER, B71Y1

TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200B60V2

PRE-PRIMED STEEL

TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS5W24

ALUMINUM & COPPER

PRIMER - DTM WASH PRIMER, B71Y1

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200B60V2

CONCRETE MASONRY

PRIMER - PRO MAR EXTERIOR BLOCK FILLER

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

PRIMER - PRO MAR MASONRY CONDITIONED B-46 V21000

TOPCOAT - SUPERPAINT A-80 SERIES A-80 SATIN A-84 GLOSS

WOOD

PRIMER - A-100 EXTERIOR ALKYD W0280 PRIMER Y-30V20

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)

FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #150-0356 ALL PENETRATIONS INTO FINISHED COLUMNS SHALL BE CAULKED WITH "SEALFLEX" SEALANT

STEEL TOUCH UP

STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, (F_m = 1,500 PSI), MEDIUM WEIGHT (118 PCF).
2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,000 PSI AT 2 DAYS).
3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
5. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
6. ALL MASONRY CONSTRUCTION TO BE PERFORMED AS PER TMS 402-1 (ACI 530-1) UACSE 5-1, CBC 2013 CHAPTER 21 AND LOCAL BUILDING ORDINANCES.
7. REINFORCING BARS- SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
8. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT EXCEPT AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
9. BRICKS SHALL CONFORM TO ASTM C-82 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-10.
2. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH f'_c = 2500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CASTS AGAINST EARTH..... 3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:

8" AND LARGER..... 2 IN.

6" AND SMALLER & WWF..... 1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

SLAB AND WALL..... 3/4 IN.

BEAMS AND COLUMNS..... 1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION WEDGE ANCHORS SHALL BE 1/4" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION WEDGE ANCHOR SHALL BE PER ICC ERI & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

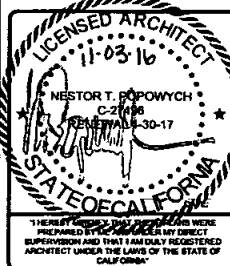
T-Mobile

10000 VISTA SCENARIOS DRIVE A206
SAN DIEGO, CA 92121
1-800-455-4545

SAC

WIRELESS
SAC/AC DESIGN GROUP, INC.
8010 BROADWAY PLACE, SUITE 100
SAN DIEGO, CA 92122
www.sacac.com

REVISIONS				
REV.	DATE	DESCRIPTION	BY	CHKD.
0	08/24/18	90% CD's	JL	
1	09/14/18	100% CD's	CA	
2	09/26/18	100% CD's	DY	
3	10/19/18	CITY COMMENTS	JP	



PARADISE MESA WT
5008328A
1521 STATION CT
SAN DIEGO, CA 92114

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-3.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO THE ARCHITECT. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT FOR WHICH THESE DOCUMENTS WERE PREPARED IS STRICTLY PROHIBITED.

LEGEND		SCALE	4
N.T.S.			
PARCEL 1:			
ALL OF THAT PORTION OF THE SOUTHWEST QUARTER OF QUARTER SECTION 33 OF THE RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 106 BY MORILL FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY			
PARCEL 2:			
AN EASEMENT FOR WATER PIPE, LINES AND PURPOSES INCIDENTAL THERETO OVER, UNDER, ALONG AND ACROSS ALL THAT PORTION OF THE SOUTH 25.00 FEET OF QUARTER SECTION 53 AND QUARTER SECTION 76 OF SAID RANCHO DE LA NACION, LYING WESTERLY OF THE WESTERLY LINE OF PARCEL 1 ABOVE AND EASTERLY OF THE 100.00 FOOT OTAY PIPE LINE RIGHT OF WAY, AS DESCRIBED IN DEED, TO THE CITY OF SAN DIEGO RECORDED JANUARY 11, 1913 IN BOOK 388, PAGE 54 OF DEEDS.			
LEGAL DESCRIPTION		SCALE	4
N.T.S.			
- CONSTRUCTION DRAWINGS: SD06326A_OTHER_LTE_ZOK APPROVED DRAWINGS BY CITY: MITCHELL J. ARCH. 7/23/2012 - SCOPE OF WORK: RFDS_SD06326A_1.1_(11/00)_Signed_052415 - SITE WALK: N/A - SITE SURVEY: N/A - BATTERY INFORMATION: SD06326A_Other_SD06326A Site Survey Form_BDR			
REFERENCED DOCUMENTS		SCALE	3
N.T.S.		SIGNAGE	

NOTICE



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b).

CAUTION



Beyond this point, Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b).

WARNING



Beyond this point, Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b).

ALERTING SIGNS

DANGER



HAZARDOUS MATERIAL STORAGE AREA

WARNING

THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID

IN CASE OF EMERGENCY CALL 1-866-400-6040

SITE NUMBER: SD06326A

SITE NAME: PARADISE MESA WT



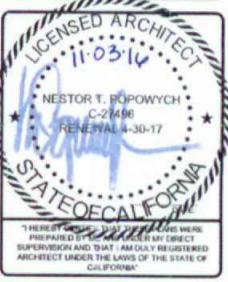
INFORMATION SIGN

ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT
ABV.	ABOVE
AC	AIR CONDITIONING
ACU	AIR CONDITIONING UNIT
ACCA	ADDITIONAL
ADDL	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
A.G.L.	ABOVE GRADE LEVEL
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
APX	APEX
ARCH.	ARCHITECT(URAL)
ASSY.	ASSEMBLY
AWG.	AMERICAN WIRE GAUGE
BCN	BEACON
BD.	BOLLARD
BDK	BRASS DISK
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM	BEAM / BENCH MARK
B.N.	BOUNDARY NAILING
BTW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
BTM	BOTTOM
BRC.	BRACE
BTS	BASE TRANSCIVER STATION
B.W.F.	BARBED WIRE FENCE
BU	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
C.L.F.	CHAIN LINK FENCE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CPD	CONCRETE PAD
C.T.	CABLE TRAY
d	PENNY (NAIL)
DBL	DOUBLE
DEF.	DEFINITION
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA. (Ø)	DIAMETER
DIAG.	DIAGONAL
DM.	DIMENSION
DR.	DOOR
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EBX	ELECTRICAL BOX
EG	EQUIPMENT GROUND
EGR	EQUIPMENT GROUND RING
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EM	ELECTRICAL METER
E.M.T.	ELECTRICAL METALLIC TUBING
E.O.P.	EDGE OF PAVEMENT
EQ. (=)	EQUAL
EVLT	ELECTRICAL VAULT
ENG.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.N.	FINISH FLOOR
F.O.	FINISH GRADE
FIN.	FINISHED
FLR.	FLOOR
FDN.	FOUNDATION
F.C.	FACE OF CONCRETE
F.M.	FACE OF MASONRY
F.S.	FACE OF STUD
F.W.	FACE OF WALL
F.S.	FINISHED SURFACE
FT. (')	FOOT(FEET)
FTG.	FOOTING
GA.	GAUGE
GL	GALVANIZED
GL.F.	GALVANIZED
GEN	GENERATOR
GLB.	GLOBAL POSITIONING SYSTEM
GRC.	GROUND RADIO CABINET
GRND.	GROUND
HDR.	HEADER
HGR.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IGR	INTERIOR GROUND RING
IN. (')	INCHES
INT.	INTERIOR
LB. (Ø)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDE)
MGB	MASTER GROUND BUS
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
MW	MICROWAVE
(N)	NEW
NO. (Ø)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OH.	OVERHEAD
OHF	OVERHEAD POWER LINE
OPNG.	OPENING
PVC	PRECAST CONCRETE
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
R.	RADIUS
RAD. CTR.	RADIATION CENTER
RBS	RADIO BASE STATION
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQD.	REQUIRED
RF	RADIO FREQUENCY
RGS	RIGID GALVANIZED STEEL
RRU	REMOTE RADIO UNIT
RRH	REMOTE RADIO HEAD
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SP	STEEL PLATE
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TEMP.	TEMPORARY
THK.	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TWR.	TOWER
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UTILITY POLE
U.N.O.	UNLESS NOTED OTHERWISE
V.I.N.	VERIFY IN FIELD
W	WIDE(WIDTH)
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT


15500 VISTA BOULEVARD, SUITE 4000
SAN DIEGO, CA 92121
T.MOBILE.COM


WIRELESS
SAC AE DESIGN GROUP, INC.
8015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SACAE.COM

REVISIONS			
NO.	DATE	DESCRIPTION	BY
0	08/24/16	90% CD's	JL
1	09/14/16	100% CD's	CA
2	09/28/16	100% CD's	DY
3	10/19/16	CITY COMMENTS	JP


NESTOR T. POPOWICH
C-27496
RENEWAL 4-30-17
STATE OF CALIFORNIA
I HEREBY CERTIFY THAT THE ABOVE NAMED ARCHITECT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

PARADISE MESA WT
SD06326A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE
ABBREVIATIONS, SIGNAGE,
REFERENCED DOCUMENTS,
LEGAL DESCRIPTION &
LEGEND

SHEET NUMBER
T-4.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OF OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE'S SERVICES IS STRICTLY PROHIBITED.

City Consent Application

Project No. 21-010
 Date: 10/14/16

By: [Signature]
 Title: [Title]
 For: [Client Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

Approved: [Signature]
 Title: [Title]
 For: [Client Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

By: [Signature]
 Title: [Title]
 For: [Client Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

Approved: [Signature]
 Title: [Title]
 For: [Client Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

Real Estate Assets

Presented to the Board of Directors of the City of San Diego for their consideration and approval of the proposed project. The Board of Directors is hereby authorized to approve the proposed project on the following conditions:

1. The project shall be completed within the time frame specified in the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

2. The project shall be completed in accordance with the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

3. The project shall be completed in accordance with the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

4. The project shall be completed in accordance with the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

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9. The project shall be completed in accordance with the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

10. The project shall be completed in accordance with the City of San Diego's General Ordinance No. 121, which relates to the construction of telecommunications facilities.

Real Estate Assets

LETTER OF AUTHORIZATION

SCALE
N.T.S.

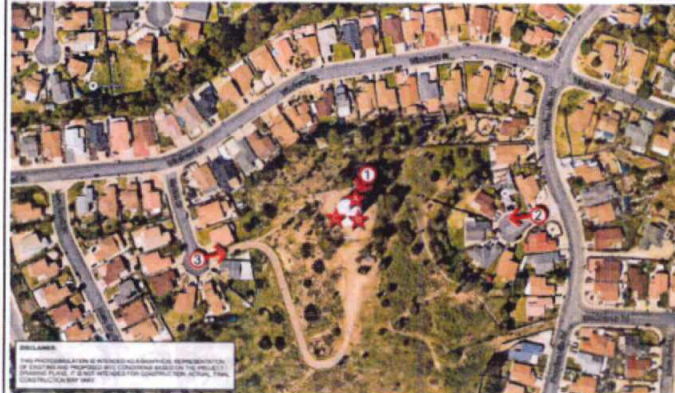
2

APPROVED PHOTO SIMULATIONS

SCALE
N.T.S.

1

VICINITY MAP PHOTOSIMULATION VIEWPOINTS



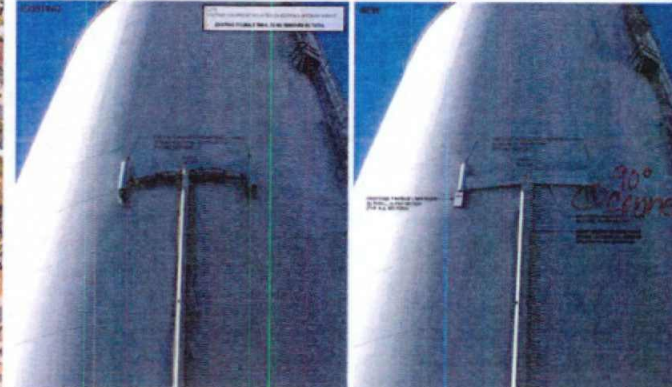
NOTES:
 THIS PHOTOSIMULATION IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED PROJECT. IT DOES NOT REPRESENT THE FINAL DESIGN OR THE FINAL CONSTRUCTION. IT IS FOR INFORMATIONAL PURPOSES ONLY.

T-Mobile

L1980 PROJECT
 PARADISE MESA WT
 1521 STATTON CT
 SAN DIEGO, CA 92114

SC

PHOTOSIMULATION VIEW 1

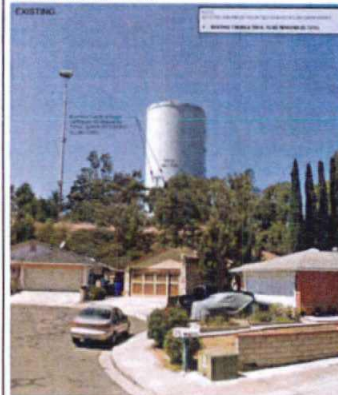


T-Mobile

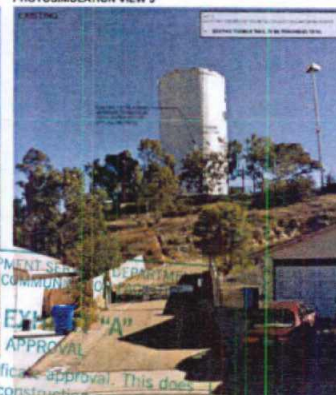
L1980 PROJECT
 PARADISE MESA WT
 1521 STATTON CT
 SAN DIEGO, CA 92114

SC

PHOTOSIMULATION VIEW 2



PHOTOSIMULATION VIEW 3



T-Mobile

L1980 PROJECT
 PARADISE MESA WT
 1521 STATTON CT
 SAN DIEGO, CA 92114

SC

T-Mobile

L1980 PROJECT
 PARADISE MESA WT
 1521 STATTON CT
 SAN DIEGO, CA 92114

SC

DEVELOPMENT SERVICES DEPARTMENT
 EXHIBIT "A"
 APPROVAL
 This is a Certificate of approval. This does not replace any required construction permits. See approval notes within plan set for more details.
 Project Number: 515169
 Approval Date: 10/14/16
 Signed (1st Sheet): [Signature]

T-Mobile
 1825 VISTA SCORPIO DRIVE
 SAN DIEGO, CA 92111
 619.594.4444

SC
 WIRELESS
 SAC AE DESIGN GROUP, INC.
 5015 SHOREHAM PLACE, SUITE 150
 SAN DIEGO, CA 92122
 WWW.SACAE.COM

REV	DATE	DESCRIPTION	BY
0	08/24/16	90% CDs	JL
1	09/14/16	100% CDs	CA
2	09/28/16	100% CDs	DY
3	10/19/16	CITY COMMENTS	JP

LICENSED ARCHITECT
 11-03-16
 NESTOR T. POPOWYCH
 C-27496
 RENEWAL 4-30-17
 STATE OF CALIFORNIA
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA

PARADISE MESA WT
 SD06326A
 1521 STATTON CT
 SAN DIEGO, CA 92114

SHEET TITLE
 APPROVED PHOTO
 SIMULATIONS &
 LETTER OF
 AUTHORIZATION

SHEET NUMBER
 T-5.0

October 14, 2016

Approved Type: Limited Use Approval (Spectrum Act)
Approval No.: 1515353
Project Name: T-Mobile Paradise Mesa Water Tank
Project No.: 151540
Previous Permit No.: 15-0256-117
Site Address: 1521 Statton Court, San Diego, CA 92114
Permittee: SAC Telecom
Owner: City of San Diego
Contact: T. J. J. J.

DEVELOPMENT SERVICES DEPARTMENT ACTION

It has been determined by Development Services Department that this application complies with Section 141.0420, Wireless Communication Facilities (WCFs), of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 1306.100(3) of the California Environmental Quality Act (CEQA) Guidelines (the activity is not a project as defined in Section 15372).

The Development Services Department grants APPROVAL of your application subject to the following:

STANDARD REQUIREMENTS:

1. The WCF shall be designed and constructed in accordance with the approved Exhibit "A." No modification or alteration shall be permitted to the approved Exhibit "A." unless revised plans are submitted and approved by the Development Services Department.

*Spectrum Act refers to Title 16, Section 64014(a) of the 2012 Mobile Club Tax Relief and Job Creation Act now codified at 47 U.S.C. Section 1455 (Section 6409 Wireless Facilities Deployment) and Federal Communications Commission Report and Order FCC-16-133 (Wireless Infrastructure Order).

1515353-151540
San Diego, CA 92114
Development Manager

Page 3 of 4
T-Mobile - Paradise Mesa Water Tank
Project No. 151540

be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

12. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

FAIRNESS REQUIREMENTS:

13. Antennas shall be painted to match the major tank to the satisfaction of the Development Services Department.
14. All materials related to this project shall be concealed inside cable trays painted to match the tank surface to the satisfaction of the Development Services Department.
15. No exposed pipes or mounting equipment shall be present at any time. Mounting pipes shall not be longer than the antennas.
16. **Antenna Elevation:**
17. This approval and corresponding use of this site shall October 16, 2024. Upon expiration of this approval, the location and improvements described herein shall be returned from the site and the property shall be returned to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
18. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration which review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
19. Under no circumstances, does approval of this permit authorize the Owner/Permittee to violate this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

A Telecom Inspection is required prior to construction permit completion.

The City of San Diego reserves the right to request any approval made under Section 64014(a) of the Spectrum Act should any portion of Section 64014(a) of the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.

Per LOC 855.5 CHD Construction Noise (a) it shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of California Day and Thanksgiving, to play, or on Sundays, to erect, construct, demolish, maintain, alter or repair any building or structure in

1515353

Page 2 of 4
T-Mobile - Paradise Mesa Water Tank
Project No. 151540

2. This approval permits the following as illustrated on the approved Exhibit "A."

- a. A total of six panel antennas. Three measuring 56" x 17" x 7" and three measuring 56" x 12" x 6".
- b. The replacement of three tower mounted amplifiers with three remote radio units.
- c. An 87-square-foot outdoor equipment base area.

Any future modifications to the antenna must be approved by Development Services. Antennas measuring up to the approved size length, width, or height must include screening designed to ensure the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

3. Every aspect of the project is considered an element of camouflage including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to the permit must not defeat camouflage.
4. The WCF shall conform to the approved construction plans.
5. Phase simulations shall be provided on the construction plans.
6. If a construction permit is not obtained within one year from the date of this approval, this approval shall be null and void.
7. The Permittee shall install and maintain appropriate screening signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
8. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
9. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assumed while the WCF is in operation.
10. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Vibration spacing shall be buffered and removed away from residential areas. Vibration resonance of operating equipment in the equipment enclosure shall be minimized.
11. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall

1515353

Page 4 of 4
T-Mobile - Paradise Mesa Water Tank
Project No. 151540

such a manner as to cause obscuring, obscuring or otherwise make visible a permit has been applied for and granted hereunder by the House Administration and Control Administration.

[Signature]
T. J. J. J.
Development Project Manager

Telecom Final Inspection Required

Once project is ready for a Telecom inspection, e-mail photos of the completed project to blanchard@sanidiego.gov

The Telecom inspection's purpose is to ensure that the WCF complies with the approved phase simulations and plans.

1515353

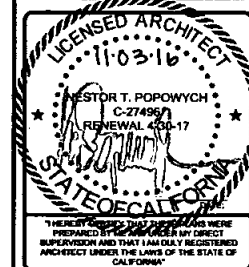
T-Mobile

16265 VISTA SHERIDAN BLVD #200
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC

WIRELESS
SAC, AC DESIGN GROUP, INC.
8015 BROADWAY PLACE, SUITE 100
SAN DIEGO, CA 92122
www.sacwireless.com

REVISIONS				
REV.	DATE	DESCRIPTION	BY	APP.
0	08/24/16	90% CD's	JL	
1	09/14/16	100% CD's	CA	
2	09/20/16	100% CD's	DY	
3	10/19/16	CITY COMMENTS	JP	



PARADISE MESA WT
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE

SPECTRUM
APPROVAL NOTES

SHEET NUMBER

T-6.0

DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

WINDWARD STREET

STATION COURT

MESA BROOKS STREET

EXISTING OTHER CARRIER
EQUIPMENT SHELTER
EXISTING ASPHALT
ACCESS ROAD

EXISTING
RAIL LAND

APN: 582-321-11-00

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

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning L'le Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 515169

Approval Date: 10/14/16

Signed (1st Sheet):

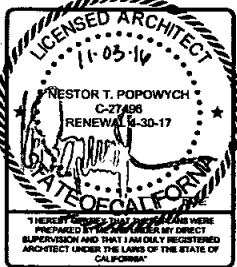
T-Mobile

10501 VISTA BOULEVARD, SUITE 200
SAN DIEGO, CA 92121
T-MOBILE.COM



WIRELESS
SAC AE DESIGN GROUP, INC.
6015 SHOREHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
WWW.SACAE.COM

REVISIONS				
REV.	DATE	DESCRIPTION	BY	APP.
0	08/24/16	90% CD's	JL	
1	08/14/16	100% CD's	CA	
2	08/29/16	100% CD's	DY	
3	10/19/16	CITY COMMENTS	JP	



PARADISE MESA WT
SD06326A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

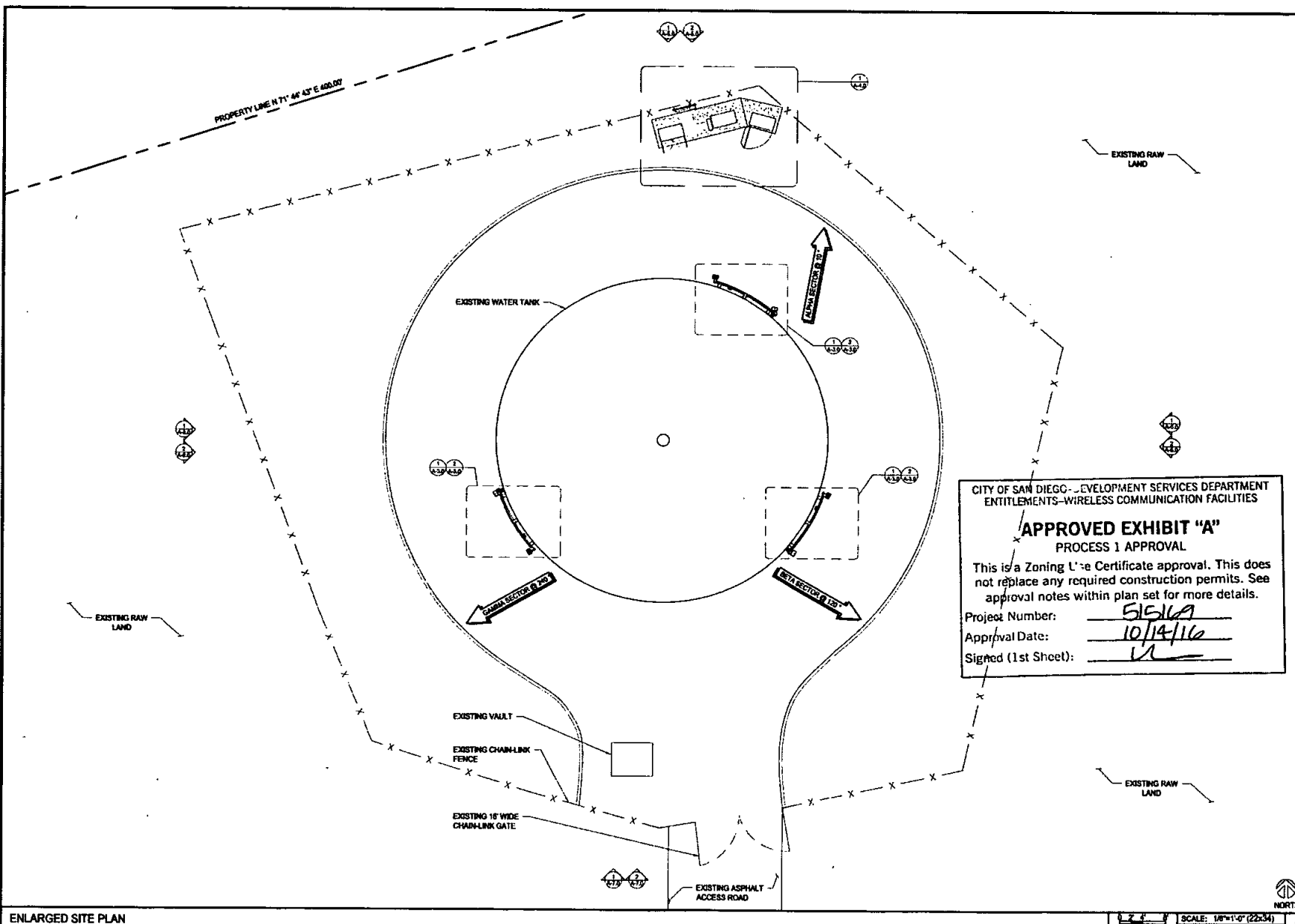
OVERALL SITE PLAN

SCALE: 1"=50'-0" (20:1)
(OR) 1/2"=50'-0" (11:1)



1

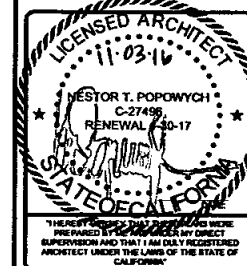
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO THE ARCHITECT. ANY USE OR DISCLOSURE OTHER THAN THAT INDICATED HEREIN IS STRICTLY PROHIBITED.

ENLARGED SITE PLAN

10150 VISTA CONSENTO PKWY #2A
SAN DIEGO CA 92121
7-410886.COM



REVISIONS			
REV.	DATE	DESCRIPTION	DESIGNED BY
0	08/24/16	90% CD's	JL
1	09/14/16	100% CD's	JL
2	09/28/16	100% CD's	DJ
A	10/19/16	CITY COMMENTS	JL



PARADISE MESA WT
SD06328A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

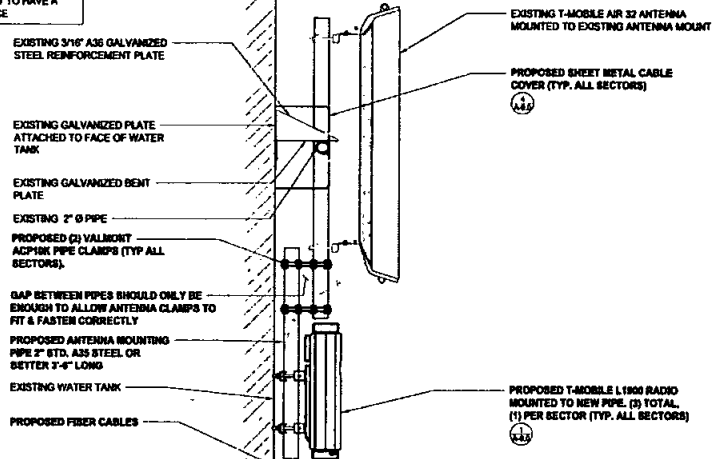
A-2.0

PROPOSED ANTENNA SCHEDULE								
SECTOR	AZMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	10 °	47'-8"	1	EXISTING	AIR 21 B2A/B4P		(2) 7/8" COAX	102'-0"
			2	EXISTING	AIR 32 B4A/B2P	(1) RRU332 B2	(2) FIBER	16'-0"
BETA	120 °		1	EXISTING	AIR 21 B2A/B4P		(2) 1-5/8" COAX	223'-0"
			2	EXISTING	AIR 32 B4A/B2P	(1) RRU332 B2	(2) FIBER	16'-0"
GAMMA	240 °		1	EXISTING	AIR 21 B2A/B4P		(2) 1-5/8" COAX	271'-0"
			2	EXISTING	AIR 32 B4A/B2P	(1) RRU332 B2	(2) FIBER	16'-0"

EXISTING ANTENNA SCHEDULE								
SECTOR	AZMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	10 °	47'-8"	1	EXISTING	AIR 21 B2A/B4P	(1) TWIN AWS	(2) 7/8" COAX	102'-0"
			2	EXISTING	AIR 32 B4A/B2P	(2) FIBER	16'-0"	
BETA	120 °		1	EXISTING	AIR 21 B2A/B4P	(1) TWIN AWS	(2) 1-5/8" COAX	223'-0"
			2	EXISTING	AIR 32 B4A/B2P	(2) FIBER	16'-0"	
GAMMA	240 °		1	EXISTING	AIR 21 B2A/B4P	(1) TWIN AWS	(2) 1-5/8" COAX	271'-0"
			2	EXISTING	AIR 32 B4A/B2P	(2) FIBER	16'-0"	

PROPOSED & EXISTING ANTENNA SCHEDULES

NOTE:
* 90° CONNECTORS TO BE USED TO CONNECT NEW RRUS TO EXISTING ANTENNAS. CABLES TO BE TUCKED BEHIND EQUIPMENT TO HAVE A CLEAN APPEARANCE.



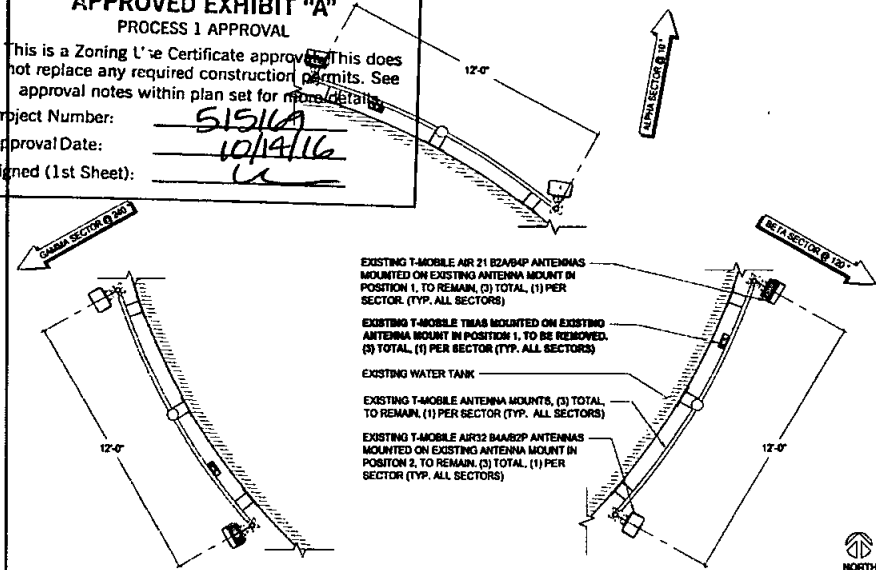
ANTENNA MOUNTING DETAIL

SCALE: 1/2"=1'-0" (22/34)
(OR) 1/2"=1'-0" (11x17)

CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT ENVIRONMENTAL SERVICES DIVISION PROPOSED ANTENNA PLANS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning L's Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.
Project Number: 51516A
Approval Date: 10/14/16
Signed (1st Sheet): LS



EXISTING ANTENNA PLAN

SCALE: 3/8"=1'-0" (22/34)
(OR) 3/8"=1'-0" (11x17)

T-Mobile
10550 VISTA SCARLETT DRIVE #200
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
2018 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92108
WWW.SACAE.COM

REVISIONS				
REV.	DATE	DESCRIPTION	BY	APP.
0	08/24/16	90% CD's	JL	
1	09/14/16	100% CD's	CA	
2	09/28/16	100% CD's	DY	
3	10/19/16	CITY COMMENTS	JP	

LICENSED ARCHITECT
11-05-16
NESTOR T. POPOWICH
C-27496
RENEWAL 1-30-17
STATE OF CALIFORNIA
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

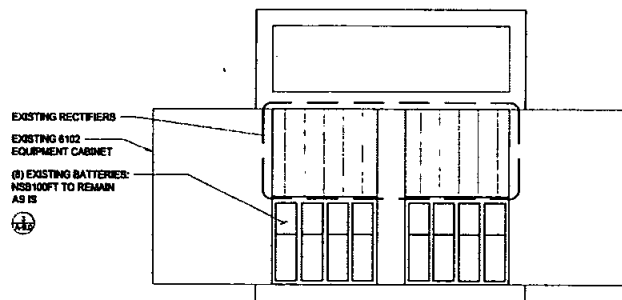
PARADISE MESA WT
8206326A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE
EXISTING & PROPOSED
ANTENNA PLANS,
MOUNTING DETAIL &
SCHEDULES

SHEET NUMBER
A-3.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS EXPRESSLY PROHIBITED.

EXISTING BATTERY SPECIFICATIONS	
CABINET TYPE	RB6 6102
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER	NSB100FT
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	2.06
ELECTROLYTE HAZARD CLASSIFICATION PER 13 C.F.R. (8.7% SULFURIC ACID)	CORROSIVE
NUMBER OF BATTERIES INSTALLED	8
MAXIMUM NUMBER OF BATTERIES PER CABINET	8
TOTAL ELECTROLYTES CONTAINED IN CABINET #1	16.5
TOTAL ELECTROLYTES CONTAINED ON SITE	16.5

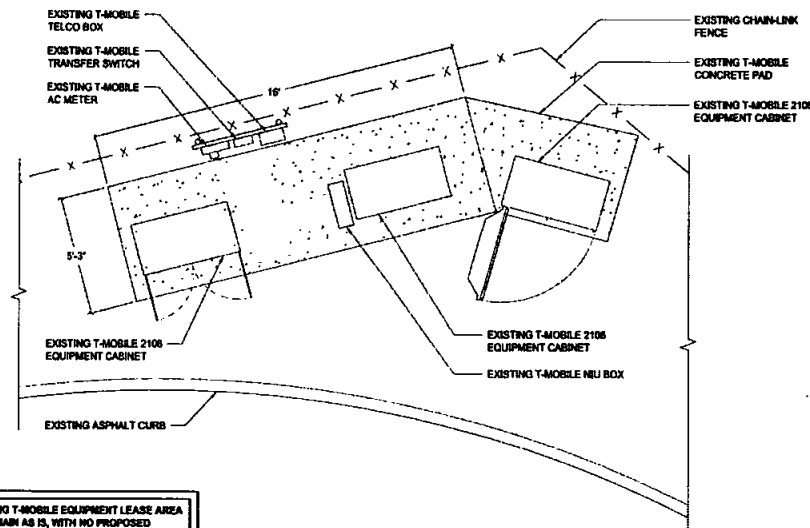


EXISTING BATTERY CALCULATIONS

SCALE
N.T.S.

2

EXISTING EQUIPMENT PLAN



SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)



1

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTRUSTED WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"

PROCESS 1 APPROVAL

This is a Zoning Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 515169

Approval Date: 10/14/16

Signed (1st Sheet): [Signature]

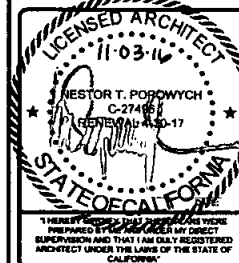
T-Mobile

10504 VISTA EGRESSITO DRIVE #200
SAN DIEGO, CA 92121
T-MOBILE.COM



SAC WIRELESS
SAC AE DESIGN GROUP, INC.
8018 BROADWAY PLACE, SUITE 100
SAN DIEGO, CA 92122
WWW.SACAE.COM

REVISIONS			
REV	DATE	DESCRIPTION	APPROVED
0	08/24/16	90% CD's	JL
1	08/14/16	100% CD's	CA
2	08/22/16	100% CD's	DY
3	10/13/16	CITY COMMENTS	JP



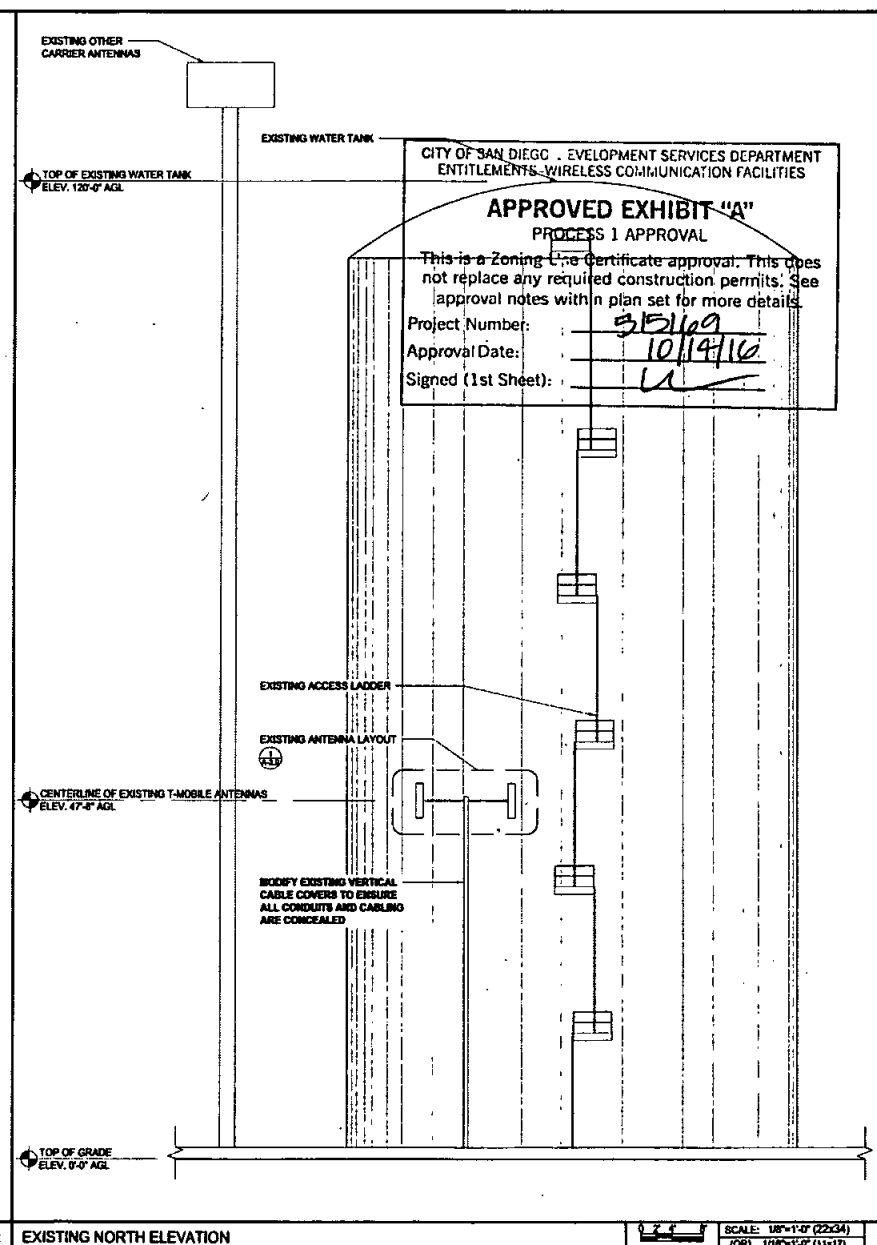
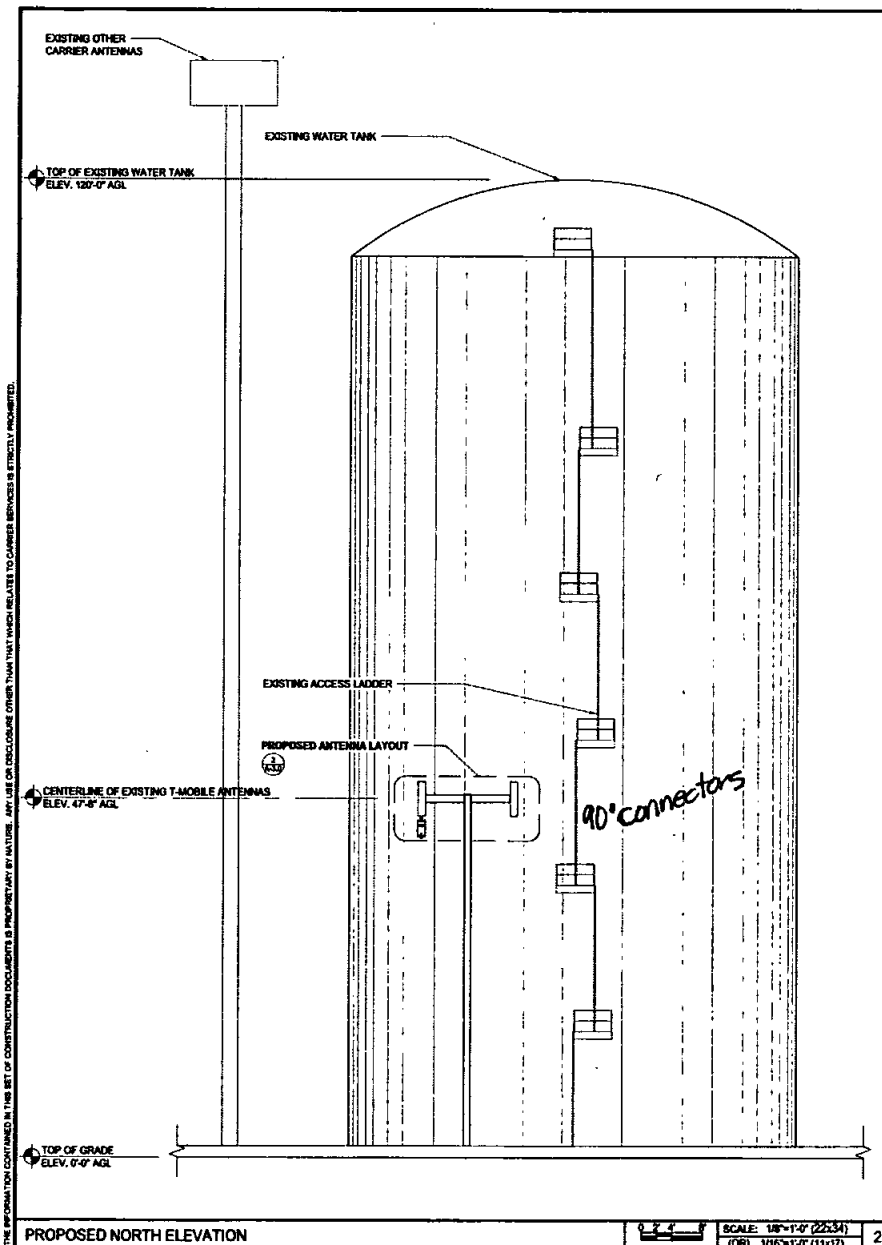
PARADISE MESA WT
BORISZORA
1521 STATION CT
SAN DIEGO, CA 92114

SHEET TITLE

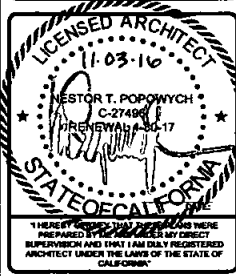
EXISTING EQUIPMENT
PLAN, & EXISTING
BATTERY CALCULATIONS

SHEET NUMBER

A-4.0



REV#	DATE	DESCRIPTION	BY
0	08/24/16	90% CD's	JL
1	09/14/16	100% CD's	CA
2	09/28/16	100% CD's	DY
3	10/19/16	CITY COMMENTS	JP



PARADISE MESA WT
8008326A
1521 STATION CT
SAN DIEGO, CA 92114

SHEET TITLE
**EXISTING & PROPOSED
NORTH ELEVATIONS**

SHEET NUMBER
A-5.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO THE CITY OF SAN DIEGO. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TOP OF EXISTING WATER TANK
ELEV. 129'-0" AGL

EXISTING WATER TANK

PROPOSED ANTENNA LAYOUT

①

CENTERLINE OF EXISTING T-MOBILE ANTENNAS
ELEV. 47'-8" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

PROPOSED EAST ELEVATION



SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2

TOP OF EXISTING WATER TANK
ELEV. 129'-0" AGL

EXISTING WATER TANK

EXISTING ANTENNA LAYOUT

①

CENTERLINE OF EXISTING T-MOBILE ANTENNAS
ELEV. 47'-8" AGL

MODIFY EXISTING VERTICAL
CABLE COVERS TO ENSURE
ALL CONDUITS AND CABLEING
ARE CONCEALED

TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING EAST ELEVATION



SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1

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

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 515109
Approval Date: 10/19/16
Signed (1st Sheet): LA

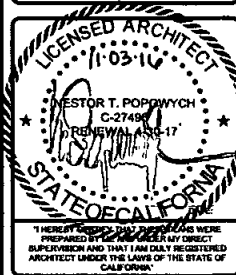
T-Mobile

10609 VISTA EIGHTH PARTY #208
SAN DIEGO, CA 92121
1-800-888-8888



WIRELESS
SAC AE DESIGN GROUP, INC.
9015 BROADWAY PLACE, SUITE 100
SAN DIEGO, CA 92121
www.sacae.com

REVISIONS				
REV.	DATE	DESCRIPTION	BY	CHKD.
0	08/24/16	90% CD's	JL	
1	08/14/16	100% CD's	CA	
2	09/28/16	100% CD's	DY	
Δ	10/19/16	CITY COMMENTS	JP	



PARADISE MESA WT
SD06328A
1521 STATION CT
SAN DIEGO, CA 92114

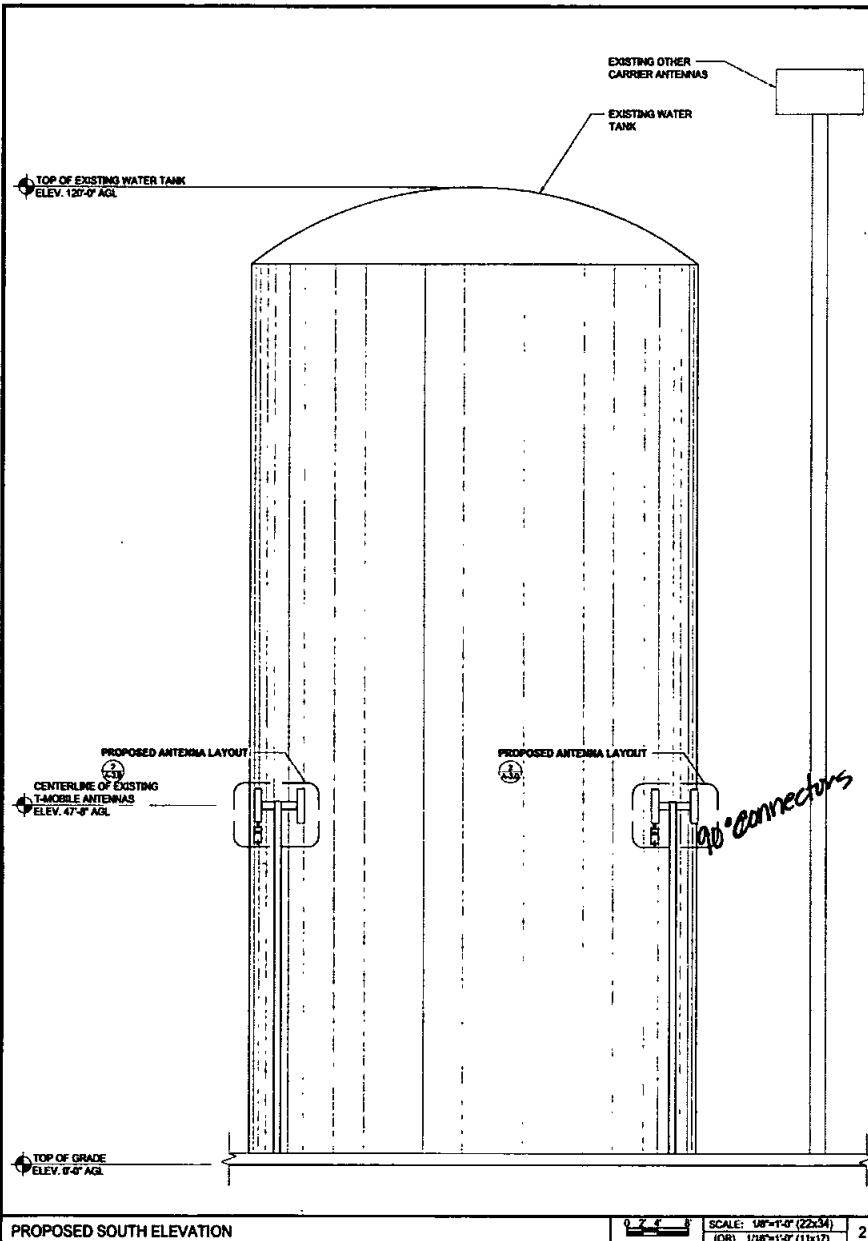
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EXISTING & PROPOSED
EAST ELEVATIONS

SHEET NUMBER

A-6.0

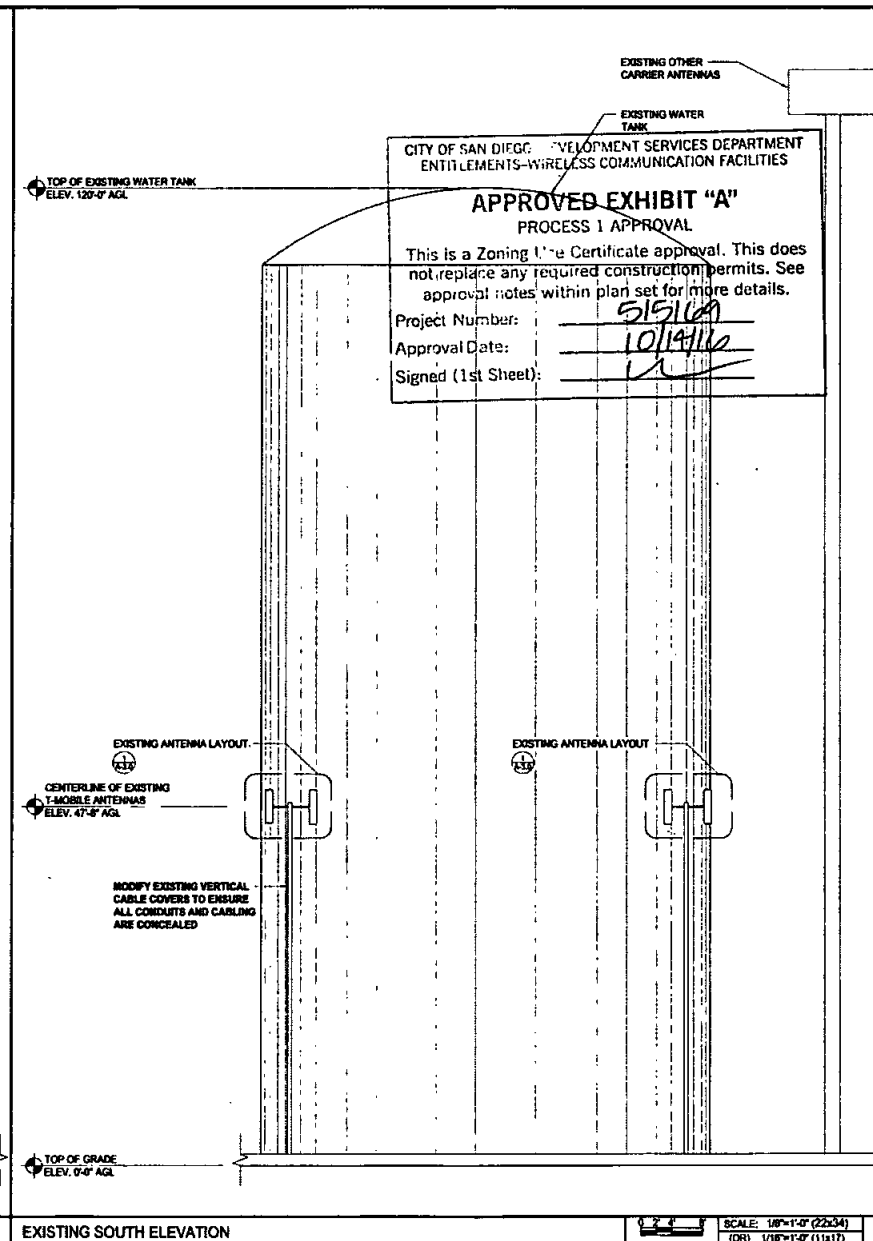
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1

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

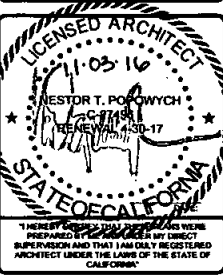
APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 515169
Approval Date: 10/14/16
Signed (1st Sheet): [Signature]



REVISIONS				
REV.	DATE	DESCRIPTION	BY	APP.
0	08/24/16	90% CD's	JL	
1	09/14/16	100% CD's	CA	
2	09/28/16	100% CD's	DY	
3	10/19/16	CITY COMMENTS	JP	



PARADISE MESA WT
SD06328A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE
**EXISTING & PROPOSED
SOUTH ELEVATIONS**

SHEET NUMBER
A-7.0

THIS INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE'S SERVICES IS STRICTLY PROHIBITED.

TOP OF EXISTING WATER TANK
ELEV. 120'-0" AGL

EXISTING WATER TANK
EXISTING ACCESS LADDER

CENTERLINE OF EXISTING T-MOBILE ANTENNAS
ELEV. 47'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

PROPOSED ANTENNA LAYOUT

Reconnectors

PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2

TOP OF EXISTING WATER TANK
ELEV. 120'-0" AGL

EXISTING WATER TANK
EXISTING ACCESS LADDER

CENTERLINE OF EXISTING T-MOBILE ANTENNAS
ELEV. 47'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING ANTENNA LAYOUT

MODIFY EXISTING VERTICAL
CABLE COVERS TO ENSURE
ALL CONDUITS AND CABLES
ARE CONCEALED

EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTIRELY WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number:

Approval Date:

Signed (1st Sheet):

5/5/17
10/19/16
[Signature]

T-Mobile

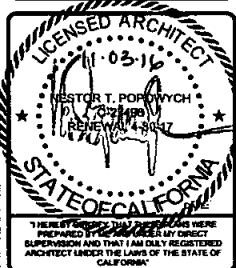
16559 VISTA BORRECHTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC

WIRELESS
SAC AE DESIGN GROUP, INC.
1018 SHOREHAM PLACE, SUITE 100
SAN DIEGO, CA 92122
WWW.SACAE.COM

REVISIONS

REV.	DATE	DESCRIPTION	BY/REV.
0	08/24/16	90% CD's	JL
1	09/14/16	100% CD's	CA
2	09/28/16	100% CD's	DY
3	10/19/16	CITY COMMENTS	JP



PARADISE MESA WT
SD08328A
1521 STATTON CT
SAN DIEGO, CA 92114

SHEET TITLE

EXISTING & PROPOSED
WEST ELEVATIONS

SHEET NUMBER

A-8.0

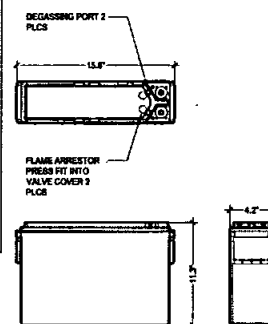
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within: plan set for more details.

Project Number: 51516
Approval Date: 10/14/16
Signed (1st Sheet): LA 5

MANUFACTURER: NORTHSTAR
MODEL: NBS 100FT BLUE BATTERY
10 HOUR CAPACITY TO 1.80VPC @ 25°C (77°F)
6 HOUR CAPACITY TO 1.75VPC @ 25°C (77°F)
10 HOUR CAPACITY TO 1.60VPC @ 25°C (77°F)
FLOAT VOLTAGE: 12V
NOMINAL VOLTAGE: 12V
IMPEDANCE (100K): 3.7
CONDUCTANCE: 1.288 S
SHORT CIRCUIT CURRENT: 2.605 A
MODULAR CHARGE CURRENT: NO LIMIT
WEIGHT: 74.6Lb (34kg)
HEIGHT: 11.5 in.
WIDTH: 4.2 in.
DEPTH: 15.8 in.
TERMINAL: FEMALE VEH1.25
TERMINAL TORQUE: 6.0 Np (71 in-lb)



T-Mobile
1600 VISTA SCORPION PARKWAY #200
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
6015 SHORDHAM PLACE, SUITE 150
SAN DIEGO, CA 92121
WWW.SACAE.COM

NOT USED

6

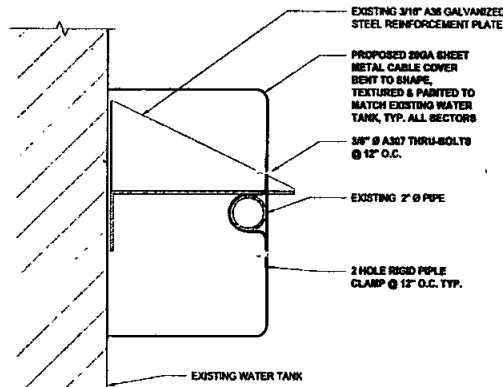
NOT USED

BATTERY

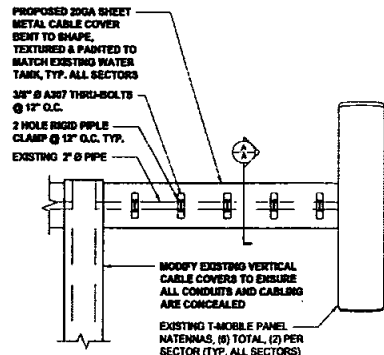
2"x1'-0" (22x34)
1"x1'-0" (11x17)

3

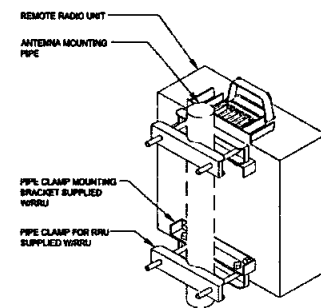
NOTE:
* NOTCH PROPOSED CABLE COVER AS NECESSARY FOR CONNECTIONS



SECTION A-A
SCALE: 3/4"=1'-0"



SHEET METAL CABLE COVER
FRONT VIEW
SCALE: 3/4"=1'-0"

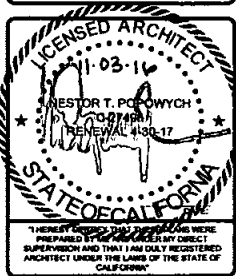
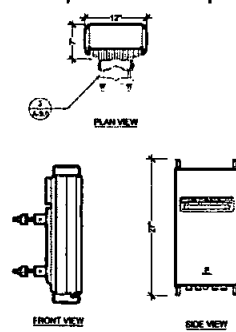


PIPE CLAMP MOUNTING BRACKET

1-1/2"x1'-0" (22x34)
3/4"x1'-0" (11x17)

2

MANUFACTURER: ERICSSON
MODEL: RRUS-32
FREQUENCY RANGE: 700 LTE AND GSM
1755-1785 MHz UPLINK
1805-1885 MHz DOWNLINK
MECHANICAL NET WEIGHT: 80 LBS
DIMENSION (LxWxH): 27.3"x12.1"x7.8"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED



PARADISE MESA WT
SD06328A
1521 STATION CT
SAN DIEGO, CA 92114

SHEET TITLE
EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
A-9.0

CABLE COVER

4

RRUS32 B2

1"x1'-0" (22x34)
1/2"x1'-0" (11x17)

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Exhibit C

Memorandum of Lease Form

Recording Requested By and
When Recorded Return To:

APN# 582-321-11-00
Site # SD06326A

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 T-Mobile West LLC, a Delaware limited liability company (“LESSEE”), with an office at 12920 SE 38th Street, Bellevue, WA 98006 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

T-MOBILE WEST LLC,
a Delaware limited liability company

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

APPROVED AS TO FORM :

APPROVED AS TO FORM :

MARA W. ELLIOTT, CITY ATTORNEY

By: _____

T-Mobile Contract Attorney

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

Water Department Site Security Procedures

A. PURPOSE

To establish procedures that will be used to provide access to Water Department facilities for all telecommunication service providers.

B. AUTHORITY

- 2.1 Deputy Director, Water Operations Division
- 2.2 Real Estate Asset Department Lease Agreement for each specific property

C. DEFINITIONS

Access: the right, possibility, or means to entering or approach a place.

SCADA: Supervisory Control and Data Acquisition of the water distribution system through the use of sensors, telemetry, a staffed command center, and records storage.

SWIM: Sewer-Water-Infrastructure-Management; a computerized maintenance management system.

D. POLICY

Procedures listed below will be used to provide access to Water Department facilities for all telecommunication service providers.

Specific contract lease agreements with the telecommunication service providers may contain different requirements and restrictions regarding access to Water Department facilities. If the requirements within an existing agreement conflicts with the requirements herein, then the requirements within the lease agreement shall take precedence.

Non-emergency and emergency procedures are listed below and will be used.

E. RESPONSIBILITIES

- 5.1 System Operations, Water Operations Division
 - a. The Operations District Manager is responsible to provide direction and instruction to SCADA operators in order to ensure performance of the access procedure written below.
 - b. The Reservoir/Plant/Pump Maintenance District Manager is responsible to provide direction and instruction to the Planner/Scheduler, and to field crews,

in order to ensure performance of the access procedure written below.

5.2 Water Operations Division Employees

- a. Employees of the water operations division shall forward requests for access to SCADA, according to the procedure below.

5.3 Real Estate Asset Department

- a. Employees of the Real Estate Asset Department shall forward requests for access to SCADA, according to the procedure below.

F. ACCESS PROCEDURE

6.1 Non-Emergency Access Procedure

- a. Telecommunication service providers will be required to call the SCADA Operator at (619) 527-7604 or (619) 527-7630 at least two (2) days in advance to schedule their required access. At the time of the request, the provider will give the SCADA Operator the following: 1) Location for access; 2) Date and start time; 3) Expected duration of access; 4) List of names of those employees who will be working at the site; and 5) Contact name and phone number to confirm information or reschedule access. The information given by the provider should be logged onto the Telecom Service Provider Access Form (see attached).
- b. The SCADA Operator will route the Telecom Service Provider Access Form via e-mail or fax, to the System Operations Planner/Scheduler. For after hours access the SCADA Operator will schedule the stand-by crew using the procedures 6.2a and 6.2b below.
- c. The Planner/Scheduler will issue a SWIM service request (SR) to assign a crew to escort and supervise the access. The Planner/Scheduler will provide the crew with the Telecom Service Provider Access Form authorizing visitor entry into the facility. The Planner/Scheduler has the discretion to verify the access request and refuse entry (Please note that access should only be denied if access request is not verified by contact).
- d. The dispatched crew shall verify all visitors against the Telecom Service Provider Access Form by checking for valid ID and company issued ID card. Only those employees listed on the Form should be allowed to access the facility.
- e. The dispatched crew shall complete the Telecom Service Provider Access Form and return it to the Planner/Scheduler following the completion of the access.

6.2 Emergency Access Procedure:

- a. Telecommunication service providers will be required to call the SCADA Operator, at (619) 527-7604 or (619) 527-7630, to request emergency access. At the time of the request, the provider will give the SCADA Operator the information as required in 6.1a above. The information given by the provider should be logged onto the Telecom Service Provider Access Form (see attached). The SCADA Operator has the discretion to verify the access request and refuse entry (Please note that access should only be denied if access request is not verified by contact).
- b. The SCADA Operator will contact the Planner/Scheduler during normal working hours or dispatch a stand-by crew during non-normal working hours. During non-normal hours, the SCADA Operator will issue a SWIM service request (SR) to assign the stand-by crew to allow entry and to supervise the visitors. The SCADA Operator will provide the crew with the Telecom Service Provider Access Form authorizing visitor entry into the facility.
- c. The dispatched crew shall verify all visitors against the Telecom Service Provider Access Form by checking for valid ID and company issued ID card. Only those employees listed on the Form should be allowed to access the facility.
- d. The dispatched crew shall complete the Telecom Service Provider Access Form and return it to the Planner/Scheduler following the completion of the access.



Telecom Service Provider Access Form

Telecom Service Provider:		Date:	
Access Location:	Access Date:	Access Time:	
Contact Name:		Expected Duration:	
Contact Phone Number:	Was Contact Verified: yes / no	Initials:	

Employee Name:	Company:	ID Verified:

.....

To Be Completed By Attending Crew

Access Date:	Start Time:	End Time:
Comments:		

Exhibit H

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

PHOTOSIMULATION VIEW 1

T-Mobile

L1900 PROJECT
SD06326A
PARADISE MESA WT
1513 STATTON CT
SAN DIEGO, CA 92114

SAC
WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED ON EXISTING ANTENNA MOUNT
• EXISTING T-MOBILE TMAS, TO BE REMOVED (3) TOTAL

EXISTING T-MOBILE PANEL ANTENNAS
TO REMAIN (6) TOTAL, (2) PER SECTOR
(TYP. ALL SECTORS)

ALPHE
SECTOR

NEW

PROPOSED T-MOBILE L1900 RADIO
(3) TOTAL, (1) PER SECTOR
(TYP. ALL SECTORS)

EXISTING T-MOBILE PANEL ANTENNAS
TO REMAIN (6) TOTAL, (2) PER SECTOR
(TYP. ALL SECTORS)

ALPHE
SECTOR

PROPOSED SPLIT CABLE COVER
(1) TOTAL, (1) PER SECTOR

MODIFY EXISTING VERTICAL CABLE
COVERS TO ENSURE ALL DOWNLEADS
AND CABLES ARE CONCEALED

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

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 516316-7

Approval Date: 10/13/11

Signed (1st Sheet): LV

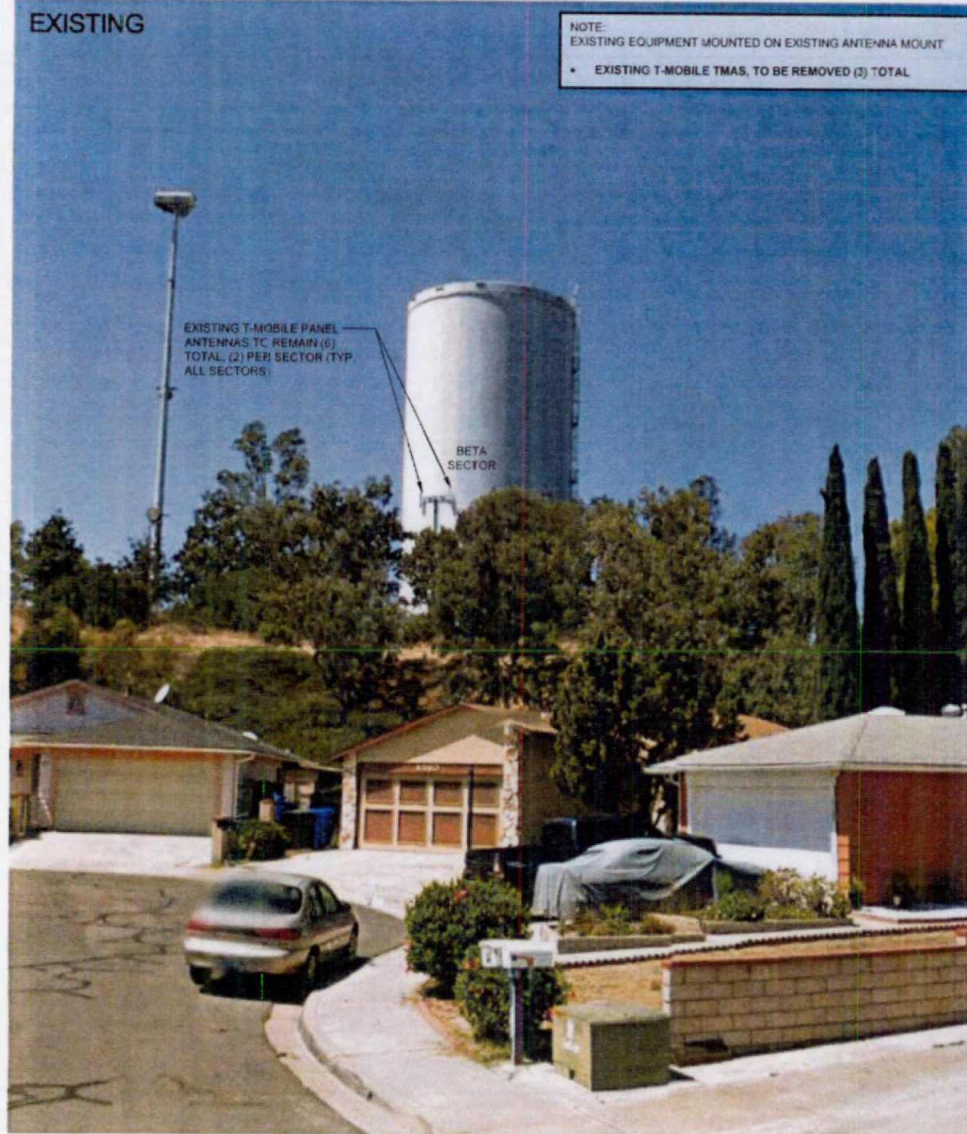


L1900 PROJECT
SD06326A
PARADISE MESA WT
1513 STATTON CT
SAN DIEGO, CA 92114

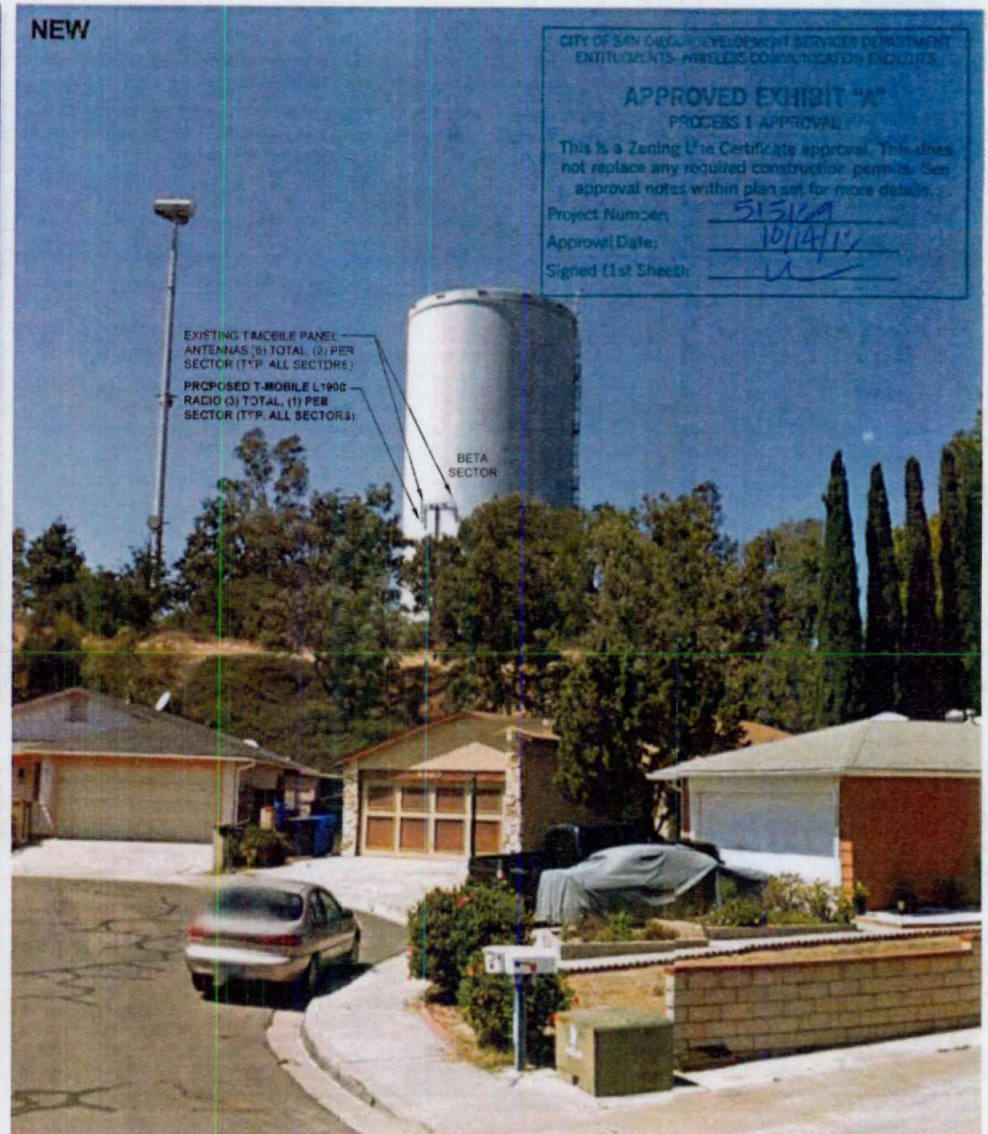


PHOTOSIMULATION VIEW 2

EXISTING



NEW



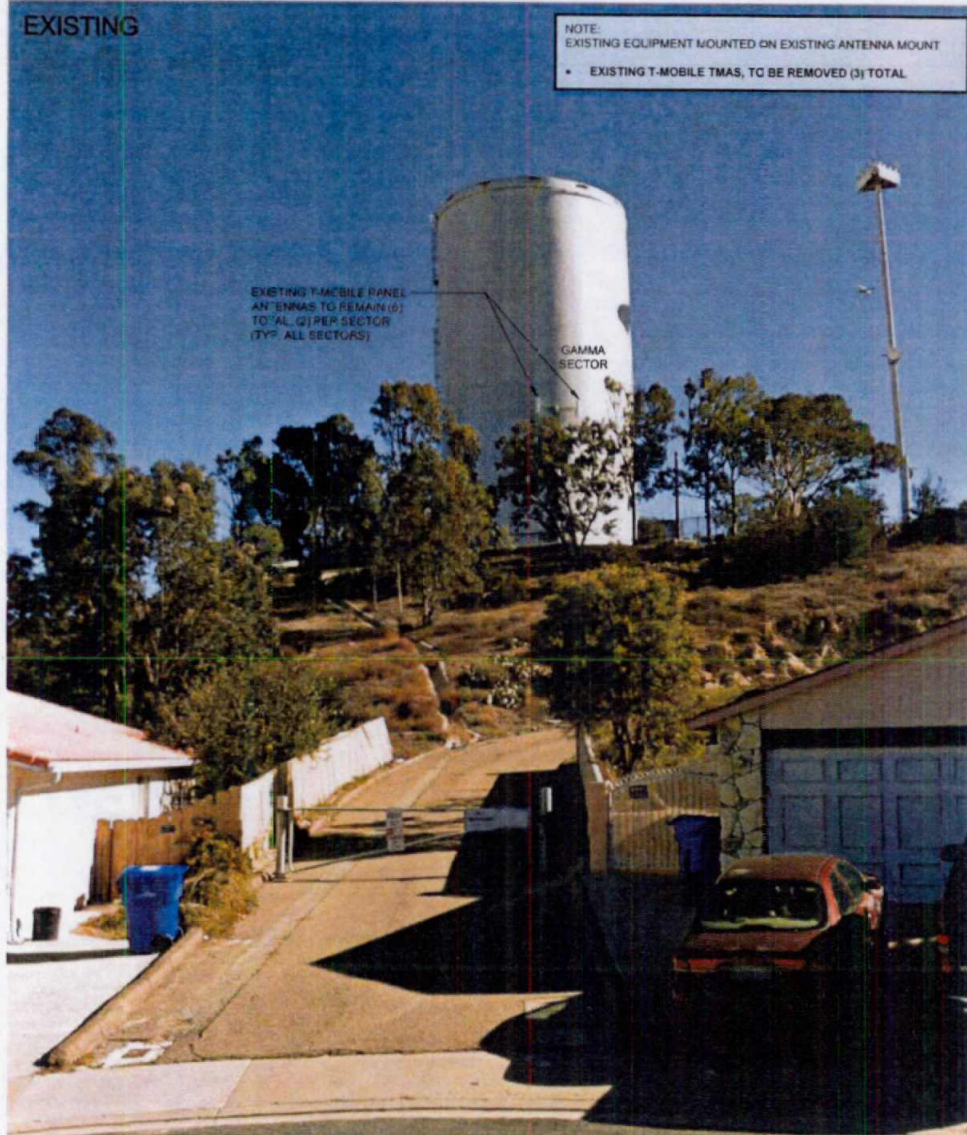


L1900 PROJECT
SD06326A
PARADISE MESA WT
1513 STATTON CT
SAN DIEGO, CA 92114



WIRELESS
5015 SHOREWAY PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

PHOTOSIMULATION VIEW 3



October 14, 2016

Approval Type:	Limited Use Approval (Spectrum Act ¹)
Approval No.	1815385
Project Name:	T-Mobile Paradise Mesa Water Tank
Project No.:	515169
Previous Permit No.:	95-0350-117
Site Address:	1521 Statton Court, San Diego, CA 92114
Permittee:	SAC Wireless
Owner:	City of San Diego
Carrier:	T-Mobile

DEVELOPMENT SERVICES DEPARTMENT ACTION:

It has been determined by Development Services Department that this application complies with Section 141.0420, Wireless Communication Facilities (WCF), of the City of San Diego's Land Development Code. This proposal has been determined to be exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the activity is not a project as defined in Section 15378).

The Development Services Department grants **APPROVAL** of your application subject to the following:

Standard Requirements:

1. The WCF shall be designed and constructed in accordance with the approved Exhibit "A." No modification or alteration shall be permitted to the approved Exhibit "A" unless revised plans are submitted and approved by the Development Services Department.

¹ Spectrum Act refers to Title VI, section 6409(a) of the 2012 Middle Class Tax Relief and Job Creation Act now codified at 47 U.S.C. section 1455 ("Section 6409 Wireless Facilities Deployment") and Federal Communications Commission Report and Order FCC-14-153 ("Wireless Infrastructure Order").

2. This approval permits the following as illustrated on the approved Exhibit "A":
 - a. A total of six panel antennas. Three measuring 56" x 12" x 7.9" and three measuring 56.6" x 12.9" x 8.7"
 - b. The replacement of three tower mounted amplifiers with three remote radio units
 - c. An 87-square-foot outdoor equipment lease area.

Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

3. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
4. The WCF shall conform to the approved construction plans.
5. Photo simulations shall be printed on the construction plans.
6. If a construction permit is not obtained within one year from the date of this approval, this approval shall be null and void.
7. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
8. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
9. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
10. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
11. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall

be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

12. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

Facade Mounted Antennas:

13. Antennas shall be painted to match the water tank to the satisfaction of the Development Services Department.
14. All conduits related to this project shall be concealed inside cable trays painted to match the tank surface to the satisfaction of the Development Services Department.
15. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
16. **Approval Expiration:**
17. This approval and corresponding use of this site shall **October 14, 2026**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
18. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
19. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

A Telecom Inspection is required prior to construction permit completion.

The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.

Per LDC 559.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in

such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.



Karen Lynch

Development Project Manager

Telecom Final Inspection Required

Once project is ready for a Telecom Inspection, e-mail photos of the completed project to klynchash@san Diego.gov

The Telecom Inspection's purpose is to ensure that the WCF complies with the approved photo simulations and plans.

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name: AT&T Paradise Mesa Standpipe

Project No.: 498903

Project Location-Specific: 1521 Statton Court, San Diego, CA 92114

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The proposed project includes a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a Wireless Communications Facility (WCF) consisting of the demolition of an existing monopole and the relocation of 12 antennas from the monopole on to the water tank located at 1521 Statton Court. The associated equipment is located south of the tank in a 319 square-foot enclosure. The site is designated for residential use and zoned RS-1-7.

FILED

Ernest J. Dronenburg, Jr., Recorder County Clerk

Name of Public Agency Approving Project: City of San Diego

DEC 30 2016

Name of Person or Agency Carrying Out Project: Caitlyn Kes
DePratti Inc.
1171 Veranca Avenue
El Cajon, CA 92021
(858) 527- 9938

BY
DEPUTY

Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
() Declared Emergency (Sec. 21080(b)(3); 15269(a));
() Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
(X) Categorical Exemption: CEQA Section 15301 (Existing Facilities)

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on DEC 31 2016
Posted DEC 31 2016 Removed JAN 31 2017
Returned to agency on JAN 31 2017
Deputy

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA 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 CUP and an NDP for an existing WCF, is not an 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.

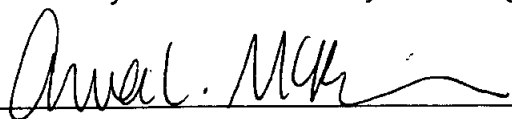
Lead Agency Contact Person: Anna L. McPherson, AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

/Senior Planner

October 21, 2016

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on _____
dated _____
Returned to agency on _____
by _____



Ernest J. Dronenburg, Jr.

**COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK**



ASSESSOR'S OFFICE
1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarcc.com

RECORDER/COUNTY CLERK'S OFFICE
1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 237-0502 * Fax (619) 557-4155

Transaction #: 376332420161230
Deputy: CARGANDO
Location: COUNTY ADMINISTRATION BUILDING
30-Dec-2016 11:47

FEES:

50.00 Qty of 1 Fee Notice of Exemption for Ref# SD2016 1289

50.00 TOTAL DUE

PAYMENTS:

50.00 Check

50.00 TENDERED

**SERVICES AVAILABLE AT
OFFICE LOCATIONS**

- * Tax Bill Address Changes
- * Records and Certified Copies:
 - Birth/ Marriage/ Death/ Real Estate
- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies
- * Assessor Parcel Maps
- * Property Ownership
- * Property Records
- * Property Values
- * Document Recordings

**SERVICES AVAILABLE ON-LINE AT
www.sdarcc.com**

- * Forms and Applications
- * Frequently Asked Questions (FAQs)
- * Grantor/ Grantee Index
- * Fictitious Business Names Index (DBAs)
- * Property Sales
- * On-Line Purchases
 - Assessor Parcel Maps
 - Property Characteristics
 - Recorded Documents



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
SD2016 1289
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF SAN DIEGO			12/30/2016
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
San Diego			*20161289*
PROJECT TITLE			
AT&T PARADISE MESA STANDPIPE			
PROJECT APPLICANT NAME			PHONE NUMBER
CAITLYN KES, DEPRATTI INC			858-527-9938
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1171 VERANCA AVE	EL CAJON	CA	92021

PROJECT APPLICANT (Check appropriate box):

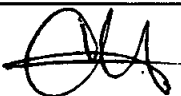
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$3,070.00	\$	_____
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	_____
☐ Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	_____
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	_____
☒ County Administrative Fee	\$50.00	\$	_____ \$50.00
☐ Project that is exempt from fees			
☒ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Other _____		\$	_____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 5222 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE	PRINTED NAME AND TITLE
X 	CARLOS B ARGANDONA
	Deputy

