

CITY OF SAN DIEGO

CONSENT TO SECOND AMENDMENT TO SUBLEASE AGREEMENT

THIS CITY OF SAN DIEGO CONSENT TO SECOND AMENDMENT TO SUBLEASE AGREEMENT ("Consent") is made by THE CITY OF SAN DIEGO, a California municipal corporation ("CITY"), to be effective as of Aug. 18, 2016 (the "Effective Date"), as follows:

RECITALS

- A. CITY, as lessor, and SAN DIEGO ENTERTAINMENT, INC., a California corporation, as lessee, are parties to that certain THE SAN DIEGO SPORTS ARENA OPERATING SUBLEASE dated August 6, 1971, as amended by certain five (5) amendments (collectively "Master Agreement") for the land located at 3500 Sports Arena Boulevard in the City of San Diego, State of California, commonly known as the "Sports Arena," described and delineated on Exhibit "A" attached hereto and by this reference made part of this Consent (the "Sports Arena").
- B. The Master Agreement was made a direct lease between CITY and San Diego Entertainment, Inc., as a result of that certain Second Amendment to Operating Sublease dated March 29, 1993.
- C. San Diego Entertainment, Inc., as sublessor/operator, and Arena Group 2000, L.P., a California limited partnership ("AG2000"), as sublessee/sub-operator, entered into that certain Sublease Agreement ("Sublease") for the Sports Arena and other parcels dated October 12, 1993, which was consented to by CITY. AG2000 assigned all of its rights in the Sublease, and AEG Management SD, LLC, a Delaware limited liability company (AEG), assumed all of AG2000's obligations under the Sublease in that certain Assignment and Assumption Agreement dated September 3, 2008, which was consented to by CITY.
- D. AG2000, as sublessor and Airtouch Cellular, a California corporation, as sublessee, entered into that certain Sublease Agreement dated May 15, 1995 ("Telecommunications Sublease"), for a portion of the Sports Arena, more specifically identified in the Telecommunications Sublease (the "Premises"). The Telecommunications Sublease was consented to by CITY in conjunction with CITY'S approval of that certain Amendment No. 1 to Sublease Agreement dated December 1, 1996.
- E. The Master Agreement was amended to extend the term of the Master Agreement to May 31, 2020, which also extended the term of the Sublease, by that certain Fifth Amendment to Operating Sublease dated September 1, 2010, and executed by CITY, San Diego Entertainment, LLC, and AEG.

F. AEG, as successor in interest to AG2000, and Verizon Wireless (VAW) LLC dba Verizon Wireless, (Verizon), as successor in interest to Airtouch Cellular, have requested CITY consent to a second amendment of the Telecommunications Sublease.

H. In accordance with California Civil Code section 1938, CITY hereby states that the Sports Arena has not been inspected by a Certified Access Specialist (CASp).

CONSENT

1. Consent to Amendment. CITY hereby consents to the Second Amendment to Sublease Agreement dated Aug. 18, 2016, and Exhibit "A2" attached thereto, provided all of the following conditions are and remain true through the term of the Telecommunications Sublease:
 - a. The Telecommunications Sublease as amended by the Second Amendment is subject and subordinate to the Master Agreement, as may be amended from time to time, and this Consent.
 - b. CITY is not bound by any term or condition in the Telecommunications Sublease which in any way conflicts with CITY'S rights or would otherwise result in increasing CITY'S obligations under the Master Agreement, including without limitation any provision which allows sublessee to extend the tenancy of the Telecommunications Sublease beyond the expiration of the Master Agreement.
 - c. Nothing herein shall do any of the following:
 - i. Be construed as a waiver of CITY's right to consent to any proposed sublease or assignment after the date hereof, or as a consent to any portion of the Premises being used or occupied by any other party; or
 - ii. Be deemed to be any type of obligation of CITY to San Diego Entertainment, Inc., AEG, Verizon, or to any governmental agent, board, commission, or agency, with regard to any other action relating to Verizon's occupancy, use, or maintenance of any portion of the Premises or improvements thereon.
2. No Release. Nothing herein shall release San Diego Entertainment, Inc., from any of its obligations under the Master Agreement.
3. Insurance. Verizon shall deliver to CITY'S Real Estate Assets Department a current certificate of insurance and blanket additional insured endorsement including the City of San Diego, its elected officials, officers, and employees as Additional Insureds as their interest may appear under the Telecommunications Sublease, excluding workers compensation and employer's liability. Verizon shall maintain said insurance at all times it occupies or uses any portion of the Premises. Within ten (10) days of each insurance renewal period, Verizon shall submit to CITY a copy of the new certificate of insurance.

4. Radio Frequency Interference. Exhibit "C," which was added to the Telecommunications Sublease pursuant to that certain Amendment No. 1, has been revised and shall be replaced in its entirety with Exhibit B, attached hereto.

If at any time the foregoing provisions are not true, this Consent shall automatically and retroactively become null and void as of the Effective Date.

THE CITY OF SAN DIEGO, a California
municipal corporation

By: Cybele L. Thompson
Director, Real Estate Assets

Acknowledged and Accepted:

AEG MANAGEMENT SD, LLC,
a Delaware limited liability company

By: [Signature]
Title: Director
Date: 8/12/16

SAN DIEGO ENTERTAINMENT, INC.,
a California corporation

By: [Signature]
Title: Director
Date: 8/12/16

Environmental Analysis Section Environmental Clearance:

Date: _____

By: _____
Name: _____
Title: _____

4. Radio Frequency Interference. Exhibit "C," which was added to the Telecommunications Sublease pursuant to that certain Amendment No. 1, has been revised and shall be replaced in its entirety with Exhibit B, attached hereto.

If at any time the foregoing provisions are not true, this Consent shall automatically and retroactively become null and void as of the Effective Date.

THE CITY OF SAN DIEGO, a California
municipal corporation

By: _____
Cybele L. Thompson
Director, Real Estate Assets

Acknowledged and Accepted:

AEG MANAGEMENT SD, LLC,
a Delaware limited liability company

By: _____
Title: _____
Date: _____

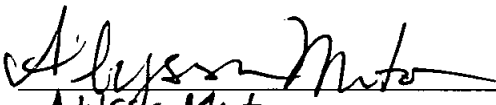
SAN DIEGO ENTERTAINMENT, INC.,
a California corporation

By: _____
Title: _____
Date: _____

Environmental Analysis Section Environmental Clearance:

This activity has been determined to be exempt from CEQA pursuant to CEQA Section 15301 (Existing Facilities).

Date: 4/29/16

By: 
Name: Amyssa Muto
Title: Deputy Director, Environmental Policy Analysis
Planning Department

Approved as to form this 18th day
August, 2016.

JAN I. GOLDSMITH, City Attorney

BY: Melissa Ables
Name: Melissa Ables
Title: Deputy City Attorney

Exhibit A: Premises

Exhibit B: Interference Protection Requirements

I:\READ\YOUNG\CONSENTS\Revised Consent to Sublease - AEG-Verizon.docx

Exhibit A:

Premises

[See attached Plans]

SECOND AMENDMENT TO SUBLEASE AGREEMENT

This SECOND AMENDMENT TO SUBLEASE AGREEMENT ("**Amendment**") is made this _____ day of _____, 2016, by and between AEG Management SD, LLC, a Delaware limited liability company ("**Lessor**"), the City of San Diego, a municipal corporation ("**City**") and Verizon Wireless (VAW) LLC, dba Verizon Wireless ("**Lessee**").

RECITALS

WHEREAS, City is the owner of that certain real property located at 3500 Sports Arena Boulevard, San Diego, California ("**Property**");

WHEREAS, Lessor is the sub-sublessee of the Property pursuant to that certain Sublease dated October 13, 1993 between Lessor, as sublessee, and San Diego Entertainment, Inc., a California corporation, as sublessor; and

WHEREAS, Lessor, as successor-in-interest to Arena Group 2000, LP, and Lessee are parties to that certain Sublease Agreement dated May 15, 1995, as amended by that certain Amendment No. 1 to Sublease Agreement ("**First Amendment**") dated December 1, 1996 (as so amended, the "**Sublease**"), whereby Lessor leases to Lessee space at Lessor's Property for the construction, operation, and maintenance of a communications facility, all as more particularly set forth therein; and

WHEREAS, Lessor and Lessee desire to amend the Sublease to (i) further extend the term thereof, and (ii) modify certain other provisions of the Sublease, all as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Defined Terms.** Any capitalized terms used in this Amendment that are not defined herein shall have the meanings given those terms in the Sublease.

2. **Term.** Lessor and Lessee acknowledge and agree that the Sublease's current extension term expired as of May 14, 2015 (the "**Current Extension Term**") and Lessee is currently holding over with Lessor's consent. Commencing as of May 15, 2015, the Sublease is hereby extended through and including May 31, 2020 (the "**Additional Extension Term**") upon the same terms and conditions as amended herein.

3. **Lessor Consent to Improvements.** Lessor hereby consents to the alterations, additions and improvements to Lessee's equipment at the Property (collectively, the "**Improvements**") that are described and depicted on Exhibit "A2" attached hereto and incorporated herein by this reference. Lessor and Lessee agree that Lessee may install any and all conduits, cables, equipment, radios and hardware necessary for the Improvements. The

Parties acknowledge and agree that upon full execution of this Amendment and installation of the Improvements described herein and depicted on Exhibit "A2," the space occupied by such Improvements shall be deemed part of the Premises. Exhibit "A2" is intended to replace in its entirety Exhibit A2 attached to the Sublease.

4. **Rent.** Commencing as of May 15, 2015, the rent payable by Lessee to Lessor shall be One Thousand Eight Hundred Dollars (\$1,800.00) per month, payable upon the same terms and conditions set forth in the Sublease, as hereby amended.

5. **Annual Rental Escalation.** Paragraph 3(C) of the Sublease is hereby deleted in its entirety. Commencing on May 15, 2016, and on each May 15 thereafter for the duration of the Sublease, the annual rent shall be increased by an amount equal to three percent (3%) of the annual rent in effect during the immediately preceding year.

6. **City Rent.** The third (3rd) sentence, fourth (4th) sentence, fifth (5th) sentence and sixth (6th) sentence of Paragraph 2 of the First Amendment is hereby deleted in its entirety. Commencing as of May 15, 2015, the rent payable by Lessee to City shall be One Thousand Dollars (\$1,000.00) per month, payable upon the same terms and conditions set forth in the Sublease, as hereby amended.

7. **Insurance.** Lessee shall deliver to City's Real Estate Assets Department a current certificate of insurance and blanket additional insured endorsement including the City of San Diego, its elected officials, officers, and employees as Additional Insureds as their interest may appear under this Sublease, excluding workers compensation and employer's liability. Lessee shall maintain said insurance at all times it occupies or uses any portion of the Premises. Within ten (10) days of each insurance renewal period, Lessee shall submit to the City a copy of the new certificate of insurance.

8. **Radio Frequency Interference.** Exhibit "C" attached to the First Amendment shall be replaced in its entirety by Exhibit "C" attached hereto and made a part hereof.

9. **Notices.** The Notice Addresses set forth in Paragraph 12 of the Sublease are hereby deleted and replaced with the following:

LESSEE: Verizon Wireless (VAW) LLC,
dba Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attn: Network Real Estate
(Site Name: Sports Arena)

LESSOR: AEG Management SD, LLC
3500 Sports Arena Boulevard
San Diego, California 92110
Attn: Michelle Yeager

10. **Full Force and Effect.** Except as specifically modified by this Amendment, all of the terms and conditions of the Sublease shall remain in full force and effect. In the event of a conflict between any term or provision of the Sublease and this Amendment, the terms and provisions of this Amendment shall control. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

IN WITNESS WHEREOF, the parties hereto have entered into this Amendment as of the latter date written below.

LESSOR:

AEG Management SD, LLC, a Delaware
limited liability company

By: _____
Name: _____
Title: Director
Date: 8-12-16

LESSEE:

Verizon Wireless (VAW) LLC,
dba Verizon Wireless

By: _____
Name: Kristen Hoffoss
Title: Director Engineering
Date: 8/3/16

Exhibit “A2”

[See attached plans]

STORM WATER QUALITY NOTES
CONSTRUCTION SHOPS

NOTES 1-7 BELOW REPRESENT KEY MEASURES REQUIREMENTS FOR CONSTRUCTION SHOPS.

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE FERTILIZER/CAFFEINE/RECORDS, WATER QUALITY CONTROL BOARD AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.
2. SUFFICIENT INMS MUST BE INSTALLED TO PREVENT OIL, GREASE OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION SHOPS.
3. ALL TUCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROTECTED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS HIGH OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL BLOBS THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

Letter's Certificate
Standard Wireless Facility Project
for Telecommunications (BMP)

I, we the undersigned, as owner of a portion of the property described as:

3500 SPORTS ARENA BLVD., SAN DIEGO, CA 92110
(Address or legal description)

understand that, in accordance with the San Diego Planning Code, Land Development Manual, Storm Water Standards, this project is required to "Minimize Pollution from the Project Area" and incorporate "Site Design" and "Source Controls" BMPs.

I certify to this best of my knowledge, that the person(s) participating in this proposal have read and are as follows:

Software
Hardware
Tools & Skills
Design/Engineering Software
Oil & Grease
Runoff & Storm
Permitting

I/we will incorporate the following into the site design:

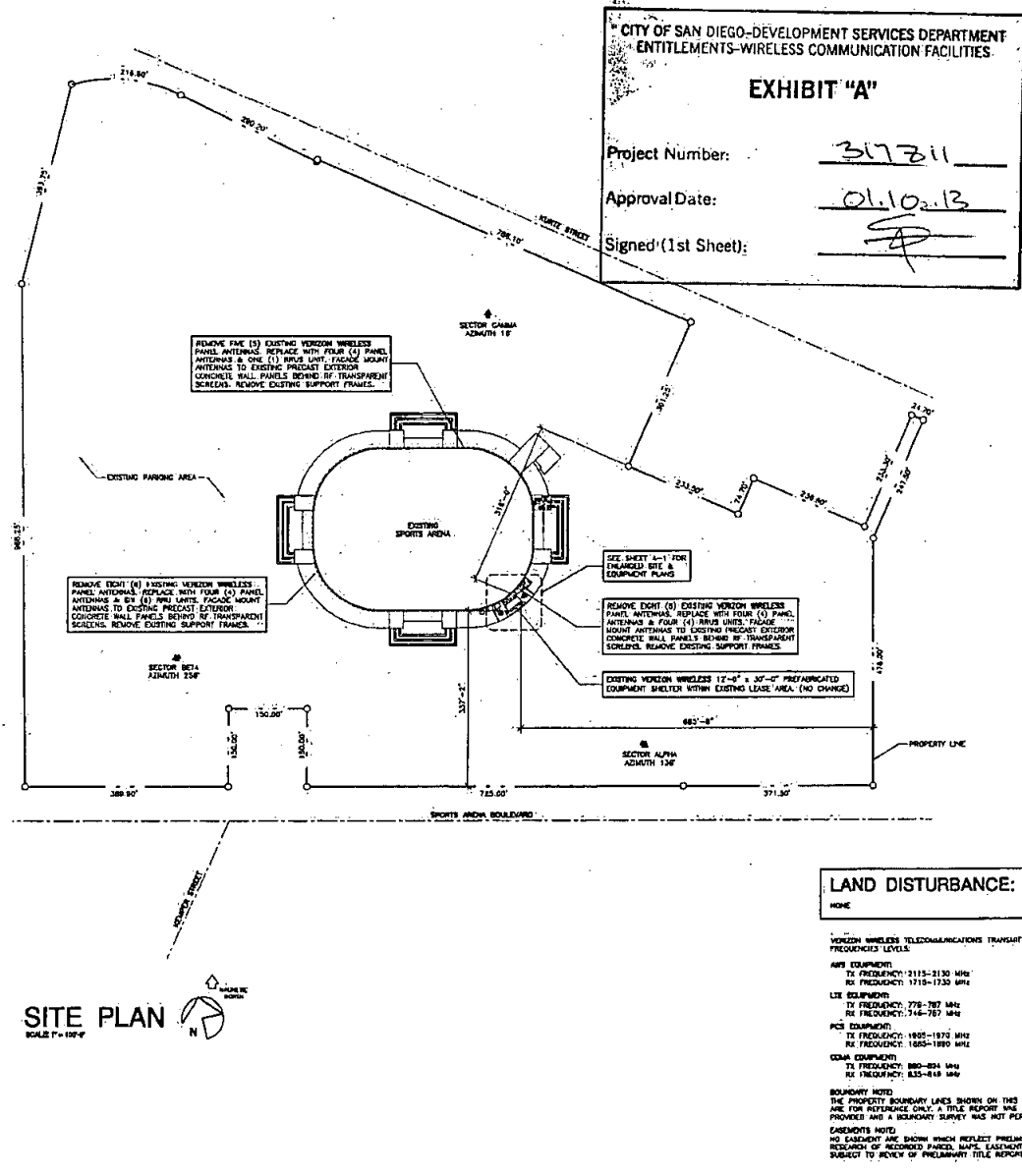
- Minimize pre-development runoff characteristics
- Minimize impervious foot print by maximizing walkways, paths and driveways with permeable surfaces.
- Construct natural areas
- Use natural drainage system as opposed to hard drains or underground drainage systems
- Create roof area, walkways, paths and driveways that incorporate landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating native drought tolerant and other suitable plants.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Letter: Dwight Woods Company Name: Verizon Wireless
(Print Name)
I signed: Dwight Woods On: 1-9-2008
(Signature)



Booth & Square
ARCHITECTURE & INTERIORS
351 CALLEMAN DRIVE, SUITE 100
CARLSBAD, CA 92008 (760) 434-9477

PREPARED FOR
verizon wireless

P.O. BOX 19707
IRVING, CA 92623-8707
(949) 222-7000

APPROVALS

NAME	DATE
ABC	DATE
RE	DATE
RF	DATE
INT	DATE
CE/IN	DATE
OPS	DATE
CE/OUT	DATE

PROJECT NAME
**SPORTS ARENA
SECTOR SPLIT**

3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110
MTX - 48
SAN DIEGO

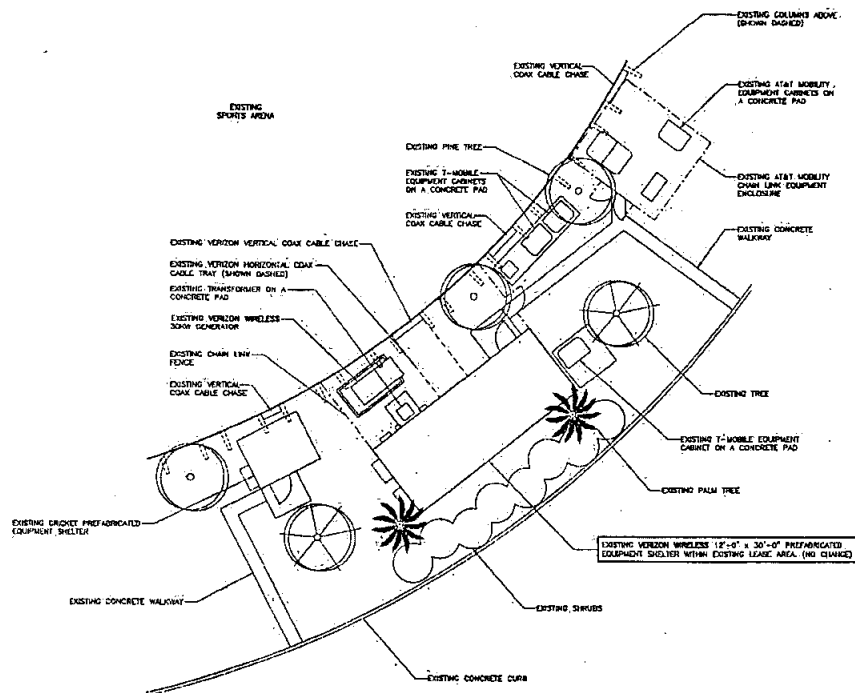
DRAWING DATES

DATE	DESCRIPTION
02/15/13	PRELIM TO REVIEW (1)
03/18/13	FINAL TO (4)
03/21/13	REVISED TO (1)
07/22/13	REVISED TO (1)
08/21/13	REVISED TO (1)

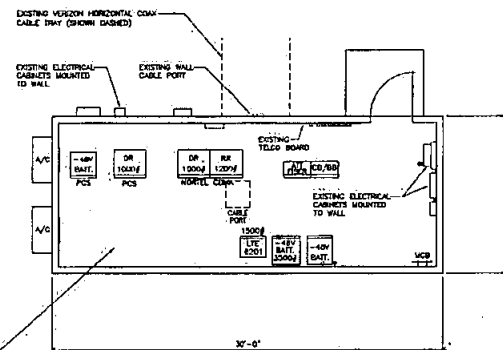
SHEET TITLE
SITE PLAN

PROJECTS/VERSIONS/122444

A-0



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



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



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

EXHIBIT "A"

Project Number: 317811
Approval Date: 01/10/13
Signed (1st Sheet): [Signature]

Booth & Suarez
ARCHITECTURE & INCORPORATED
101 CALLEJON PRADO DRIVE SUITE 101
CARLSBAD, CA 92008 TEL: 760.441.0474

PREPARED FOR
verizonwireless
P.O. BOX 18707
IRVINE, CA 92613-9707
(949) 222-7000

APPROVALS

ABC	DATE
DE	DATE
FW	DATE
HT	DATE
LE/W	DATE
OPS	DATE
EL/OUT	DATE

PROJECT NAME
**SPORTS ARENA
SECTOR SPLIT**
3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110
MTX - 48
SAN DIEGO

DRAWING DATES
02/28/13 PRELIM TO REVIEW (1)
03/18/13 FINAL TO REVIEW (4)
03/21/13 REVISED TO #1 (1)
07/22/13 REVISED TO #2 (1)
08/21/13 CITY COMMENTS REVISED TO #3 (1)

SHEET TITLE
**ENLARGED SITE PLAN
&
SHELTER PLAN**

PROJECT/VERSION/122114

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

EXHIBIT "A"

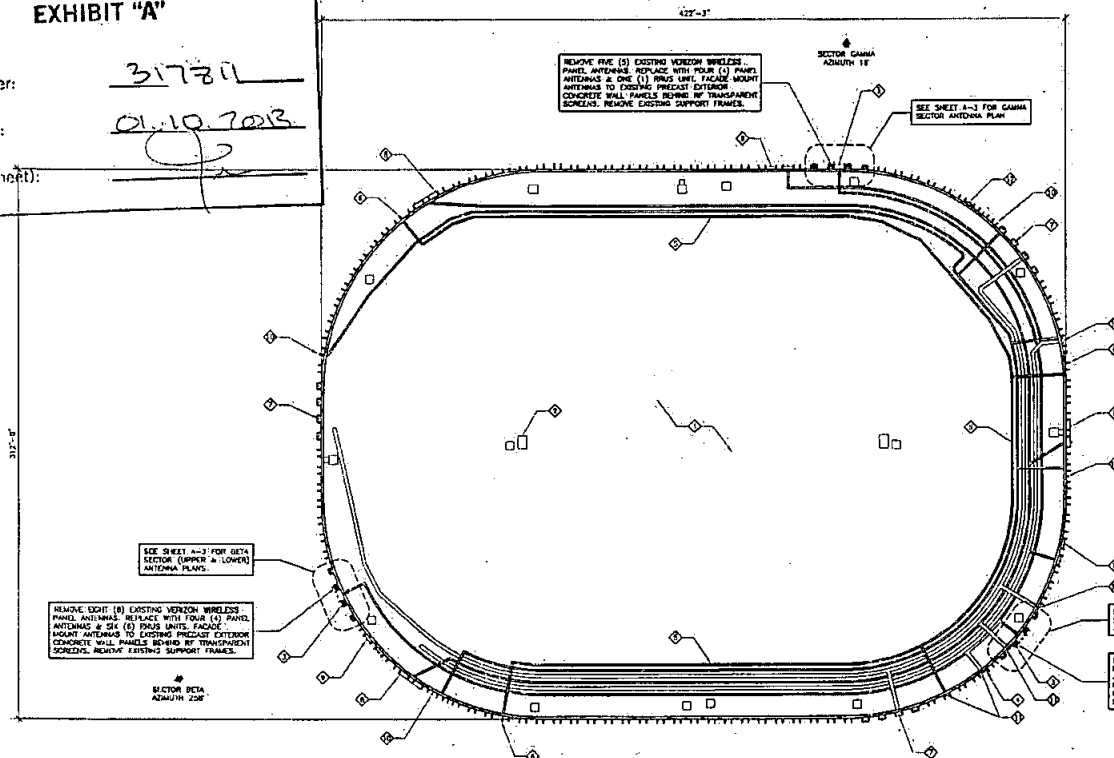
Project Number:

317811

Approval Date:

01.10.2013

Signed (1st Sheet):



ROOF PLAN



KEYED NOTES:

- ◇ EXISTING SPORTS ARENA
- ◇ EXISTING ROOFTOP MECHANICAL EQUIPMENT (TYPICAL)
- ◇ REMOVE EXISTING VERIZON WIRELESS ANTENNAS & SUPPORT FRAME (DASHED DASHES)
- ◇ EXISTING VERIZON WIRELESS OPS ANTENNA PIPE MOUNTED TO EXISTING CABLE TRAY
- ◇ EXISTING COAXIAL CABLE TRAYS ON PVC SLEEPERS ON ROOF OF EXISTING BUILDING. INSTALL TWO (2) 7/8" PORTER/TIMBER CABLES
- ◇ EXISTING CHECKER PANEL ANTENNA (TYPICAL)
- ◇ EXISTING AT-1 PANEL ANTENNA BEHIND BY SCREENS (TYPICAL)
- ◇ EXISTING T-MOBILE PANEL ANTENNA (TYPICAL)
- ◇ EXISTING SPRINT/NEWTEL ANTENNA (TYPICAL)
- ◇ EXISTING CLEARWAVE ANTENNA (TYPICAL)
- ◇ EXISTING VERTICAL COAXIAL CABLE CHASE
- ◇ EXISTING WINDSHIELD BUSH

Historical Resources Approval
This parcel contains a potentially significant historical resource. Approval is per SDMC Sec. 143.0220 for this scope of work only. Historic review is required for plan changes.

By: [Signature] Date: 01.10.13

BOOTH & SUAREZ

ARCHITECTURE & INTERIORS
215 CALLEJO PARRA DRIVE, SUITE 100
CARLSBAM, CA 92008 (760) 434-4474



PREPARED FOR

verizon wireless

P.O. BOX 10707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
WT	DATE
CE/WH	DATE
OPS	DATE
CE/WH	DATE

PROJECT NAME

SPORTS ARENA
SECTOR SPLIT

3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110

MTX-48
SAN DIEGO

DRAWING DATES

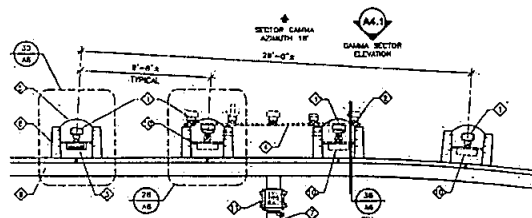
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03/18/12	FINAL TO (4)
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07/22/12	REVISED TO #2 (4)
08/21/12	REVISED TO #3 (4)

SHEET TITLE

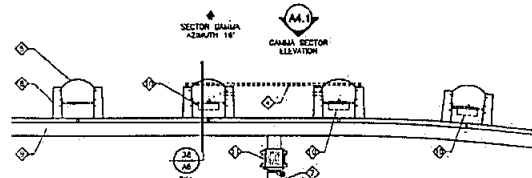
ROOF PLAN

PROJECTS/VERIZON/122244

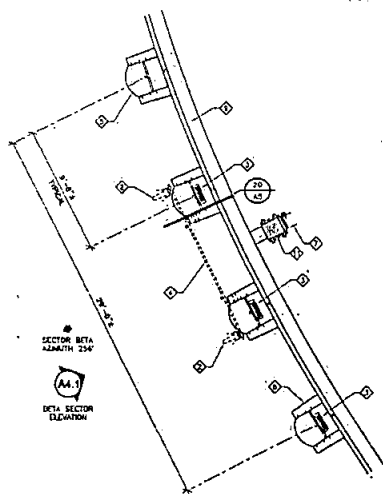
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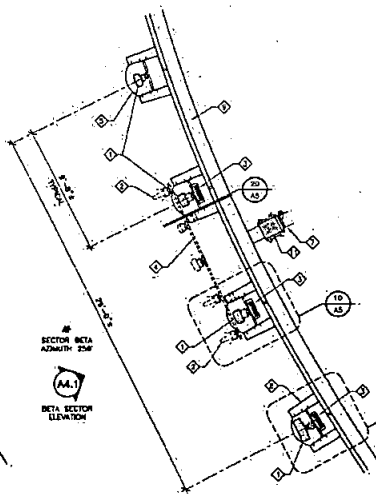
**GAMMA SECTOR (UPPER)
ANTENNA PLAN**
SCALE 1/4\"/>



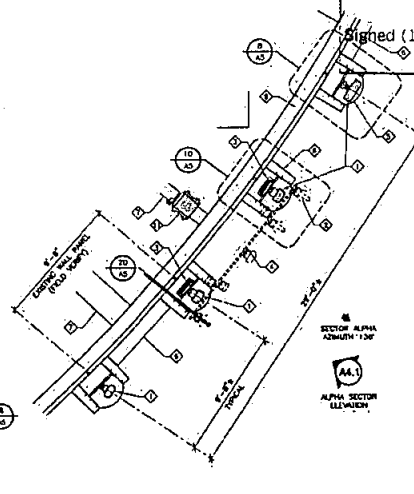
**GAMMA SECTOR (LOWER)
ANTENNA PLAN**
SCALE 1/4\"/>



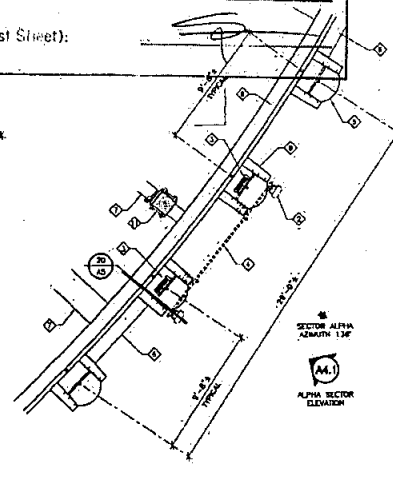
**BETA SECTOR (LOWER)
ANTENNA PLAN**
SCALE 1/4\"/>



**BETA SECTOR (UPPER)
ANTENNA PLAN**
SCALE 1/4\"/>



**ALPHA SECTOR (UPPER)
ANTENNA PLAN**
SCALE 1/4\"/>



**ALPHA SECTOR (LOWER)
ANTENNA PLAN**
SCALE 1/4\"/>

KEYED NOTES:

1. REMOVE & REPLACE VERIZON WIRELESS PANEL ANTENNA BEHIND BY TRANSPARENT SCREEN (SEE ANTENNA SCHEDULE ABOVE)
2. REMOVE EXISTING VERIZON WIRELESS ANTENNAS (SHOWN DASHED)
3. PROPOSED REMOVE AND UNIT (PNU) MOUNTED BEHIND ANTENNA (11)
4. REMOVE EXISTING SUPPORT FRAME (SHOWN DASHED)
5. PROPOSED WELDED BY TUNGSTEN INERT GAS WELDED TO MATCH BUILDING WALL (TYPICAL OF 4 FOR SECTOR)
6. EXISTING VERTICAL COAXIAL CABLE CHASE
7. EXISTING COAXIAL CABLE TRAYS ON PVC SLEEVES ON ROOF OF EXISTING BUILDING
8. EXISTING PRECAST CONCRETE WALL PANELS
9. EXISTING BUILDING WALL & FLOORING
10. FUTURE REMOVE AND UNIT (PNU) MOUNTED BEHIND ANTENNA (SHOWN DASHED). SEE DETAIL A5
11. PROPOSED ONE (1) SURGE DISEMPOWERMENT JUNCTION BOX MOUNTED ON EXISTING CABLE TRAY (SHOWN DASHED). SEE DETAIL A5

ANTENNA AND COAXIAL CABLE SCHEDULE (UPPER)									
SECTOR	DIRECTION	ANTENNA	MODEL	NUMBER	WAVE	LENGTH	WAVE	LENGTH	WAVE
ALPHA	130°	REMOVE	WIRELESS	1	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	2	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	3	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	4	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	5	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	6	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	7	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	8	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	9	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	10	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	11	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	12	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	13	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	14	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	15	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	16	0'	N/A			
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ALPHA	130°	REMOVE	WIRELESS	38	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	39	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	40	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	41	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	42	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	43	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	44	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	45	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	46	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	47	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	48	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	49	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	50	0'	N/A			
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ALPHA	130°	REMOVE	WIRELESS	60	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	61	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	62	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	63	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	64	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	65	0'	N/A			
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ALPHA	130°	REMOVE	WIRELESS	81	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	82	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	83	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	84	0'	N/A			
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ALPHA	130°	REMOVE	WIRELESS	99	0'	N/A			
ALPHA	130°	REMOVE	WIRELESS	100	0'	N/A			

1. METAL (2) ADDITIONAL 7/8\"/>

APPROXIMATE WEIGHTS: 317 LBS. (31.7\"/>

SEE DETAILS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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

EXHIBIT "A"

Project Number: 317211

Approval Date: 01.10.13

Signed (1st Sheet): [Signature]

BOOTH SUAREZ & ASSOCIATES
ARCHITECTS INCORPORATED
115 CARLETON AVENUE, SUITE 100
SAN DIEGO, CA 92108
(619) 581-1111

verizonwireless
P.O. BOX 19707
IRVING, CA 92623-9707
(949) 222-7000

APPROVALS

ABC	DATE
BC	DATE
EF	DATE
GH	DATE
IKL	DATE
OPQ	DATE
RST	DATE

PROJECT NAME
**SPORTS ARENA
SECTOR SPLIT**
3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110
MTX - 48
SAN DIEGO

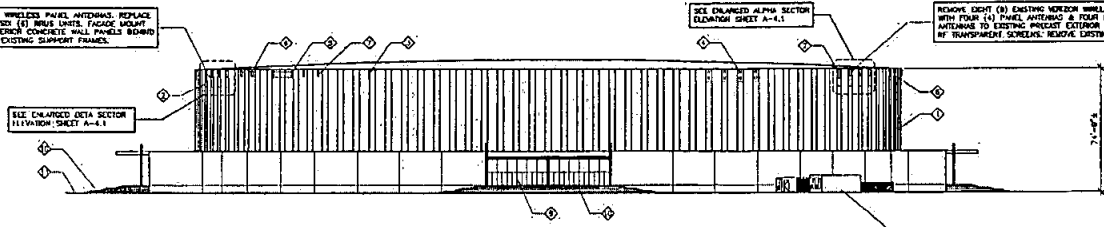
DRAWING DATES

02/25/13	PROJ. TO REVIEW (1)
02/26/13	FINAL TO (1)
02/27/13	REVISED TO (1)
02/28/13	REVISED TO (1)
02/29/13	REVISED TO (1)
03/01/13	REVISED TO (1)

SHEET TITLE
ANTENNA PLANS

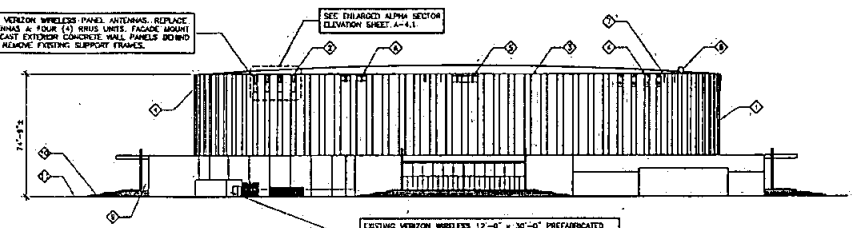
PROJECTS, VERIZON, 122244

REMOVE LIGHT (B) EXISTING VERIZON WIRELESS PANEL ANTENNAS. REPLACE WITH FOUR (4) PANEL ANTENNAS & TWO (2) BRUS UNITS. FACADE MOUNT ANTENNAS TO EXISTING PRECAST EXTERIOR CONCRETE WALL PANELS BEHIND RF TRANSPARENT SCREENS. REMOVE EXISTING SUPPORT FRAMES.



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

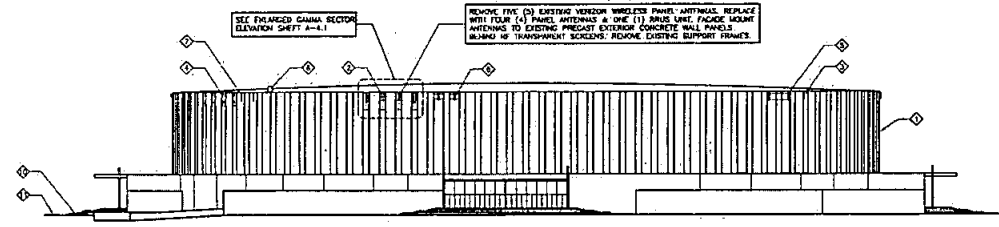
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EAST ELEVATION
SCALE: 1/8" = 1'-0"

SEE ENLARGED ALPHA SECTION ELEVATION SHEET A-4.1

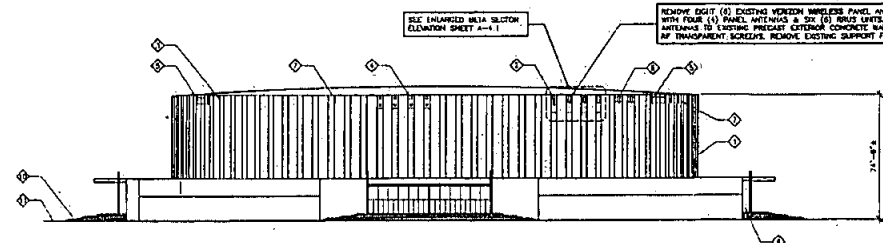
REMOVE FIVE (5) EXISTING VERIZON WIRELESS PANEL ANTENNAS. REPLACE WITH FOUR (4) PANEL ANTENNAS & ONE (1) BRUS UNIT. FACADE MOUNT ANTENNAS TO EXISTING PRECAST EXTERIOR CONCRETE WALL PANELS BEHIND RF TRANSPARENT SCREENS. REMOVE EXISTING SUPPORT FRAMES.



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

SEE ENLARGED ALPHA SECTION ELEVATION SHEET A-4.1

REMOVE EIGHT (8) EXISTING VERIZON WIRELESS PANEL ANTENNAS. REPLACE WITH FOUR (4) PANEL ANTENNAS & TWO (2) BRUS UNITS. FACADE MOUNT ANTENNAS TO EXISTING PRECAST EXTERIOR CONCRETE WALL PANELS BEHIND RF TRANSPARENT SCREENS. REMOVE EXISTING SUPPORT FRAMES.



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

KEYED NOTES:

- ◇ EXISTING SPORTS ARENA
- ◇ REMOVE & REPLACE EXISTING VERIZON WIRELESS PANEL ANTENNAS & SUPPORT FRAMES. INSTALL NEW ANTENNAS BEHIND RF TRANSPARENT SCREENS. PAINT TO MATCH WALL.
- ◇ EXISTING CRICKET PANEL ANTENNA (TYPICAL)
- ◇ EXISTING AT&T PANEL ANTENNA BEHIND RF SCREENS (TYPICAL)
- ◇ EXISTING T-MOBILE PANEL ANTENNA (TYPICAL)
- ◇ EXISTING SPRINT/NETEL ANTENNA (TYPICAL)
- ◇ EXISTING CLEARWAVE ANTENNA (TYPICAL)
- ◇ EXISTING MICROWAVE DISH
- ◇ EXISTING BUILDING FRONT ENTRY OFF OF SPORTS MEDIA BUILD.
- ◇ EXISTING STAIRS
- ◇ EXISTING GRACE

Booth & Suarez
ARCHITECTURE INCORPORATED
333 LINDSEY PALACE DRIVE SUITE 100
LA JOLLA, CA 92037 (760) 444-8877



PREPARED FOR



P.O. BOX 19707
IRVING, CA 92613-3707
(949) 322-7000

APPROVALS

ARC	DATE
ME	DATE
RF	DATE
INT	DATE
TEL/M	DATE
OPS	DATE
EL/DAT	DATE

PROJECT NAME
**SPORTS ARENA
SECTOR SPLT**
3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110
MTX - 48
SAN DIEGO

DRAWING DATES

02/23/13	PRELIM TO REVIEW (N)
03/19/13	FINAL TO (N)
05/21/13	REVISED TO #1 (N)
07/23/13	REVISED TO #2 (N)
08/21/13	CITY COMMENTS REVISED TO #3 (N)

SHEET TITLE

**EXTERIOR
ELEVATIONS**

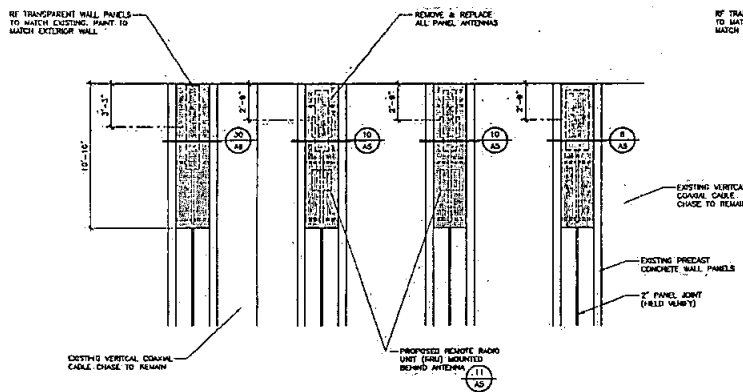
PROJECT: VERIZON 1222.kad

A-4

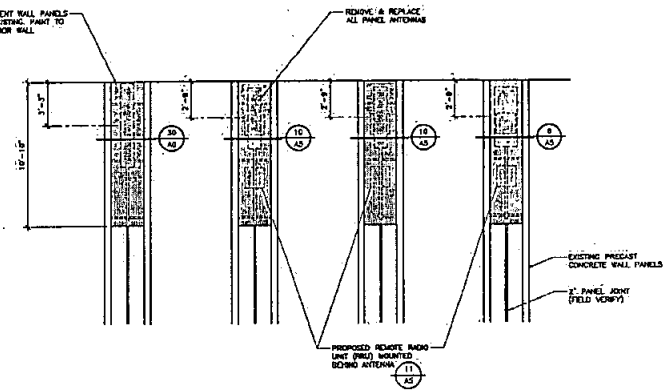
CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

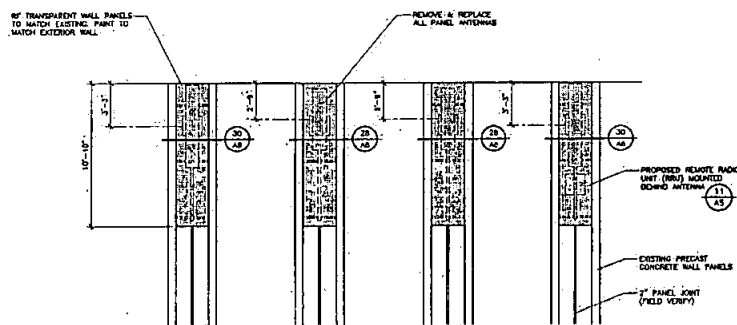
Project Number: 317811
Approval Date: 01.10.2013
Signed (1st Sheet): [Signature]



ALPHA SECTOR - ANTENNA ELEVATION
SCALE: 1/4" = 1'-0"



BETA SECTOR - ANTENNA ELEVATION
SCALE: 1/4" = 1'-0"



GAMMA SECTOR - ANTENNA ELEVATION
SCALE: 1/4" = 1'-0"

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

EXHIBIT "A"

Project Number: 317811
Approval Date: 01.10.2013
Signed (1st Sheet): [Signature]

Booth & Suarez
ARCHITECTURE & INTERIORS
301 CANTERBURY PLACE, SUITE 200
CARLSBAD, CA 92008 (760) 434-1277



PREPARED FOR



P.O. BOX 15707
IRVINE, CA 92615-9707
(949) 222-7000

APPROVALS

ARG	DATE
RE	DATE
RF	DATE
WT	DATE
CL/IN	DATE
OPS	DATE
CL/OUT	DATE

PROJECT NAME

SPORTS ARENA
SECTOR SPLIT

3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110

MTX - 48
SAN DIEGO

DRAWING DATES

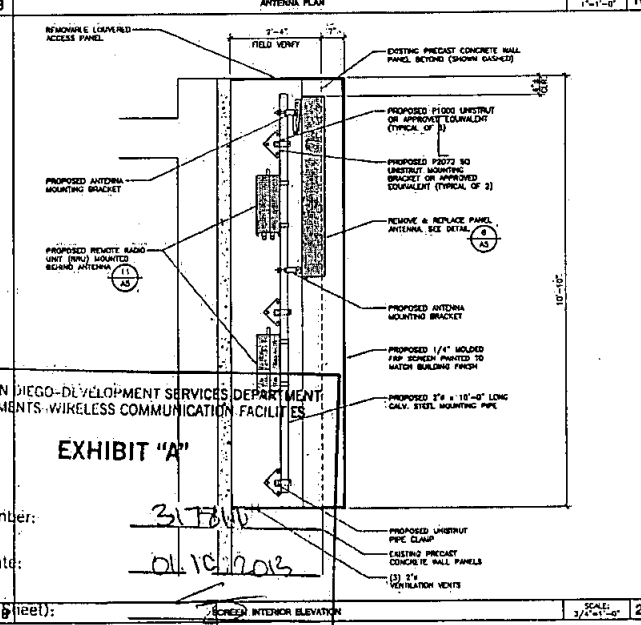
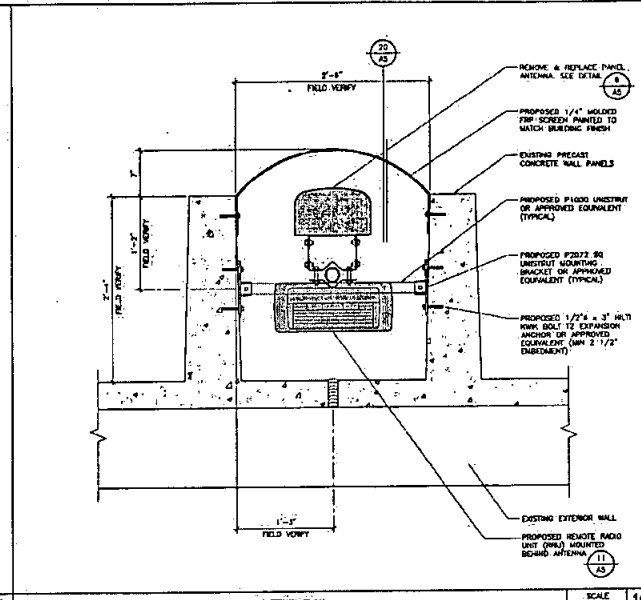
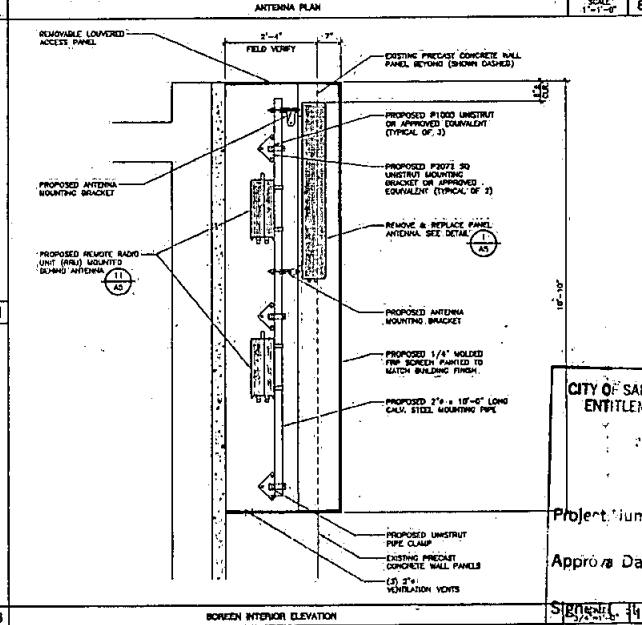
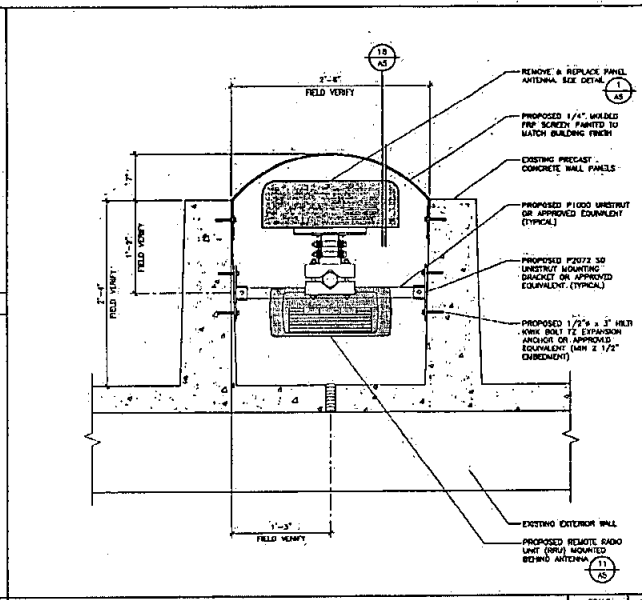
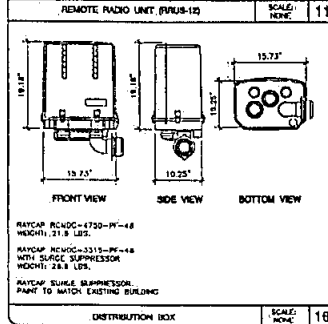
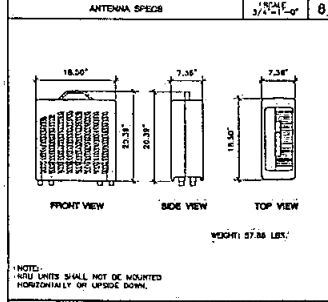
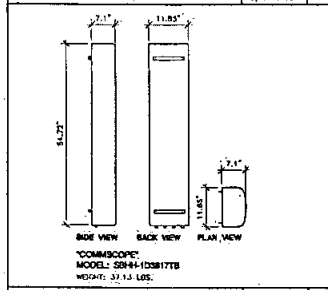
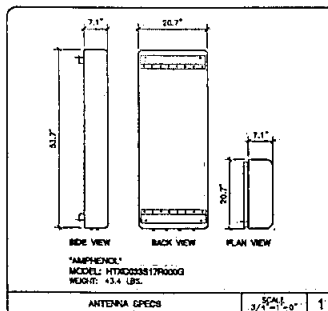
01/25/13	PRELIM 2D REVIEW (1)
01/16/13	FINAL 2D (4)
01/21/13	REVISED TO #1 (1)
01/21/13	REVISED TO #2 (1)
01/21/13	CITY COMMENTS
01/21/13	REVISED TO #3 (1)

SHEET TITLE

ENLARGED
ELEVATIONS

PROJECTS/VERSION/1221418

A-4.1



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

EXHIBIT "A"

Project Number:

Approval Date:

Signature: [Signature]

317800

01/10/2013

[Signature]

ARCHITECTURE 22 (INCORPORATED)
110 CHASELSEA VILLAGE DRIVE SUITE 51
CARLSBAD, CA 92008 (760) 434-4774

PREPARED FOR

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 232-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
CE/M	DATE
OPS	DATE
TE/OUT	DATE

PROJECT NAME

**SPORTS ARENA
SECTOR SPLIT**

3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110

MTX-48
SAN DIEGO

DRAWING DATES

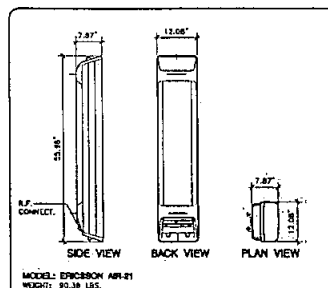
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03/16/13	FINAL 2D (4)
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07/22/13	REVISED 2D #2 (4)
08/21/13	REVISED 2D #3 (4)

SHEET TITLE

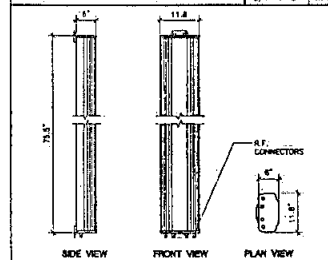
DETAILS

PROJECTS/VERSIONS/1222444

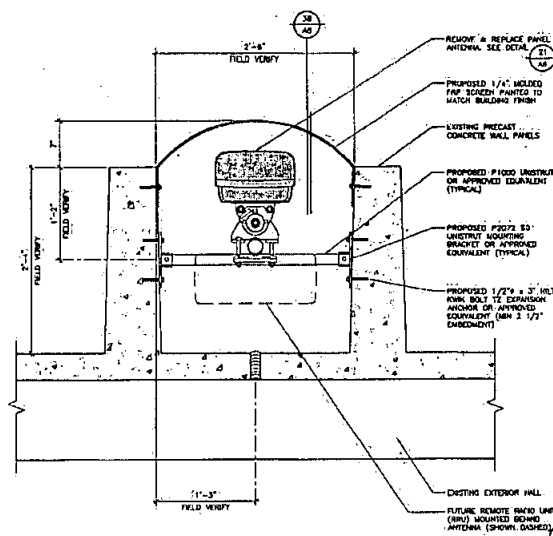
A-5



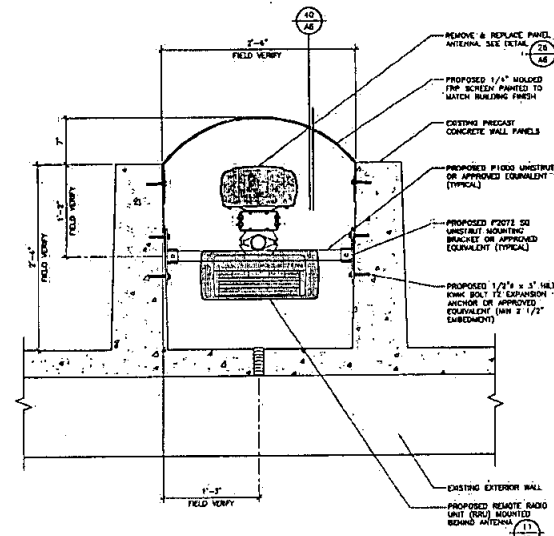
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WEIGHT: 30.38 LBS.



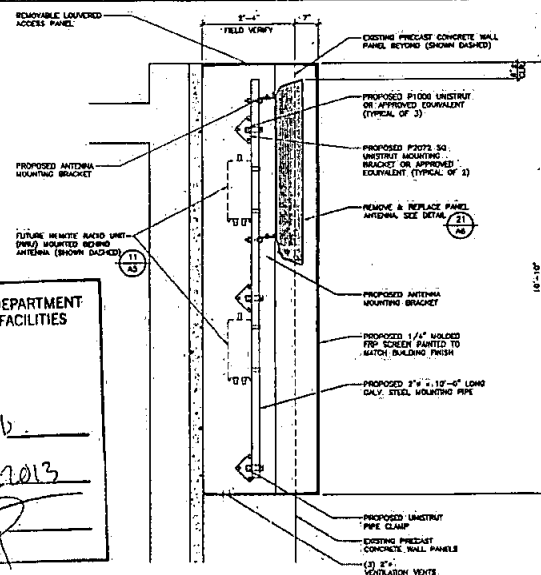
MODEL: KATHREIN K010785VH1
WEIGHT: 21.8 LBS.



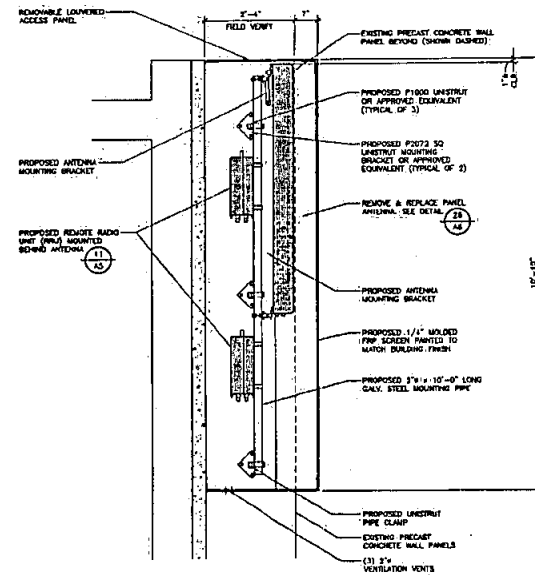
ANTENNA PLAN SCALE: 3/4\"/>



ANTENNA PLAN SCALE: 3/4\"/>



SCREEN INTERIOR ELEVATION SCALE: 3/4\"/>



SCREEN INTERIOR ELEVATION SCALE: 3/4\"/>

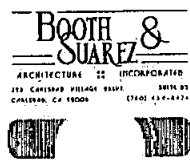
CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

EXHIBIT "A"

Project Number: 317816

Approval Date: 01-10-2013

Signed (1st Sheet): [Signature]



PREPARED FOR

verizonwireless

P.O. BOX 19707
IRVINE, CA 92613-9707
(949) 222-7000

APPROVALS	
AKC	DATE
RC	DATE
RT	DATE
HT	DATE
EE/W	DATE
OPS	DATE
EL/OUT	DATE

PROJECT NAME

**SPORTS ARENA
SECTOR SPLIT**

3500 SPORTS ARENA BLVD.
SAN DIEGO, CA 92110

MTX - 48
SAN DIEGO

DRAWING DATES

01/23/13	PRELIM 2D REVIEW (H)
03/18/13	FINAL 2D (H)
03/21/13	REVISED 2D #1 (H)
07/23/13	REVISED 2D #2 (H)
08/21/13	REVISED 2D #3 (H)

SHEET TITLE

DETAILS

PROJECT/VERSION: 1223-046

A-6

Exhibit "C"

Interference Protection Requirements

- a. Interference. Prior to the Effective Date or at any time during the term of this Sublease, 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.