



Real Estate Assets

City Consent Application

For installation / modification of Telecommunication antenna facility on City owned property

6/30/2020

Date

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: San Diego Zoo-Skyfari Project # _____
Site Address: 2920 Zoo Drive, San Diego (the "Property")
Agreement: Agreement dated 5/22/1996 (the "agreement") between The City of San Diego ("City") and T-Mobile ("Lessee" or "Permittee").

T-Mobile

is seeking Consent from the City to perform the following to the above
Applicants Name/Carrier
referenced site:

- ☒ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for new Permit/New Agreement on existing facility – **NO** modifications or changes to Existing equipment or site.

Describe proposed project below:

- Add (3) new panel antennas (1 per sector)
- Add (3) new RRUs (1 per sector)
- Add (1) new cabinet and (1) new battery cabinet within existing lease space; no more than (4) total cabinets will be on site
- Add (1) hybrid cable
- Expand FRP cupola as needed

Real Estate Assets



August, 2020

San Diego Zoo
ATTN: Shawn Dixon
2920 Zoo Dr.
San Diego CA 92101

Re: Acknowledgment and Consent for Modifications
Site: SD06002 located at 2920 Zoo Dr., San Diego CA

Dear Shawn:

T-Mobile and the Zoological Society of San Diego, D/B/A San Diego Zoo Global, (the "Lessee"), with operations on property owned by the City of San Diego, (the "Landlord") entered into a lease agreement for space located at 2920 Zoo Dr., San Diego CA 92101 to add, maintain and alter wireless telecommunication equipment within the leased "Premises."

The purpose of this letter is to obtain Lessee's consent for T-Mobile to perform modifications to the equipment within the Premises, according to the terms of the agreement. Certain T-Mobile authorized vendors, including Smartlink, will be performing this work on T-Mobile's behalf.

Under the Acknowledgement and Consent the Lessee hereby gives T-Mobile approval to:

- Add (3) new Panel Antennas (1 per sector)
- Add (3) new RRUs (1 per sector)
- Add (1) new Cabinet and (1) new Battery Cabinet within existing lease space
- Add (1) Hybrid Cable
- Expand FRP cupola as needed

Per the terms of the sublease, (1) The Sublease Premises shall not be constructed, installed, modified or altered without Sublessor's written approval of plans and specifications for such work, which approval shall not be unreasonably withheld.

Also attached to this letter is a Letter of Authorization (LOA) which permits T-Mobile and its contractors to obtain any applicable zoning or building permits, if necessary. Please sign this letter and the attached LOA and return both to me via email at samuel.qudino@smartlinkgroup.com.

Please provide a contact name and telephone number so that T-Mobile can schedule the necessary work.

Contact Name & Number: John Helminski 619-231-1515 ext. 4293

Sincerely,

Samuel Gudiño
Smartlink LLC, an authorized representative of T-Mobile
3300 Irvine Ave., Newport Beach CA 92660
760.612.9949 / samuel.qudino@smartlinkgroup.com

Acknowledged, Accepted and Agreed	
LESSEE / SUBLESSOR	
By:	DocuSigned by: 741EB4932ED04AF...
Date:	8/25/2020

**LETTER OF AUTHORIZATION****APPLICATION FOR ZONING/LAND USE ENTITLEMENTS/BUILDING PERMITS**

Site Number: **T-Mobile (SD06002A)**

Address: **2920 Zoo Dr., San Diego CA**

APN: **760-212-48-00**

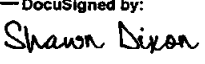
Project: **Anchor**

We, the Lessee(s) of the above described property, authorize Samuel Gudíño of Smartlink and/or T-Mobile, their employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits. All approval conditions that may be granted to Smartlink, in connection with the above referenced facility relating to this specific application, are the sole responsibility of T-Mobile.

We further understand that signing of this authorization in no way creates an obligation of any kind.

Zoological Society of San Diego d/b/a San Diego Zoo Global

Name of Lessee Representative(s): Shawn Dixon Date: 8/25/2020

Signature of Lessee Representative(s):  Date: 8/25/2020
DocuSigned by:
741EB4932ED04AF...

SENT TO LESSEE
on 10/14/2020



Real Estate Assets

City Consent Application

For installation / modification of Telecommunication antenna facility on City owned property

9/25/2020

Date

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: San Diego Zoo-Food Services Bldg Project # 674992

Site Address: 2920 Zoo Dr., San Diego (the "Property")

Agreement: Agreement dated 5/22/1996 (the "agreement") between The City of San Diego ("City") and T-Mobile ("Lessee" or "Permittee").

T-Mobile is seeking Consent from the City to perform the following to the above
Applicants Name/Carrier
referenced site:

- ☒ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☐ Apply for new Permit/New Agreement on existing facility – **NO** modifications or changes to Existing equipment or site.

Describe proposed project below:

- Add (3) new panel antennas (1 per sector)
- Remove/replace (3) RRUs (1 per sector)
- Add (4) new cables (within existing coax route)
- Install new PPC panel

Pursuant to Improvements and Alterations, section of the above referenced agreement, "Lessee / Permittee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval."

In order to comply with such requirements, T-Mobile would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Samuel Gudino, agent for T-Mobile.

Applicant Signature: Samuel Gudino Digitally signed by Samuel Gudino
Date: 2020.09.25 14:31:32 -07'00'

☐ A one-time, **non-refundable Processing Fee** (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasures, MUST be paid at the time of application. This fee applies even if the agreement is never executed.

City Sublease (see Zoo letter) Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

Date	Print Name & Title	Signature
------	--------------------	-----------

City of San Diego, acknowledgement and consent for 2920 200 DRIVE
Site Location

<u>10/13/23</u> Date	<u>Kristin Getz Interim Director</u> Print Name & Title <u>Real Estate Assets</u>	<u>[Signature]</u> Signature
-------------------------	---	---------------------------------

For READ ONLY

☐	Approved and Stamped plans received and attached
☐	Scan as Amendment to Agreement when executed
☐	Processing fee received



Real Estate Assets



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS/BUILDING PERMITS

Site Number: T-Mobile (SD06198A)

Address: 2920 Zoo Dr., San Diego CA

APN: 760-212-48-00

Project: Anchor

We, the Sublessor of the above described property, authorize Samuel Gudiño of Smartlink and/or T-Mobile, their employees, representatives, agents, and/or consultants, to act as an agent on our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits. All approval conditions that may be granted to Smartlink, in connection with the above referenced facility relating to this specific application, are the sole responsibility of T-Mobile.

We further understand that signing of this authorization in no way creates an obligation of any kind.

Name of Property Sublessor: Zoological Society of San Diego d/b/a San Diego Zoo Global

Name of Sublessor Representative(s): Shawn Dixon Date: 9/25/2020

Signature of Sublessor Representative(s):  Date: 9/25/2020



September, 2020

San Diego Zoo
ATTN: Shawn Dixon
2920 Zoo Dr.
San Diego CA 92101

Re: Acknowledgment and Consent for Modifications
Site: SD06198 located at 2920 Zoo Dr., San Diego CA

Dear Shawn:

T-Mobile and the Zoological Society of San Diego, D/B/A San Diego Zoo Global, (the "Sublessor"), with operations on property owned by the City of San Diego, (the "Landlord") entered into a sublease agreement for space located at 2920 Zoo Dr., San Diego CA 92101 to add, maintain and alter wireless telecommunication equipment within the subleased (the "Sublease Premises").
premises

The purpose of this letter is to obtain Sublessor's consent for T-Mobile to perform modifications to the equipment within the Sublease Premises, according to the terms of the agreement. Certain T-Mobile authorized vendors, including Smartlink, will be performing this work on T-Mobile's behalf.

Under the Acknowledgement and Consent the Sublessor hereby gives T-Mobile approval to:

- Add (3) new Panel Antennas (1 per sector)
- Add (3) new RRUs (1 per sector)
- Add (4) Hybrid Cables (within existing coax route)

Per the terms of the sublease, (1) The Sublease Premises shall not be constructed, installed, modified or altered without Sublessor's written approval of plans and specifications for such work, which approval shall not be unreasonably withheld.

Also attached to this letter is a Letter of Authorization (LOA) which permits T-Mobile and its contractors to obtain any applicable zoning or building permits, if necessary. Please sign this letter and the attached LOA and return both to me via email at samuel.gudino@smartlinkgroup.com.

Please provide a contact name and telephone number so that T-Mobile can schedule the necessary work.

Contact Name & Number: John Helminski 858-386-8223

Sincerely,

Samuel Gudino
Smartlink LLC, an authorized representative of T-Mobile
3300 Irvine Ave., Newport Beach CA 92660
760.612.9949 / samuel.gudino@smartlinkgroup.com

Acknowledged, Accepted and Agreed SUBLESSOR	
	DocuSigned by:
By:	<u>Shawn Dixon</u>
	741EB4932ED04AF...
Date:	<u>9/25/2020</u>



LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS/BUILDING PERMITS

Site Number: T-Mobile (SD06198A)

Address: 2920 Zoo Dr., San Diego CA

APN: 760-212-48-00

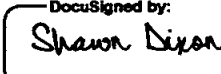
Project: Anchor

We, the Sublessor of the above described property, authorize Samuel Gudiño of Smartlink and/or T-Mobile, their employees, representatives, agents, and/or consultants, to act as an agent on our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits. All approval conditions that may be granted to Smartlink, in connection with the above referenced facility relating to this specific application, are the sole responsibility of T-Mobile.

We further understand that signing of this authorization in no way creates an obligation of any kind.

Name of Property Sublessor: Zoological Society of San Diego d/b/a San Diego Zoo Global

Name of Sublessor Representative(s): Shawn Dixon **Date:** 9/25/2020

Signature of Sublessor Representative(s):  **Date:** 9/25/2020
741EB4033ED044F...



September, 2020

San Diego Zoo
ATTN: Shawn Dixon
2920 Zoo Dr.
San Diego CA 92101

Re: Acknowledgment and Consent for Modifications
Site: SD06198 located at 2920 Zoo Dr., San Diego CA

Dear Shawn:

T-Mobile and the Zoological Society of San Diego, D/B/A San Diego Zoo Global, (the "Sublessor"), with operations on property owned by the City of San Diego, (the "Landlord") entered into a sublease agreement for space located at 2920 Zoo Dr., San Diego CA 92101 to add, maintain and alter wireless telecommunication equipment within the subleased (the "Sublease Premises").
premises

The purpose of this letter is to obtain Sublessor's consent for T-Mobile to perform modifications to the equipment within the Sublease Premises, according to the terms of the agreement. Certain T-Mobile authorized vendors, including Smartlink, will be performing this work on T-Mobile's behalf.

Under the Acknowledgement and Consent the Sublessor hereby gives T-Mobile approval to:

- Add (3) new Panel Antennas (1 per sector)
- Add (3) new RRUs (1 per sector)
- Add (4) Hybrid Cables (within existing coax route)

Per the terms of the sublease, (1) The Sublease Premises shall not be constructed, installed, modified or altered without Sublessor's written approval of plans and specifications for such work, which approval shall not be unreasonably withheld.

Also attached to this letter is a Letter of Authorization (LOA) which permits T-Mobile and its contractors to obtain any applicable zoning or building permits, if necessary. Please sign this letter and the attached LOA and return both to me via email at samuel.gudino@smartlinkgroup.com.

Please provide a contact name and telephone number so that T-Mobile can schedule the necessary work.

Contact Name & Number: John Helminski 858-386-8223

Sincerely,

Samuel Gudino
Smartlink LLC, an authorized representative of T-Mobile
3300 Irvine Ave., Newport Beach CA 92660
760.612.9949 / samuel.gudino@smartlinkgroup.com

Acknowledged, Accepted and Agreed	
SUBLESSOR	
DocuSigned by:	
By:	<u>Shawn Dixon</u>
741EB4932ED04AF...	
Date:	<u>9/25/2020</u>