

**OPTION AND LAND LEASE AGREEMENT**

This Option and Land Lease Agreement (the "Agreement") made this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, between SCHOOL DISTRICT NO. 1, OF PIMA COUNTY, ARIZONA, with its principal offices located at 1010 East Tenth Street, Tucson, Arizona 85719, hereinafter designated "LESSOR" and VERIZON WIRELESS (VAW) LLC, d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated "LESSEE." LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

LESSOR is the owner of that certain real property located at 9850 E. 29<sup>th</sup> St., Tucson, AZ 85748 (APN: 136-08-022A) legally described in Exhibit "A", attached hereto and made a part hereof (the entirety of LESSOR's property is referred to hereinafter as the "Property"). LESSEE desires to obtain an option to lease a portion of said Property (the "Premises") consisting of: (i) a parcel comprised of approximately four hundred eight (408) square feet and measuring twelve feet (12') by thirty-four feet (34') (the "Land Space"); (ii) a parcel comprised of approximately two hundred eighty-nine (289) square feet and measuring seventeen feet (17') by seventeen feet (17') (items (i) and (ii) collectively referenced as the "Land Space"); (iii) a right of way (the "Utilities Right of Way") for the installation, improvement, and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said Utilities Right of Way, to, from and between the Land Space and the utility points of connection; (iv) non-exclusive right (the "Parking Easement") to use parking space(s) in the School's parking lot, for the parking of vehicles, including trucks, in such parking area as LESSOR may reasonably designate; and (v) the non-exclusive right (the "Access Right of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over or along a twelve-foot (12') wide right-of-way extending from the nearest public right-of-way to and from the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights-of-way to and from the Land Space over, under, along, through and across the Property. The Land Space, Utilities Right of Way, Parking Easement, and Access Right of Way are hereinafter collectively referred to as the "Premises." The Premises is depicted on the Site Plans attached hereto and incorporated herein as Exhibit "B".

NOW THEREFORE, in consideration of the sum of Two Thousand Five Hundred and no/100 Dollars (\$2,500.00), to be paid by LESSEE to LESSOR, LESSOR hereby grants to LESSEE the right and option to lease said Premises, for the term and in accordance with the covenants and conditions set forth herein. The foregoing payment shall be made by LESSEE within forty-five (45) days of full execution of this Agreement or of receipt by LESSEE from LESSOR of the Rental Documentation, as defined in and in accordance with Paragraph 3a of the Agreement below, whichever occurs later. The providing by LESSOR of Rental Documentation to LESSEE shall be a prerequisite for the payment of the foregoing amount or any other option or rental payment, if applicable, by LESSEE, and notwithstanding anything to the contrary

herein, LESSEE shall have no obligation to make any payment(s) until Rental Documentation has been supplied to LESSEE.

The option may be exercised at any time on or prior to twelve (12) months after the date of the full execution of this Agreement. If the option has not been so exercised, it may be extended for one additional period of twelve (12) months, upon: (i) LESSEE shall submit written notice to LESSOR of the intent to extend prior to the end of the initial option period; and (ii) LESSOR shall provide written approval or disapproval of such notice of extension to LESSEE within ten (10) business days after receipt. If the option is approved and extended, LESSEE shall make an additional payment of Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) to LESSOR within thirty (30) days of the option being extended, provided LESSOR has supplied to LESSEE the Rental Documentation, as defined in and in accordance with Paragraph 3a of the Agreement below. The time during which the option may be exercised may be further extended by mutual agreement in writing. If during said option period, or during the term of the lease, if the option is exercised, LESSOR decides to subdivide, sell or change the status of the Property or LESSOR's property contiguous thereto LESSOR shall immediately notify LESSEE in writing so that LESSEE can take steps necessary to protect LESSEE's interest in the Premises.

This option may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal; to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization; or to any entity which acquires or receives an interest in the majority of communication towers of LESSEE in the market defined by the Federal Communications Commission in which the Property is located. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder.

Should LESSEE fail to exercise this option or any extension thereof within the time herein limited, all rights and privileges granted hereunder shall be deemed completely surrendered, this option terminated, and LESSOR shall retain all money paid for the option, and no additional money shall be payable by either Party to the other.

LESSOR shall cooperate with LESSEE in its effort to obtain all certificates, permits and other approvals that may be required by any Federal, State or Local authorities which will permit LESSEE use of the Premises. LESSOR shall take no action which would adversely affect the status of the Property with respect to the proposed use by LESSEE.

LESSOR shall permit LESSEE, during the option period, free ingress and egress to the Premises to conduct such surveys, inspections, structural strength analysis, subsurface soil tests, and other activities of a similar nature as LESSEE may deem necessary, at the sole cost of LESSEE.

LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate Recording Officer. The date set forth in the Memorandum of this Agreement is for recording purposes only and bears no reference to commencement of either term or rent payments.

Notice of the exercise of the option shall be given by LESSEE to LESSOR in writing by certified mail, return receipt requested, or by commercial courier. LESSEE shall be deemed to have exercised the option, and the following agreement shall take effect, on the date specified in writing by LESSEE in the Notice:

## LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, between SCHOOL DISTRICT NO. 1, OF PIMA COUNTY, ARIZONA, with its principal offices located at 1010 East Tenth Street, Tucson, Arizona 85719, hereinafter designated "LESSOR" and VERIZON WIRELESS (VAW) LLC, d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated "LESSEE." LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

### WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **PREMISES.** LESSOR hereby leases to LESSEE a portion of that certain parcel of real property located at 9850 E. 29<sup>th</sup> St., Tucson, AZ 85748 (APN: 136-08-022A) legally described in Exhibit "A", attached hereto and made a part hereof (the entirety of LESSOR's property is referred to hereinafter as the "Property") being described as: (i) a parcel comprised of approximately four hundred eight (408) square feet and measuring twelve feet (12') by thirty-four feet (34') (the "Land Space"); (ii) a parcel comprised of approximately two hundred eighty-nine (289) square feet and measuring seventeen feet (17') by seventeen feet (17') (items (i) and (ii) collectively referenced as the ("Land Space"); (iii) a right of way (the "Utilities Right of Way") for the installation, improvement, and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said Utilities Right of Way, to, from and between the Land Space and the utility points of connection; (iv) non-exclusive right (the "Parking Easement") to use parking space(s) in the School's parking lot, for the parking of vehicles, including trucks, in such parking area as LESSOR may reasonably designate; and (v) the non-exclusive right (the "Access Right of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over or along a twelve-foot (12') wide right-of-way extending from the nearest public right-of-way to and from the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights-of-way to and from the Land Space over, under, along, through and across the Property. The Land Space, Utilities Right of Way, Parking Easement, and Access Right of Way are hereinafter collectively referred to as the "Premises." The Premises is depicted on the Site Plans attached hereto and incorporated herein as Exhibit "B". The Utilities Right of Way and Access Right of Way are hereinafter collectively referred to as the "Right of Way."

In the event any public utility is unable to use the Right of Way, LESSOR hereby agrees to grant an additional right-of-way(s) either to LESSEE or to the public utility at no cost to LESSEE.

Notwithstanding anything to the contrary in this Agreement, LESSOR and LESSEE hereby agree that at LESSEE's option, LESSEE shall have the right to lease additional ground space from LESSOR for the continued installation, operation and maintenance of its

wireless communications facility on the Property (the “Additional Leased Area”). Upon LESSOR’s approval of the Additional Leased Area, which approval shall not be unreasonably withheld, conditioned or delayed, the Parties agree to negotiate in good faith an amendment to the Lease to memorialize the location of the Additional Leased Area. The Parties further agree that rent for the Additional Leased Area shall be One and 50/100 Dollars (\$1.50) per square foot per month. Such rent increase shall become effective on the first day of the month after LESSEE commences construction within the Additional Lease Area. LESSEE shall be permitted to use the Additional Leased Area for the same purposes LESSEE is permitted to use the Property.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and Premises, and said survey shall then become Exhibit “C” which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibits “A” and “B”. Cost for such work shall be borne by LESSEE.

3. TERM; RENTAL; ELECTRICAL.

a. This Agreement shall be effective as of the date of full execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of Nineteen Thousand Five Hundred and no/100 Dollars (\$19,500.00) to be paid annually, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 25 below. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. The Commencement Date shall be the first day of the month in which notice of the exercise of the option, as set forth above, is effective. However, LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after the exercise of the option is effective.

LESSOR hereby agrees to provide to LESSEE certain documentation (the “Rental Documentation”) evidencing LESSOR’s interest in, and right to receive payments under, this Agreement, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE’s reasonable discretion, evidencing LESSOR’s good and sufficient title to and/or interest in the Property and right to receive rental payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom rental payments are to be made pursuant to this Agreement; and (iii) other documentation requested by LESSEE in LESSEE’s reasonable discretion. From time to time during the Term (defined below) of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 25. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Agreement, any assignee(s) or transferee(s) of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s) or transferee(s) of LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments to any assignee(s) or transferee(s) of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year extension terms unless LESSEE terminates this Agreement at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. EXTENSION RENTALS. The annual rental for each five (5) year extension term shall be increased by twenty percent (20%) over the annual rental due during the immediately preceding five (5) year term.

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extension terms shall be collectively referred to herein as the "Term."

7. TAXES. LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by a governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any soil boring tests is unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

10. INSURANCE.

a. Notwithstanding the indemnity in Paragraph 9 above, the Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

b. LESSEE will maintain at its own cost;

- i. Commercial General Liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$1,000,000 for damage or destruction to property in any one occurrence
- ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$1,000,000) per occurrence
- iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

LESSEE will include LESSOR as an additional insured on the Commercial General Liability and Auto Liability policies.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 31, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to LESSOR.

13. ACCESS TO PREMISES. LESSOR agrees LESSEE shall have twenty-four (24) hour, seven day-a-week free access to the Premises at all times for the purpose of installing and maintaining the said equipment, provided however, LESSEE shall provide LESSOR with twenty-four (24) hours prior telephonic notice at 520-225-4762 of LESSEE's intent to enter the Premises, except in case of emergency. In the event of an emergency, LESSEE shall have access to the Premises at all times, provided however, in the event the emergency occurs while school is



in session, LESSEE shall notify LESSOR at 520-584-7676 as soon as is practical under the circumstances (the "Emergency Procedure"). LESSEE agrees it shall not contact school staff at the Property directly for access without first providing telephonic notice to 520-225-4762. LESSEE shall check-in with the school office when school is in session or the adjoining fields are in use. Except in case of emergency, LESSEE shall complete such work during daylight hours. Upon completion of any work to be performed within the Premises, LESSEE shall lock the gate to the Premises and ensure that none of LESSEE's equipment is left outside of the Premises. LESSOR shall furnish LESSEE with necessary means of access for the purpose of ingress and egress to this site, including, but not limited to keys and/or keyed access codes. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of LESSEE or persons under their direct supervision will be permitted to enter said Premises. In the event LESSEE intends to use heavy machinery or construction vehicles (excluding passenger vehicles) on the Property, LESSEE shall complete the form ("Access Form") attached as Exhibit "C" hereto and made a part hereof and submit the completed form to LESSOR for approval, such approval not to be unreasonably withheld, conditioned or delayed; provided however, in the event of an emergency requiring the use of heavy machinery or construction vehicles, LESSEE shall follow the Emergency Procedure in lieu of submitting the Access Form. LESSOR shall approve the Access Form or provide alternative times acceptable to LESSOR for such access within 5 days after LESSOR's receipt of the Access Form or the Access Form shall be deemed approved.

LESSOR shall take all reasonable actions to prevent access to the Premises and any improvements located thereon by any unauthorized persons. LESSEE shall furnish LESSOR with necessary means of access for the purpose of ingress and egress to the Land Space, including, but not limited to keys and/or keyed access codes. Notwithstanding the foregoing, such access shall not include any equipment or equipment cabinets located thereon. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of LESSOR or persons under their direct supervision will be permitted to enter the Land Space. LESSOR shall provide LESSEE with twenty-four (24) hour notice of LESSOR's intent to enter the Land Space, except in case of emergency. In the event of an emergency involving the Premises, LESSOR shall notify LESSEE at 1-800-264-6620 as soon as is practical under the circumstances. LESSOR shall contact LESSEE at 1-800-264-6620 in the event of any issues with access to the Premises and the Parties shall cooperate in good faith to resolve any such issues. LESSEE shall repair any damage to the Property to the extent caused by LESSEE within thirty (30) days after LESSEE's receipt of written notice thereof, or additional time as may be reasonably required to complete the repairs.

In the event of an emergency caused by LESSEE or LESSEE's communications facility resulting in the immediate threat of harm to persons or property, LESSOR may take any necessary measures to mitigate the emergency. LESSEE shall reimburse LESSOR for the actual and reasonable costs in performing the mitigation. LESSOR shall submit an invoice accompanied by reasonable supporting documentation for such costs within 45 days after the emergency and LESSEE shall pay such invoice within 60 days after receipt.

14. INTENTIONALLY OMITTED.

15. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

16. REMOVAL AT END OF TERM. LESSOR agrees and acknowledges that all of the buildings, antenna structure(s), equipment, conduits, fixtures 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. Upon the expiration or termination of this Agreement, for default or otherwise, LESSEE shall: (i) within a reasonable period, not to exceed ninety (90) days, remove all buildings, antenna structure(s) (except footings), equipment, conduits, fixtures and LESSEE's electrical equipment and other personal property and fixtures, and restore LESSOR's real property to its original condition, subject to reasonable wear and tear.

17. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 16 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 16 and this Paragraph 17, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 16 shall equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

18. RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to the Premises and or that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person

in accordance with the terms and conditions of such third party offer. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale of the Property for which LESSEE has any right of first refusal.

19. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property or the Premises thereon to a purchaser other than LESSEE, or (ii) to grant to a third party by easement or other legal instrument an interest in and to the Premises and or any portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to any portion of the Premises and/or Property occupied by LESSEE for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

20. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

21. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

22. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

23. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State in which the Property is located.

24. ASSIGNMENT. This Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder.

25. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: School District No. 1, of Pima County, Arizona  
1010 East Tenth Street  
Tucson, Arizona 85719

LESSEE: Verizon Wireless (VAW) LLC  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attention: Network Real Estate  
(Site: TUC Amanda)

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

26. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

27. SUBORDINATION AND NON-DISTURBANCE. LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property, Premises or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Premises or Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for

LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Premises or Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Agreement, (2) fulfill LESSOR's obligations under the Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Premises or Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

28. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of this Agreement is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

29. DEFAULT.

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires

more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within five (5) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than five (5) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such five (5) day period and thereafter diligently pursued to completion.

30. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

31. ENVIRONMENTAL.

a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Premises or Property, unless such conditions or concerns are caused by the specific activities of LESSEE in the Premises.

b. LESSOR shall hold LESSEE harmless and indemnify LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties,

responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: (a) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSEE; and (b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Premises or Property or activities conducted thereon, unless such environmental conditions are caused by LESSEE.

c. In the event that abatement of hazardous materials is required in connection with the construction of the Premises, LESSOR shall take responsibility as generator of the waste resulting from the abatement and shall cooperate with any necessary abatement procedures, including signing all necessary documents and manifest required for abatement. "Hazardous Material" shall mean any material, substance, chemical or waste identified as hazardous, toxic, solid waste or dangerous in any applicable federal, state or local Law or regulation (including petroleum, impacted soils and asbestos).

32. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

33. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate and the Parties shall have no further obligation (except for indemnifications which expressly survive this Agreement) as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession), terminate this Agreement effective as of the date the condemning authority takes such possession. LESSEE shall be entitled to and shall receive and retain that part of the award or price paid by the condemning authority for the entire Property which is attributable to the

improvements, fixtures, conduits, antennas, equipment; and all other things of LESSEE situated on the Property which cannot be removed, as well as LESSEE's relocation costs, damages and losses, and the loss of its leasehold interest (collectively, "Losses"). In addition, LESSEE may on its own behalf make a claim for its Losses in any condemnation proceeding involving the Premises. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to each other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority. In the event this Agreement is not terminated, LESSEE shall also be entitled to an award for its Losses.

34. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

35. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

36. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

37. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.



38. LANDSCAPING. LESSOR and LESSEE acknowledge and agree that LESSEE may be required to install landscaping (the “Landscaping”) on the Property, as more particularly described in Exhibit “B” attached hereto. LESSOR and LESSEE further agree that LESSEE shall be responsible for installing the Landscaping and connections to the existing irrigation system at the Property. LESSOR agrees to allow LESSEE to connect such irrigation system to LESSOR’s existing water supply as necessary to maintain the Landscaping. Once installed, LESSOR shall be responsible for watering and maintaining the Landscaping, including the replacement thereof as may be required, at no cost to LESSEE.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

**LESSOR:**

SCHOOL DISTRICT NO.1, OF PIMA  
COUNTY, ARIZONA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**LESSEE:**

VERIZON WIRELESS (VAW) LLC  
d/b/a Verizon Wireless

By: \_\_\_\_\_  
Gary Bailey  
Director-Network Field Engineering  
Date: \_\_\_\_\_

**EXHIBIT A**  
**THE PROPERTY**

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

EXCEPT THE SOUTH 15.00 FEET THEREOF.

Assessor's Parcel Number 136-08-022A



# Verizon

SITE NAME: TUC AMANDA

**ZONING COMPLIANCE:**  
 LOCAL JURISDICTION: CITY OF TUCSON  
 COUNTY: PIMA COUNTY  
 ASSESSORS PARCEL: 136-08-022 A  
 ZONING: SR TELECOMMUNICATIONS FACILITY  
 USE: TELECOMMUNICATIONS FACILITY  
 PARCEL PARCEL AREA: 424,998.04 S.F.  
 EASEMENT LEASE AREA: 289 S.F.  
 MONOPOLY LEASE AREA: 289 S.F.  
 PARKING RECD: 0  
 PARKING PROVIDED: 1

**GENERAL COMPLIANCE:**  
 HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT. ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.  
 DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
 PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.  
 THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER TELEPHONE CONNECTION

**A.D.A. COMPLIANCE:**  
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

**F.C.C. COMPLIANCE:**  
 ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

**PROJECT DESCRIPTION:**  
 THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS MOUNTED ON NEW MONOPINE AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
 THIS FACILITY CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.  
 PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES PROPOSED LESSEE MONOPINE  
 (12) PROPOSED LESSEE RRHS  
 (2) PROPOSED LESSEE J-BOXES  
 PROPOSED ELECTRICAL SERVICE  
 PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET  
 NEW SCREEN WALL WITH FINISH TO MATCH EXISTING SCHOOL BUILDING  
 (2) NEW LIVE TREE(S)

**SITE ACQUISITION**  
 YOUNG DESIGN CORP.  
 10245 E. VIA LINDA, SUITE 211  
 SCOTTSDALE, AZ, 85258  
 PHONE: (480) 205-7142  
 FAX: (480) 383-8014  
 CONTACT: NANCY SMITH

**ARCHITECT**  
 YOUNG DESIGN CORP.  
 10245 E. VIA LINDA, SUITE 211  
 SCOTTSDALE, AZ, 85258  
 PHONE: (480) 451-9609  
 FAX: (480) 451-9608  
 CONTACT: MATTHEW YOUNG

**SURVEYOR**  
 RLF CONSULTING, LLC  
 1214 N. STADEM DR.  
 TEMPE, AZ, 85281  
 PHONE: (480) 510-3688  
 CONTACT: RYAN FIDLER

**LESSOR / OWNER**  
 TUCSON UNIFIED SCHOOL DISTRICT  
 1010 E. 10TH STREET  
 TUCSON, AZ, 85719  
 PHONE: (520) 225-4762  
 CONTACT: RICHARD MURILLO

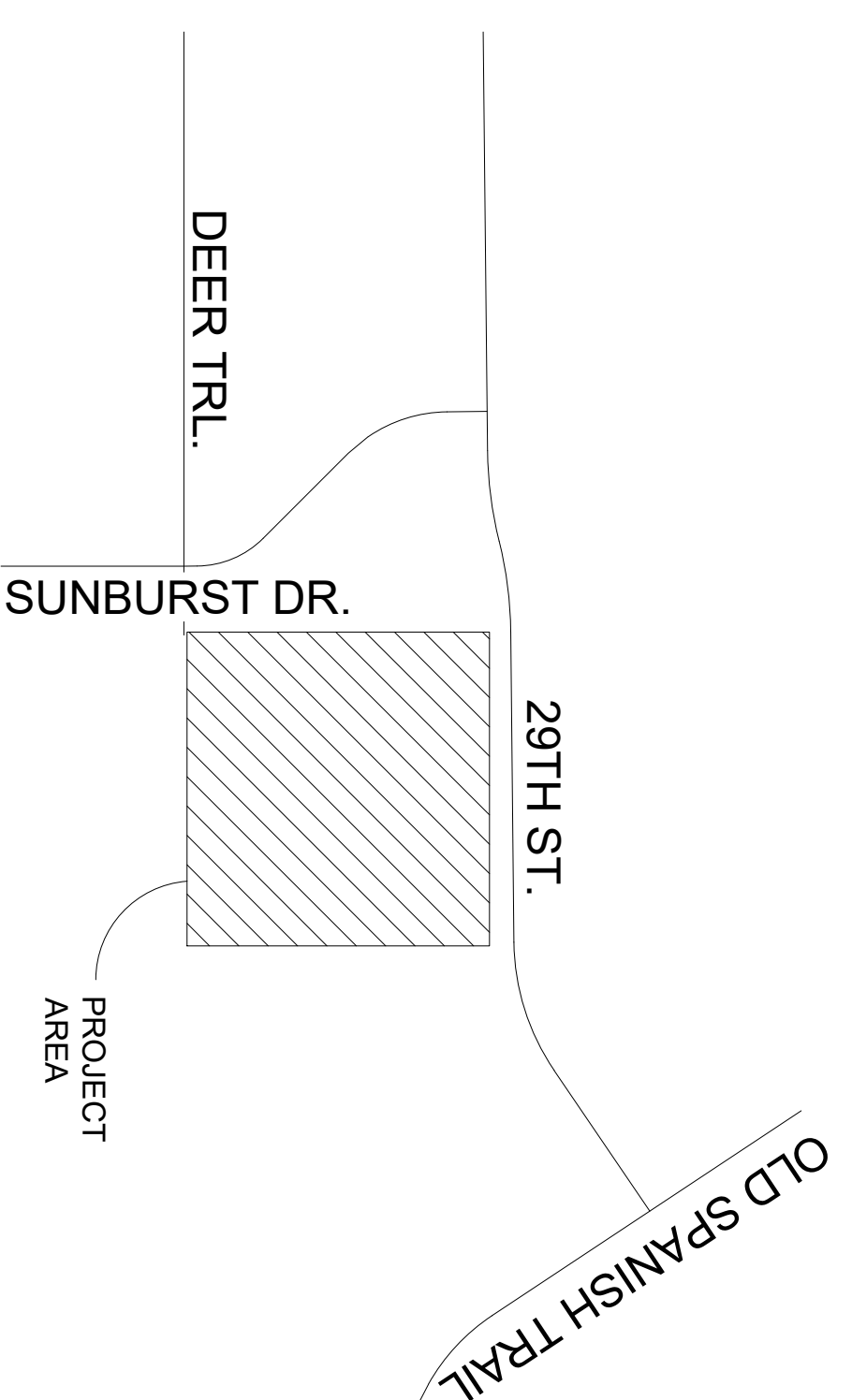
**LESSEE / COMPANY**  
 VERIZON WIRELESS  
 128 W. GEMINI DRIVE  
 TEMPE, AZ, 85283  
 PHONE: (602) 390-9844  
 CONTACT: RICK MIRANDA

**CONSTRUCTION MANAGER**  
 SENDER CONSTRUCTION  
 PHONE: (602) 549-9054  
 CONTACT: TODD DAoust

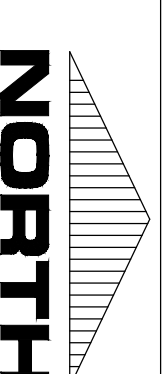
SITE PHOTO:



VICINITY MAP:



**SITE COORDINATES:**  
 LATITUDE : 32° 11' 52.172" N  
 LONGITUDE : 110° 46' 55.900" W  
 ELEVATION : 2830.6' A.M.S.L.



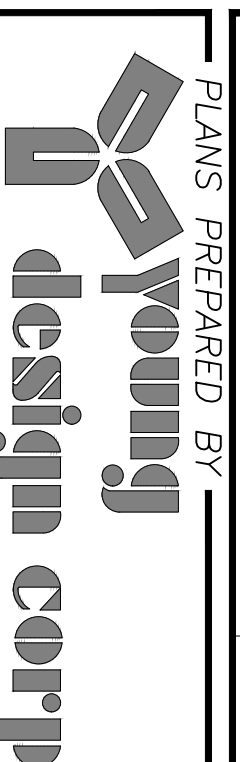
**DRIVING DIRECTIONS:**  
 FROM VERIZON WIRELESS OFFICES IN TEMPE, AZ)  
 TAKE I-10 EAST TOWARDS TUCSON. TAKE EXIST 268 TOWARD CONGRESS STREET / BROADWAY BLVD. TURN LEFT ONTO CONGRESS STREET. CONGRESS STREET TURNS INTO BROADWAY BLVD. KEEP RIGHT AT THE FORK TO CONTINUE ON BROADWAY BLVD. TURN RIGHT ONTO AZ210 / E AVIATION PKWY. TURN SLIGHT RIGHT ONTO E GOLF LINKS RD.. TURN LEFT ONTO S HARRISON RD. TURN RIGHT ONTO E 29TH STREET.  
 9650 E 29TH STREET IS ON THE RIGHT. FOLLOW DRIVEWAY TO BACK OF SCHOOL AND TO THE SITE.

**SHEET INDEX:**

T-1	TITLE SHEET, PROJECT INFO
LS-1	BOUNDARY DETAIL
LS-2	SURVEY DETAIL
Z-1	OVERALL SITE PLAN
Z-2	SITE PLAN
Z-3	ENLARGED PLAN
Z-4	SITE ELEVATION
Z-5	SITE ELEVATION

CLIENT  
**Verizon**  
 126 W. GEMINI DR.  
 TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_  
 CONSTRUCTION SIGNATURE \_\_\_\_\_  
 RF SIGNATURE \_\_\_\_\_  
 FACILITIES SIGNATURE \_\_\_\_\_  
 REAL ESTATE SIGNATURE \_\_\_\_\_  
 PLANS PREPARED BY



architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 451 9609 fax: 480 451 9608  
 e mail: corporate@ydcoffice.com



THIS DOCUMENT CONTAINS AN ELECTRIC AND/OR MECHANICAL DESIGN. IT IS A VIOLATION FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO MODIFY THIS DOCUMENT IN ANY WAY.

NO.	DATE	DESCRIPTION
1	10/18/2017	PRELIMINARY REVIEW
2	11/14/2017	FINALS
3	01/03/2018	UPDATE - EASEMENT

ARCHITECTS JOB NO. YDC-7833  
 PROJECT INFORMATION

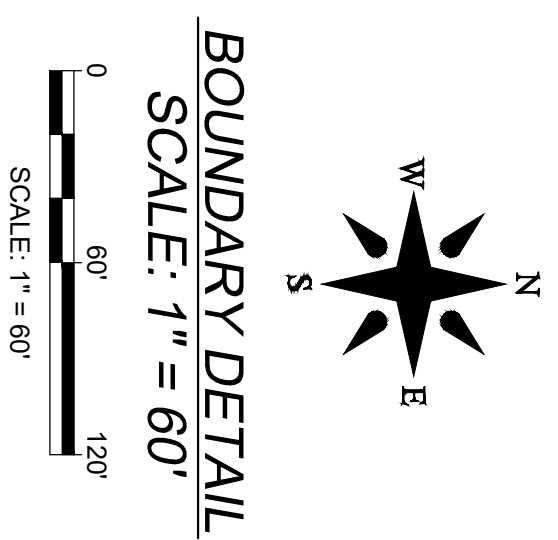
TUC AMANDA  
 9850 E. 29th STREET  
 TUCSON, AZ 85748

SHEET TITLE  
 TITLE SHEET  
 JURISDICTION APPROVAL

SHEET NUMBER  
 T-1



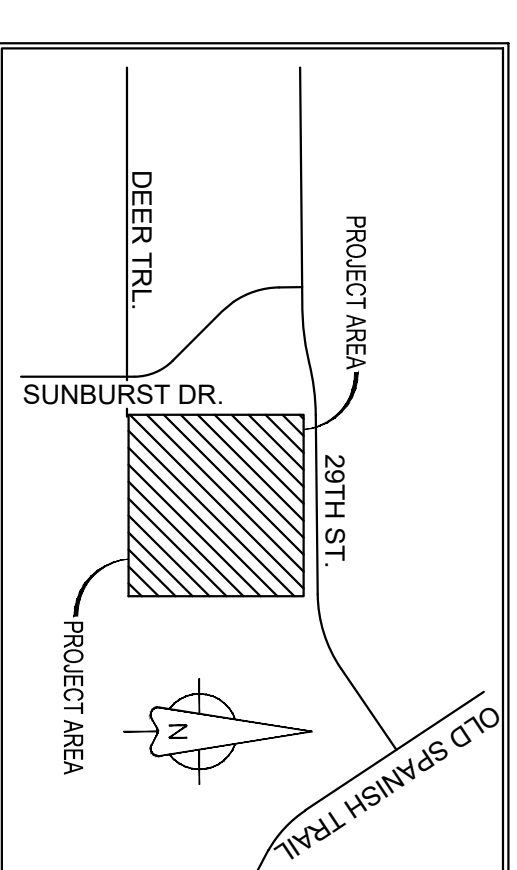
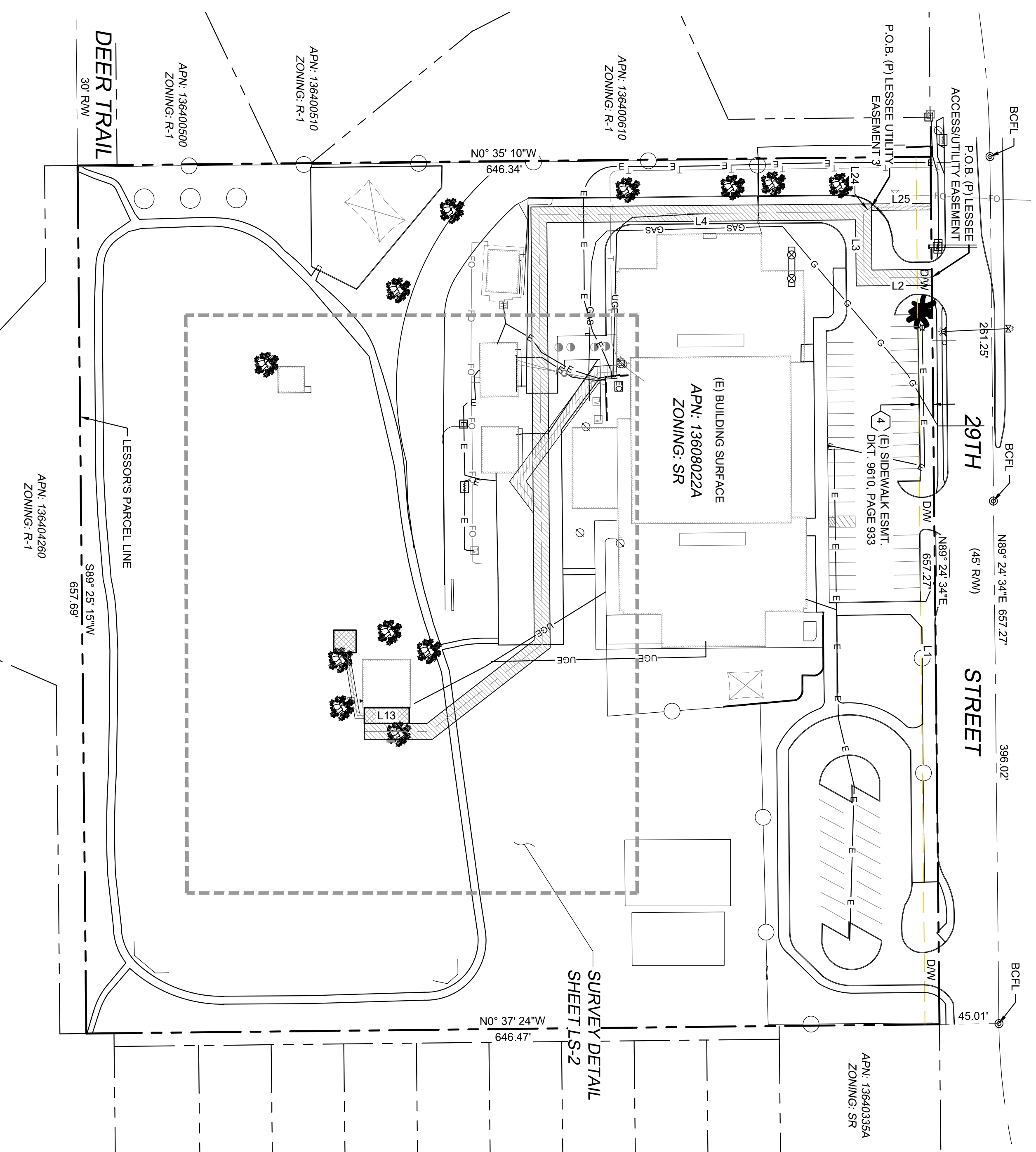
- SURVEYOR NOTES**
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 98-5655353 EFFECTIVE DATE: 12/12/2017.
  2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
  3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
  4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.



- LEGEND**
- |               |                          |
|---------------|--------------------------|
| APN           | ASSESSOR'S PARCEL NUMBER |
| BLDG          | BUILDING                 |
| CMU           | CONCRETE MASONRY UNIT    |
| CS            | CONCRETE SURFACE         |
| DW            | DRIVEWAY                 |
| EP            | EDGE OF PAVEMENT         |
| NG            | NATURAL GRADE            |
| ESMT          | EASEMENT                 |
| R/W           | RIGHT-OF-WAY             |
| ⊙             | BRASS CAP FLUSH (BCFL)   |
| ⊠             | ELECTRICAL PULL BOX      |
| ⊠             | TELEVISION RISER         |
| ⊠             | WATER METER              |
| ⊠             | DECIDUOUS TREE           |
| ⊠             | SPOT ELEVATION           |
| X-5290.00 NGS | ADJOINING APN TRIANGLE   |
| ②             | SCHEDULE B HEX           |
| ---           | PROPERTY LINE (OTHER)    |
| ---           | RIGHT-OF-WAY LINE        |
| ---           | CENTERLINE               |
| ---           | EASEMENT LINE            |
| ---           | CHAIN LINK FENCE         |

- PROJECT META DATA**
1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1989 (NA 83) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS. APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
  2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
  3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/16/17.

**LESSOR'S LEGAL DESCRIPTION**  
 THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 S, RANGE 15 E, EAST OF THE GULF AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.  
 EXCEPT THE SOUTH 15.00 FEET THEREOF.



- SCHEDULE B EXCEPTIONS**
1. AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4589, PAGE 1019. (ILLEGIBLE DOCUMENT)
  2. AN EASEMENT FOR RIGHT-OF-WAY FOR PEDESTRIAN, SIDEWALK AND ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 9610, PAGE 933.
- ITEMS 3 THRU 5 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

**FLOOD ZONE DESIGNATION**  
 THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE 'X' AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04019C2308L DATED 06/18/2011.  
 FLOOD ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

LINE	LENGTH	BEARING
L1	565.92	S86° 24' 37"W
L2	51.35	S0° 30' 52"E
L3	50.06	S89° 29' 08"W
L4	245.88	S0° 30' 52"E
L5	225.56	N89° 33' 57"E
L6	107.99	S37° 51' 27"E
L7	49.50	S0° 00' 00"E
L8	6.00	N90° 00' 00"W
L9	6.00	N90° 00' 00"W
L10	6.00	N90° 00' 00"W
L11	34.00	N0° 00' 00"E
L12	12.00	N90° 00' 00"E
L13	34.00	S0° 00' 00"E
L14	5.38	S0° 00' 00"E
L15	48.32	S80° 36' 22"W
L16	9.31	S0° 00' 00"E
L17	17.00	N90° 00' 00"W
L18	17.00	N0° 00' 00"E
L19	17.00	N90° 00' 00"E
L20	7.09	S0° 00' 00"E
L21	29.52	S53° 02' 24"W
L22	102.23	N53° 30' 12"W
L23	14.11	N3° 46' 15"W
L24	6.95	N30° 46' 15"W
L25	45.27	N0° 30' 52"W

**verizon**  
 126 W. GEMINI DR.  
 TEMPE, AZ 85283

**design corp**  
 architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 451 9609 fax: 480 451 9608  
 e mail: corp@designcorp.com

FIELD BY: GC  
 DRAWN BY: JTL  
 CHECKED BY: RLF

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/18/17	PRELIMINARY
2	10/20/17	FINAL
3	12/28/17	TITLE REVIEW & REVISION

**RLFC CONSULTING**  
 LAND SURVEY • MAPPING SOLUTIONS  
 BRN STADEN DR • TEMPE AZ 85281  
 WWW.RLFCCONSULTING.COM • 480-451-9608

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EXPIRES 03/31/18

PROJECT NO.  
**090061421**

SITE NAME:  
**TUC AMANDA**

SITE ADDRESS:  
**9850 E. 29TH ST.  
 TUCSON AZ, 85748**

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NO.  
**LS-1**

REVISION:



**LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION**  
 A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 23, THENCE SOUTH 89°24'37" WEST ALONG THE EAST-WEST MID-SECTION LINE, 565.92 FEET TO THE POINT OF BEGINNING.  
 THENCE DEPARTING SAID SECTION LINE SOUTH 00°30'52" EAST, 51.35 FEET; THENCE SOUTH 89°29'08" WEST, 50.06 FEET; THENCE SOUTH 00°30'52" EAST, 245.88 FEET; THENCE NORTH 89°33'57" EAST, 225.56 FEET; THENCE SOUTH 00°30'52" EAST, 99.62 FEET; THENCE SOUTH 37°51'27" EAST, 107.99 FEET; THENCE SOUTH 00°00'00" EAST, 49.50 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.  
 THENCE SOUTH 00°00'00" WEST, 6.00 FEET; THENCE SOUTH 80°38'22" WEST, 14.32 FEET; THENCE NORTH 00°00'00" EAST, 5.38 FEET; THENCE SOUTH 00°00'00" WEST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 17.00 FEET; THENCE NORTH 90°00'00" EAST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 7.09 FEET TO THE POINT OF BEGINNING.

**LESSEE LEASE AREA 2 LEGAL DESCRIPTION**  
 A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 23, THENCE SOUTH 89°24'37" WEST ALONG THE EAST-WEST MID-SECTION LINE, 565.92 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 00°30'52" EAST, 51.35 FEET; THENCE SOUTH 89°29'08" WEST, 50.06 FEET; THENCE SOUTH 00°30'52" EAST, 245.88 FEET; THENCE NORTH 89°33'57" EAST, 225.56 FEET; THENCE SOUTH 00°30'52" EAST, 99.62 FEET; THENCE SOUTH 37°51'27" EAST, 107.99 FEET; THENCE SOUTH 00°00'00" EAST, 49.50 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET; THENCE SOUTH 00°00'00" WEST, 6.00 FEET; THENCE NORTH 90°00'00" WEST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 17.00 FEET; THENCE NORTH 90°00'00" EAST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 7.09 FEET TO THE POINT OF BEGINNING.

**LESSEE UTILITY EASEMENT 2 LEGAL DESCRIPTION**  
 A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 23, THENCE SOUTH 89°24'37" WEST ALONG THE EAST-WEST MID-SECTION LINE, 565.92 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 00°30'52" EAST, 51.35 FEET; THENCE SOUTH 89°29'08" WEST, 50.06 FEET; THENCE SOUTH 00°30'52" EAST, 245.88 FEET; THENCE NORTH 89°33'57" EAST, 225.56 FEET; THENCE SOUTH 00°30'52" EAST, 99.62 FEET; THENCE SOUTH 37°51'27" EAST, 107.99 FEET; THENCE SOUTH 00°00'00" EAST, 49.50 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET; THENCE SOUTH 00°00'00" WEST, 6.00 FEET; THENCE NORTH 90°00'00" WEST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 17.00 FEET; THENCE NORTH 90°00'00" EAST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 7.09 FEET TO THE POINT OF BEGINNING.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	565.92	S89°24'37"W	L14	5.38	S0°00'00"E
L2	51.35	S0°30'52"E	L15	48.32	S80°38'22"W
L3	50.06	S89°29'08"W	L16	9.91	S0°00'00"E
L4	245.88	S0°30'52"E	L17	17.00	N90°00'00"W
L5	225.56	N89°33'57"E	L18	17.00	N0°00'00"E
L6	107.99	S37°51'27"E	L19	17.00	N90°00'00"E
L7	49.50	S0°00'00"E	L20	7.09	S0°00'00"E
L8	6.00	N90°00'00"W	L21	29.52	S53°02'24"W
L9	6.00	N90°00'00"W	L22	102.23	N53°30'12"W
L10	6.00	N90°00'00"W	L23	14.11	N3°48'15"W
L11	34.00	N0°00'00"E	L24	6.95	N30°48'15"W
L12	12.00	N90°00'00"E	L25	45.27	N0°30'52"W
L13	34.00	S0°00'00"E			

**LEGEND**

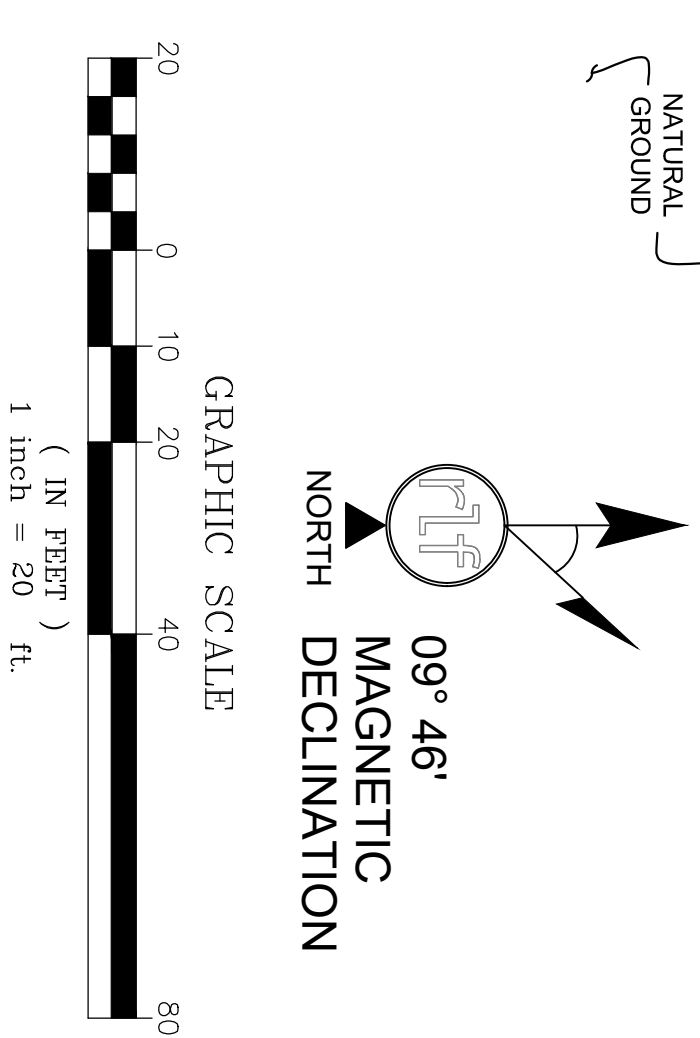
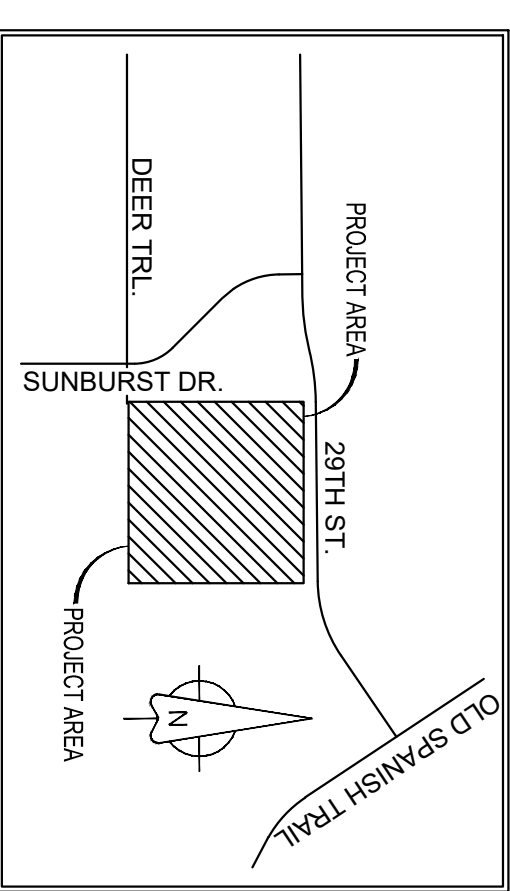
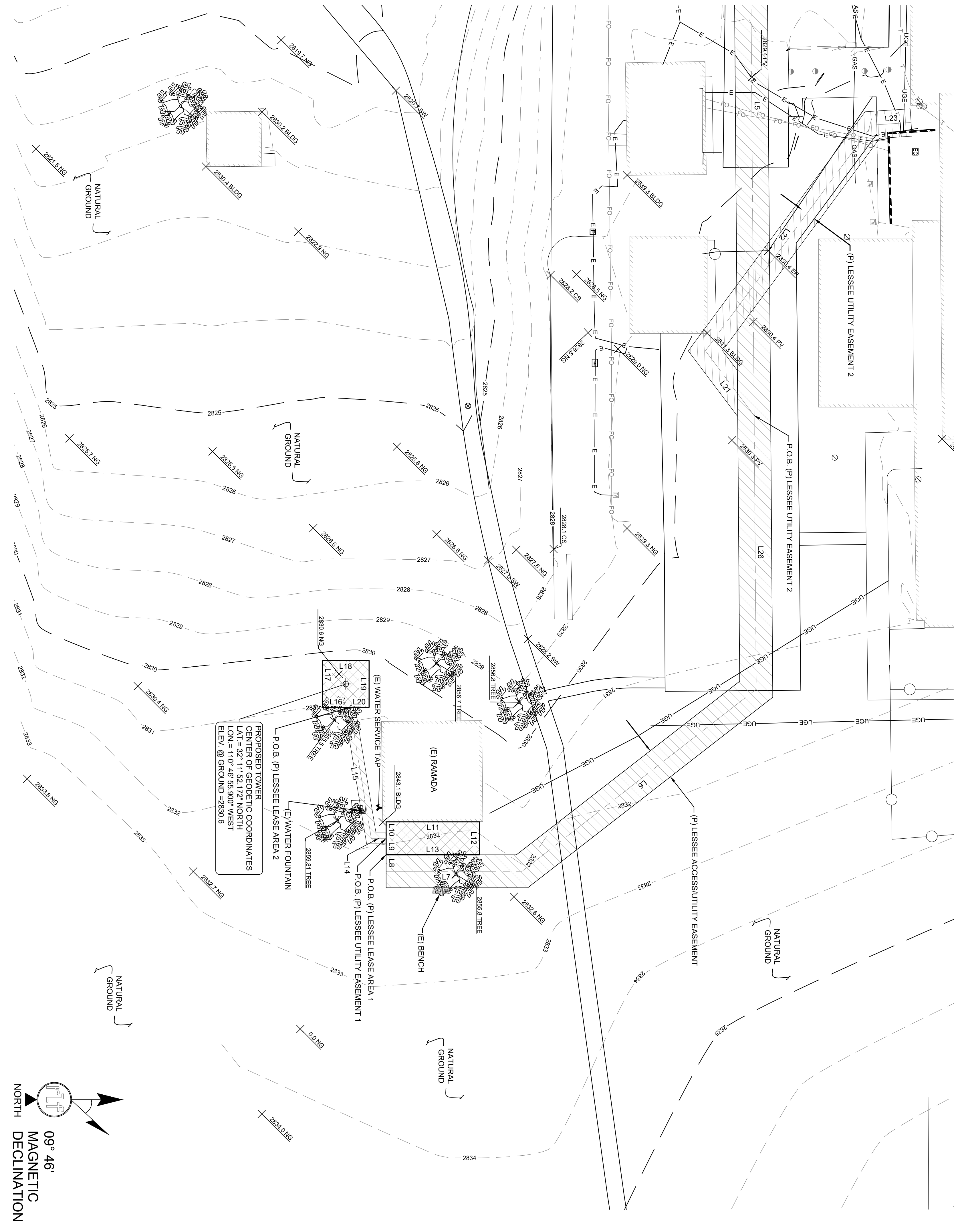
- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- CMU CONCRETE MASONRY UNIT
- CS CONCRETE SURFACE
- DMW DRIVEWAY
- EP EDGE OF PAVEMENT
- NG NATURAL GRADE
- ESMT EASEMENT
- R/W RIGHT OF WAY
- BRASS CAP FLUSH (BCFL)
- ELECTRICAL PULL BOX
- TELEVISION RISER
- WATER METER
- WATER METER
- DECIDUOUS TREE
- SPOT ELEVATION
- ADJOINING APN TRIANGLE
- SCHEDULE B HEX
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- CHAIN LINK FENCE

**LESSEE LEASE AREA LEGAL DESCRIPTION**  
 A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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 THENCE SOUTH 00°00'00" WEST, 6.00 FEET; THENCE SOUTH 80°38'22" WEST, 14.32 FEET; THENCE NORTH 00°00'00" EAST, 5.38 FEET; THENCE SOUTH 00°00'00" WEST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 17.00 FEET; THENCE NORTH 90°00'00" EAST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 7.09 FEET TO THE POINT OF BEGINNING.

**LESSEE UTILITY EASEMENT 1 LEGAL DESCRIPTION**  
 A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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 THENCE SOUTH 00°00'00" WEST, 6.00 FEET; THENCE SOUTH 80°38'22" WEST, 14.32 FEET; THENCE NORTH 00°00'00" EAST, 5.38 FEET; THENCE SOUTH 00°00'00" WEST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 17.00 FEET; THENCE NORTH 90°00'00" EAST, 17.00 FEET; THENCE SOUTH 00°00'00" WEST, 7.09 FEET TO THE POINT OF BEGINNING.



**verizon**  
 126 W. GEMINI DR.  
 TEMPE, AZ 85283

**design corp**  
 architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 451 9699 fax: 480 451 9608  
 e-mail: corp@designcorp.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/18/17	PRELIMINARY
2	10/20/17	FINAL
3	12/28/17	TITLE REVIEW & REVISION

**FIELD BY:** GC  
**DRAWN BY:** JTV  
**CHECKED BY:** RLF

**RLC CONSULTING**  
 LAND SURVEY • MAPPING SOLUTIONS  
 BRN STABEM DR • TEMPE, AZ 85281  
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PROJECT No. 090061421  
 SITE NAME: TUC AMANDA

SITE ADDRESS: 9850 E. 29TH ST.  
 TUCSON AZ, 85748

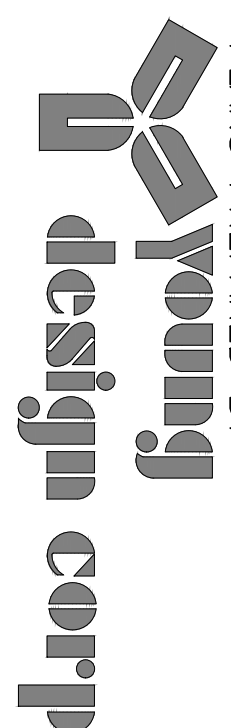
SHEET TITLE: TOPOGRAPHIC SURVEY  
 SHEET NO. LS-2  
 REVISION:



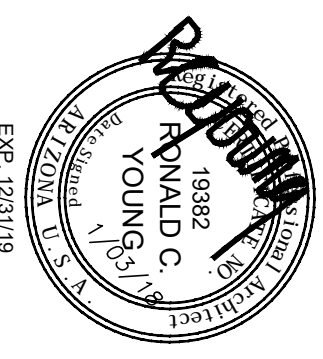
CLIENT

**verizon**  
 126 W. GEMINI DR.  
 TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY  
  
**design corp**  
 architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 451 9609 fax: 480 451 9608  
 e mail: corporate@ydcoffice.com

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NO.	DATE	DESCRIPTION
1	10/18/2017	PRELIMINARY REVIEW
2	11/14/2017	FINALS
3	01/03/2018	UPDATE - EASEMENT

ARCHITECTS JOB NO.  
**YDC-7833**  
 PROJECT INFORMATION

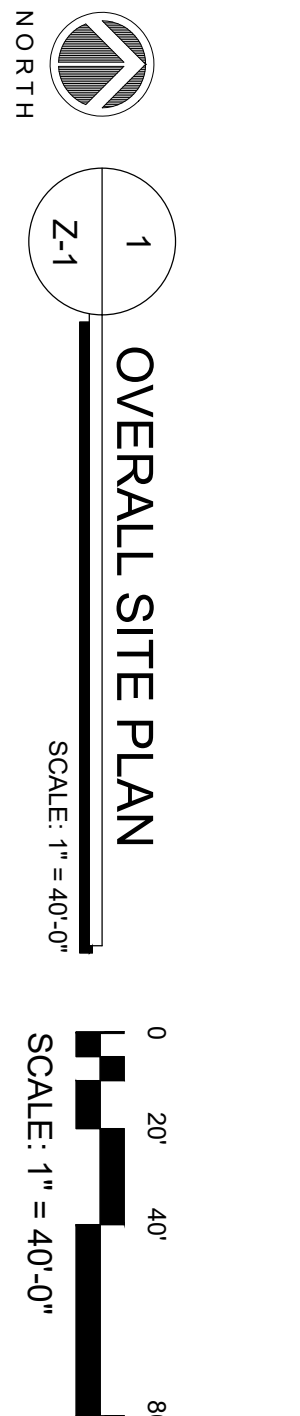
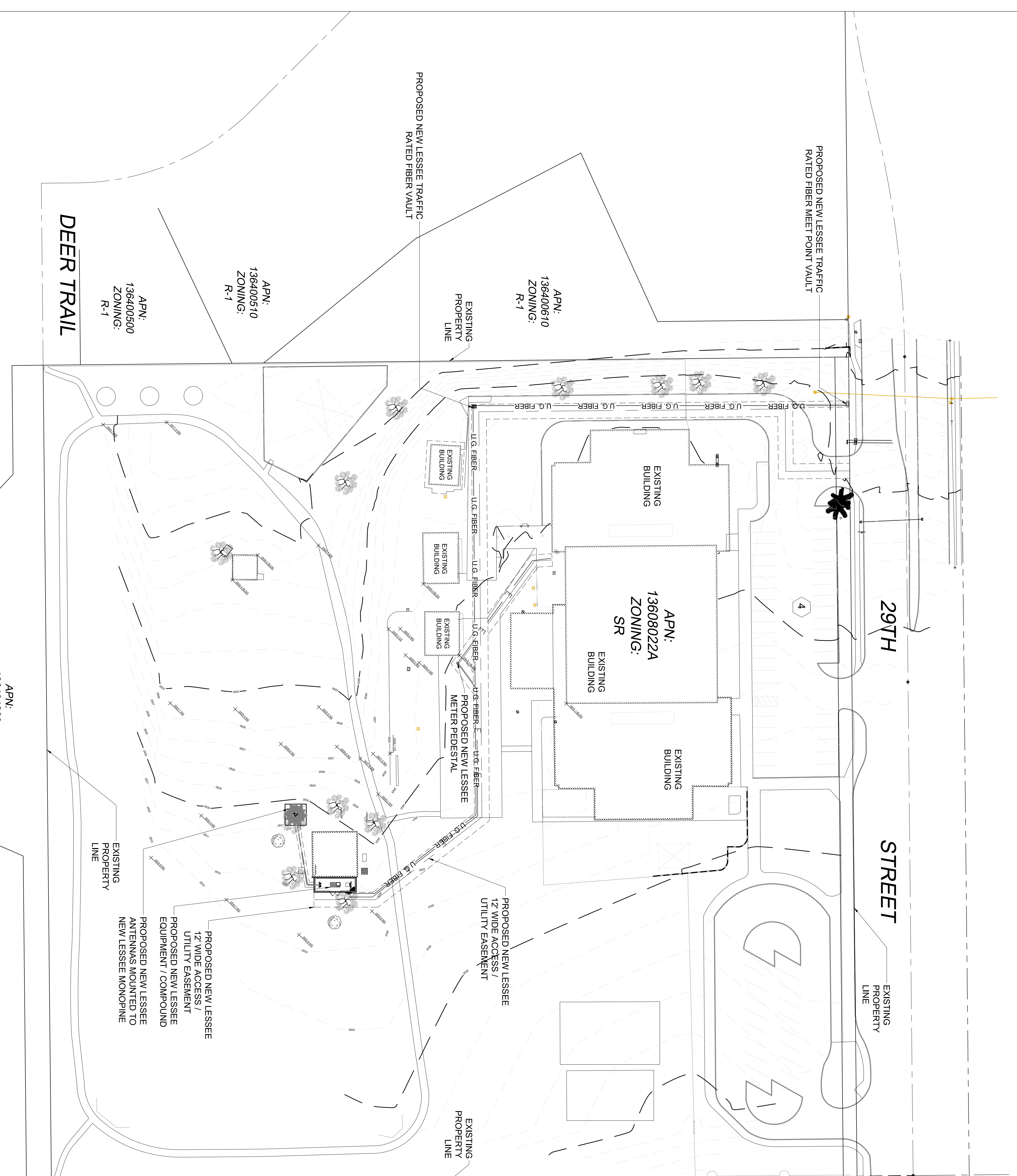
TUC AMANDA  
 9850 E. 29th STREET  
 TUCSON, AZ 85748

SHEET TITLE  
**OVERALL SITE PLAN**  
 JURISDICTION APPROVAL

SHEET NUMBER  
**Z-1**

APN.	NEW LESSEE MONOPINE SETBACKS TO PROPERTY LINE
136403170	± 447'-7"
136403140	± 200'-0"
136403120	± 362'-8"
136403110	± 294'-10"

\* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR



1 OVERALL SITE PLAN  
 SCALE: 1" = 40'-0"



CLIENT

**Verizon**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

RF SIGNATURE \_\_\_\_\_

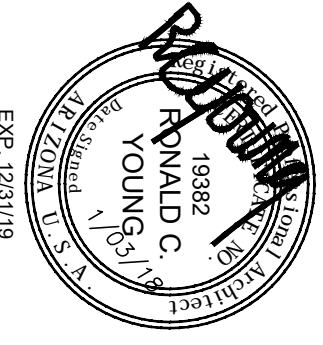
FACILITIES SIGNATURE \_\_\_\_\_

REAL ESTATE SIGNATURE \_\_\_\_\_

PLANS PREPARED BY

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architecture / project management  
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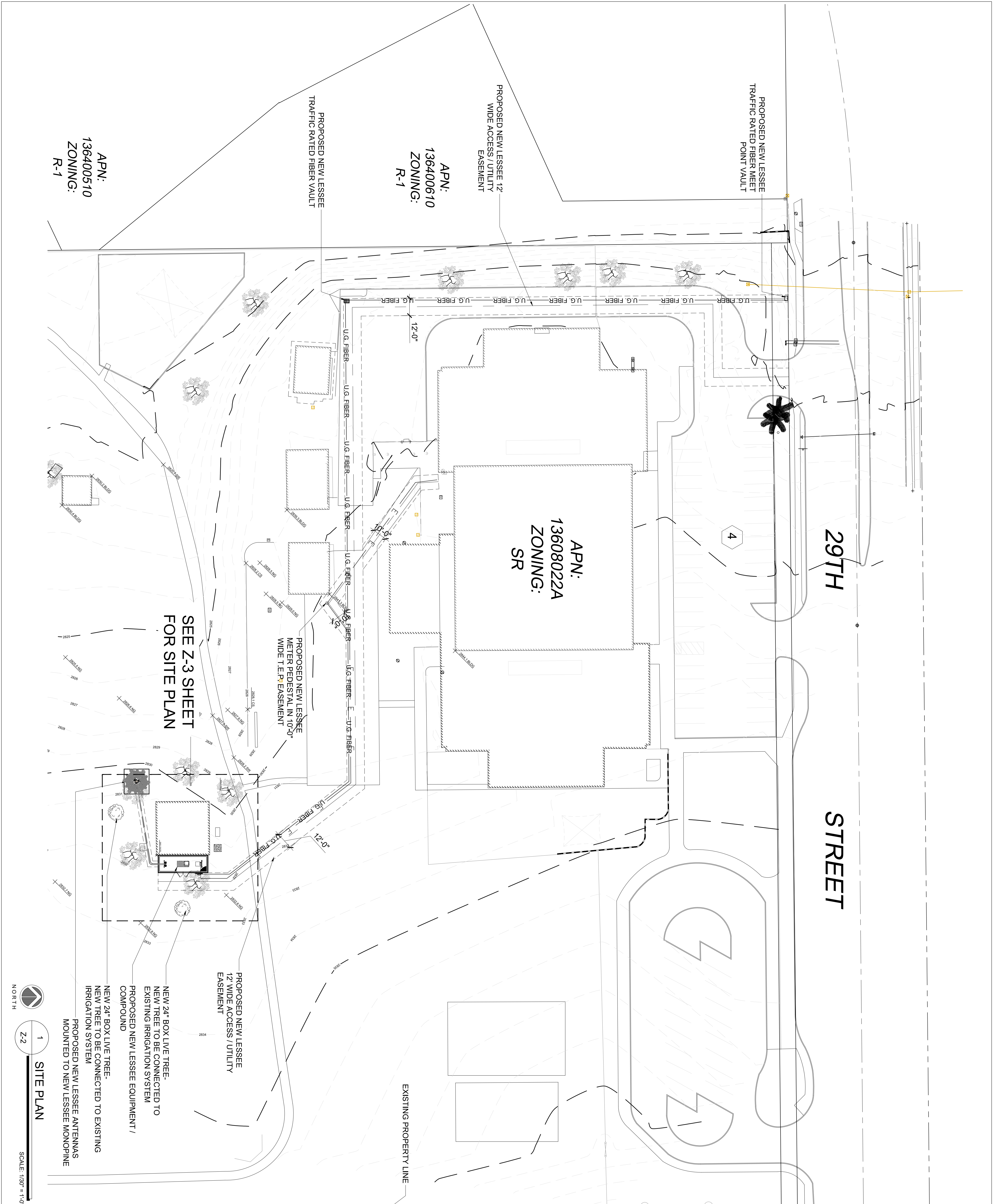
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ARCHITECTS JOB NO.  
YDC-7833  
PROJECT INFORMATION

TUC AMANDA  
9850 E. 29th STREET  
TUCSON, AZ 85748

SHEET TITLE  
SITE PLAN  
JURISDICTION APPROVAL \_\_\_\_\_

SHEET NUMBER  
**Z-2**



APN:  
136400510  
ZONING:  
R-1

APN:  
136400610  
ZONING:  
R-1

APN:  
13608022A  
ZONING:  
SR

SEE Z-3 SHEET  
FOR SITE PLAN

PROPOSED NEW LESSEE  
12" WIDE ACCESS / UTILITY  
EASEMENT

NEW 24" BOX LINE TREE.  
NEW TREE TO BE CONNECTED TO  
EXISTING IRRIGATION SYSTEM

PROPOSED NEW LESSEE EQUIPMENT/  
COMPOUND

NEW 24" BOX LINE TREE.  
NEW TREE TO BE CONNECTED TO  
EXISTING IRRIGATION SYSTEM

PROPOSED NEW LESSEE ANTENNAS  
MOUNTED TO NEW LESSEE MONOPINE

1 SITE PLAN  
SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"





126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

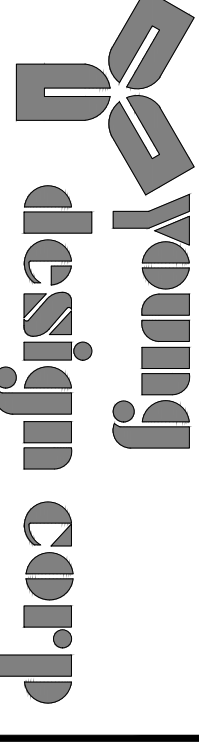
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RF SIGNATURE \_\_\_\_\_

FACILITIES SIGNATURE \_\_\_\_\_

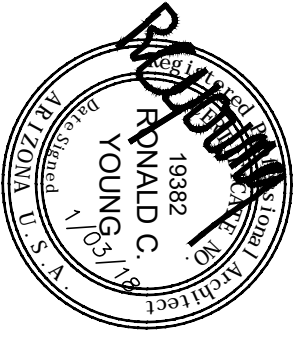
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NO. DATE DESCRIPTION  
1 10/18/2017 PRELIMINARY REVIEW  
2 11/14/2017 FINALS  
3 01/03/2018 UPDATE - EASEMENT

ARCHITECTS JOB NO. YDC-7833  
PROJECT INFORMATION

TUC AMANDA  
9850 E. 29th STREET  
TUCSON, AZ 85748

SHEET TITLE  
ENLARGED SITE PLAN  
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER  
Z-3

CONTRACTOR NOTES:  
CONTRACTOR TO LOCATE EXISTING IRRIGATION LINES AND SPRINKLER HEADS INSIDE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. ANY AFFECTED IRRIGATION LINES AND SPRINKLER HEADS TO BE RELOCATED TO OUTSIDE OF COMPOUND.  
NEW UTILITIES TO BE INSTALLED VIA BORING. NO SAW CUTS AND TRENCHING.  
CONTRACTOR TO VERIFY DEPTH OF EXISTING UTILITY LINES BEING CROSSED AND INSTALL NEW UTILITY CONDUITS WITH MINIMUM REQUIRED SEPARATION.  
EXISTING IMPROVEMENTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.  
CONTRACTOR SHALL COORDINATE WITH SCHOOL ADMINISTRATION FOR SITE ACCESS AND RESTRICTIONS.  
CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH SCHOOL ADMINISTRATION.

4

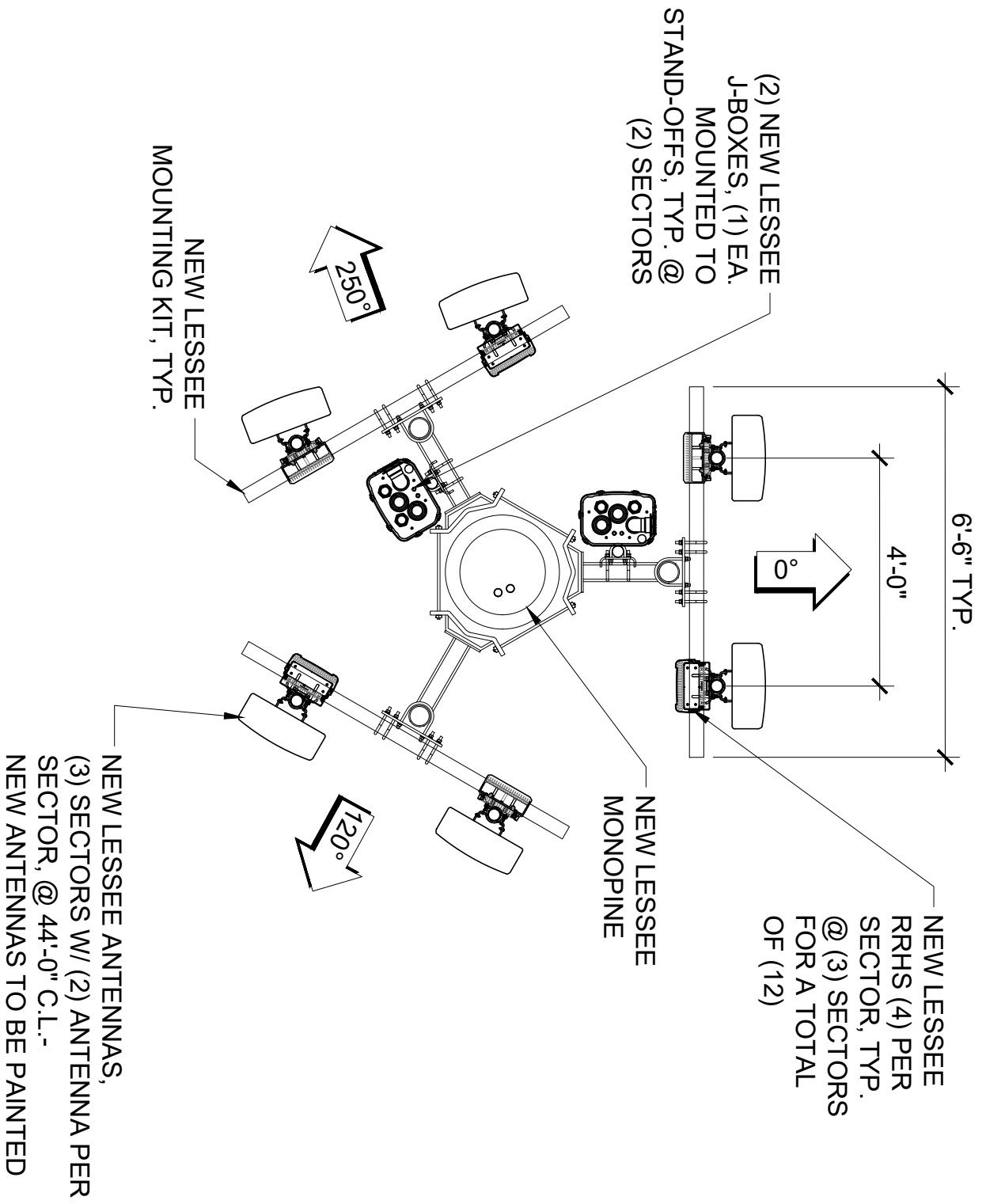
COAXIAL CABLE TABLE

SECTOR	AZIMUTH CTRL LINE	NO.	SIZE	TYPE
ALPHA	0°	44'-0"	-	-
BETA	120°	44'-0"	-	-
GAMMA	250°	44'-0"	-	-
N/A	N/A	44'-0"	2	1-5/8" 6X12 HYBRID CABLE

NOTE:  
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.  
\*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

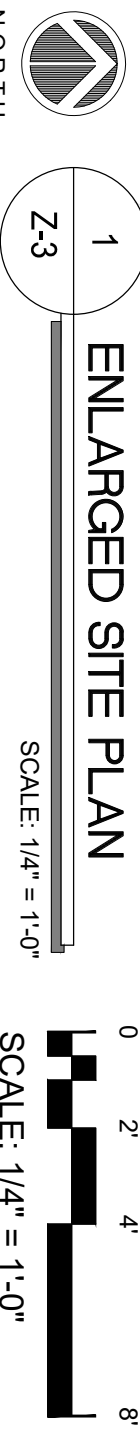
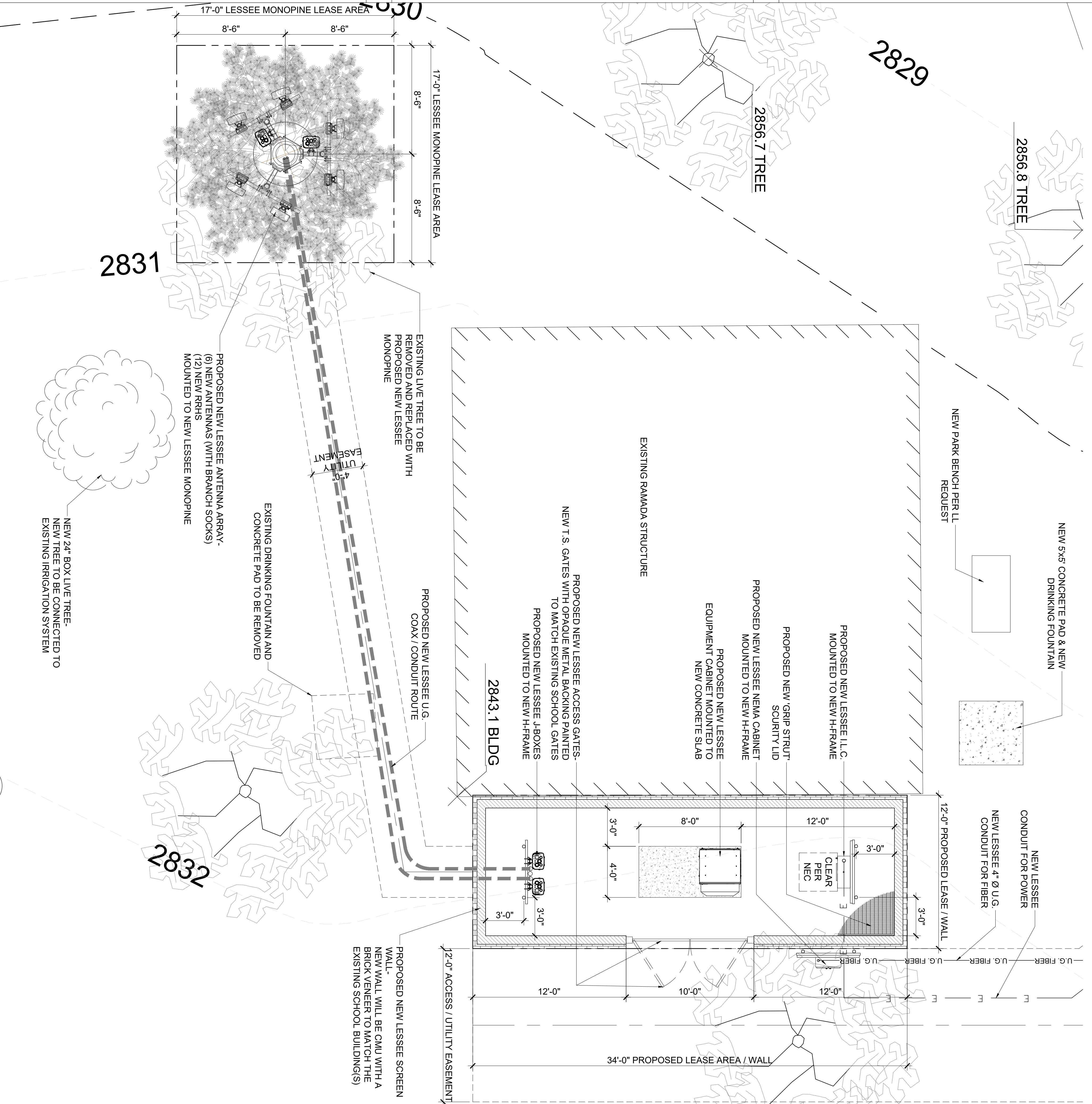
COAX CABLE INFORMATION

3



NEW ANTENNA CONFIGURATION

2



ENLARGED SITE PLAN  
SCALE: 1/4" = 1'-0"



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TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

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PLANS PREPARED BY

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STATE OF ARIZONA  
EMP. 183119

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ARCHITECTS JOB NO. YDC-7833

PROJECT INFORMATION

TUC AMANDA

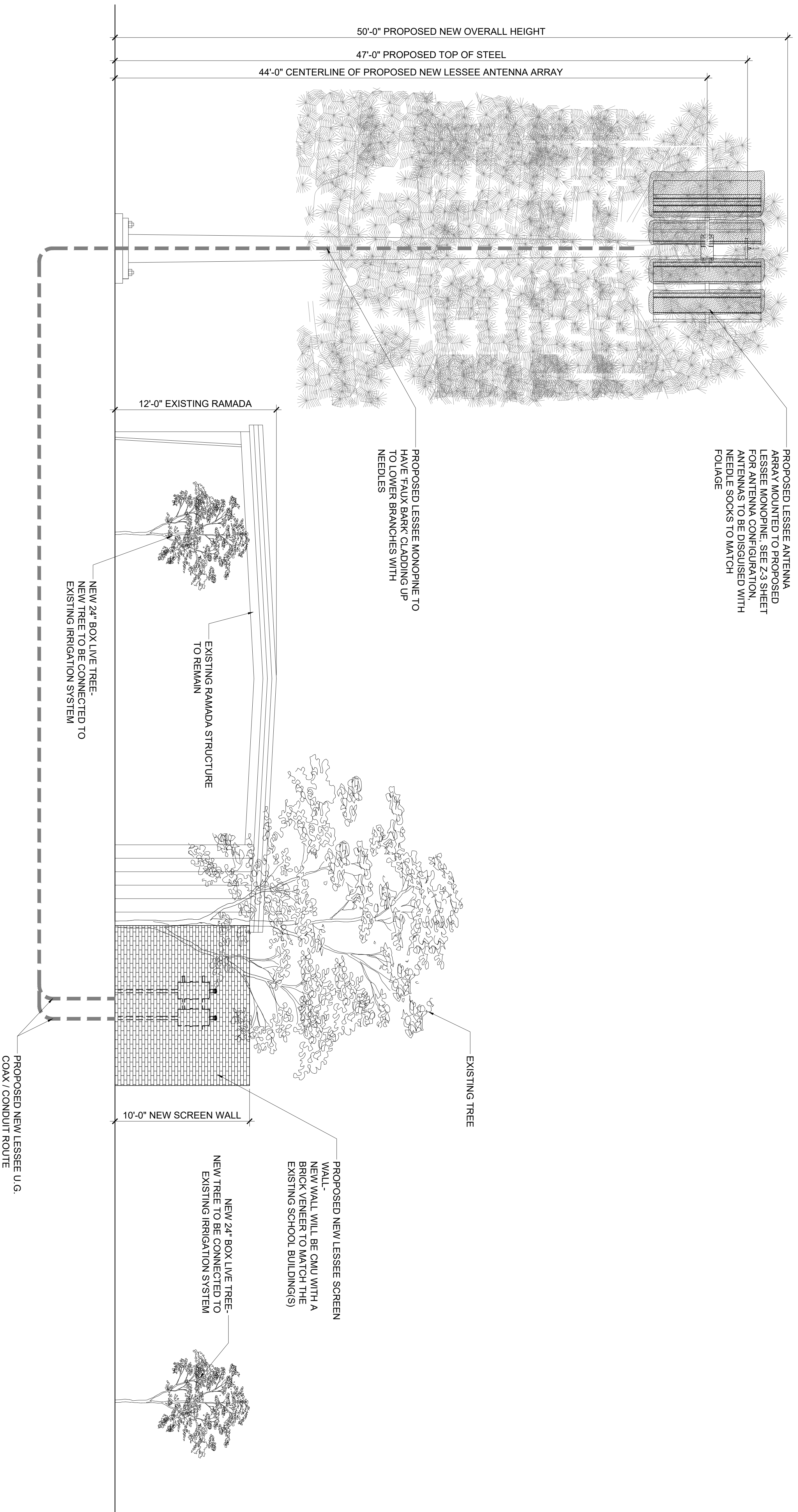
9850 E. 29th STREET  
TUCSON, AZ 85748

SHEET TITLE  
ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER

**Z-4**



PROPOSED LESSEE ANTENNA ARRAY MOUNTED TO PROPOSED LESSEE MONOPINE. SEE Z-3 SHEET FOR ANTENNA CONFIGURATION, ANTENNAS TO BE DISGUISED WITH NEEDLE SOCKS TO MATCH FOLIAGE

PROPOSED LESSEE MONOPINE TO HAVE FAUX BARK CLADDING UP TO LOWER BRANCHES WITH NEEDLES

EXISTING RAMADA STRUCTURE TO REMAIN

NEW 24" BOX LIVE TREE- NEW TREE TO BE CONNECTED TO EXISTING IRRIGATION SYSTEM

EXISTING TREE

PROPOSED NEW LESSEE SCREEN WALL- NEW WALL WILL BE CMU WITH A BRICK VENEER TO MATCH THE EXISTING SCHOOL BUILDING(S)

NEW 24" BOX LIVE TREE- NEW TREE TO BE CONNECTED TO EXISTING IRRIGATION SYSTEM

PROPOSED NEW LESSEE U.G. COAX / CONDUIT ROUTE

1 SOUTH ELEVATION

Z-4

SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"



CLIENT

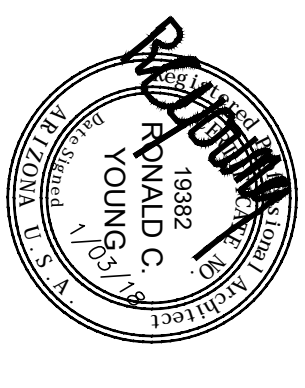


INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY  
**Young design corp**

architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
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**SEAL**  
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NO.	DATE	DESCRIPTION
1	10/18/2017	PRELIMINARY REVIEW
2	11/14/2017	FINALS
3	01/03/2018	UPDATE - EASEMENT

ARCHITECTS JOB NO.  
**YDC-7833**

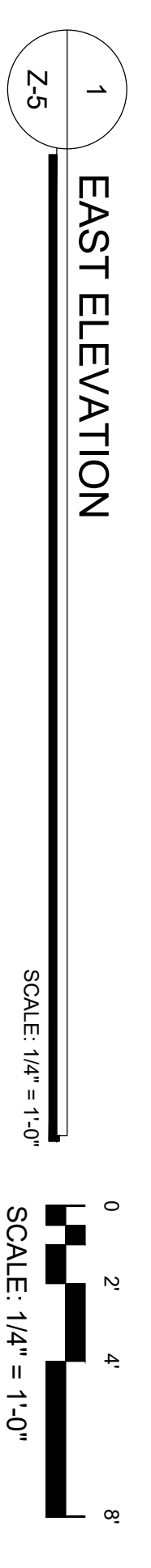
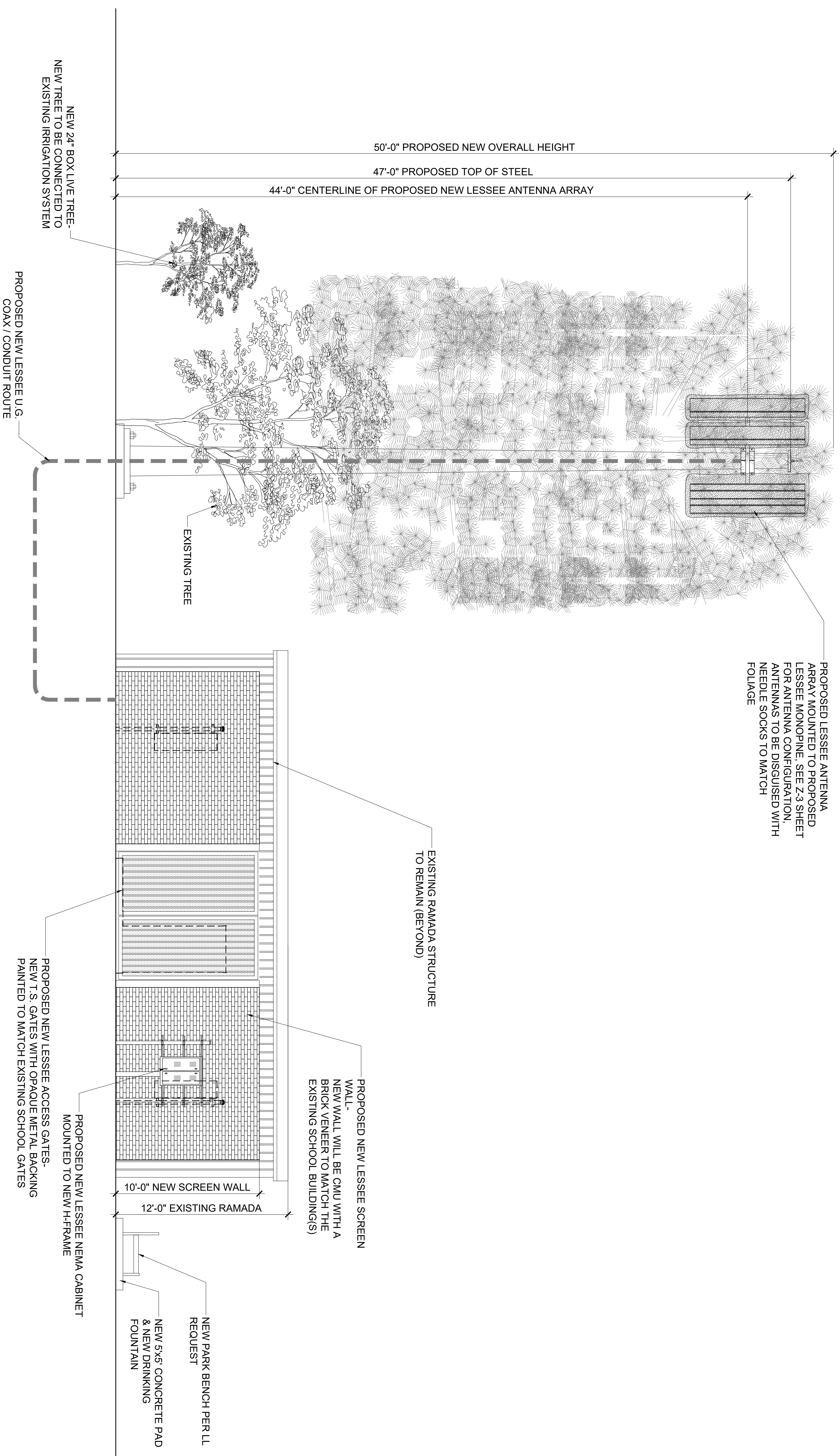
PROJECT INFORMATION

**TUC AMANDA**  
 9850 E. 29th STREET  
 TUCSON, AZ 85748

SHEET TITLE  
**ELEVATION**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-5**





## EXHIBIT C

### ACCESS FORM

Site access requests **must originate from LESSEE**, and should include the following information:

- ✓ Name and contact information for LESSEE representative;
- ✓ Names, company affiliations and contact information for all individuals authorized to work at the site;
- ✓ Reason for site access (scope of work);
- ✓ Date and time access is needed.

<b>LESSEE Name:</b> <i>(Cellular provider, representative, contact info)</i>	
<b>Contractor Name:</b> <i>(include company name, project supervisor and contact info, and other technicians who will be on site)</i>	
<b>Purpose of Site Access:</b> <i>(scope of work proposed; will work take place within shelter area, on tower, in utility easement, etc.?)</i>	
<b>Dates and time of Access:</b> <i>(how long will you need to be on site?)</i>	
<b>Site Location:</b> <i>(Your site name, and our campus name)</i>	