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## BUILDING AND ROOFTOP LEASE AGREEMENT

This Building and Rooftop Lease Agreement (the "Agreement") made this 29th day of September, 2016, between DW Bonita Road, LLC, a California limited liability company, with its principal offices located at 4045 Bonita Road, Suite 303, Bonita, California 91902, hereinafter designated LESSOR and Verizon Wireless (VAW) LLC, a Delaware limited liability company d/b/a Verizon Wireless with its principal offices 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 property (the entirety of LESSOR's property is referred to hereinafter as the "Property") located at 4045 Bonita Road, Bonita, California, legally described on Exhibit "A" attached hereto and made a part hereof for the purpose of operating a wireless communications facility, described as follows: (a) that portion of space on the roof (the "Rooftop Space") of the building ("Building") located on the Property for the installation, operation and maintenance of antennas and transmission and receiving equipment (the "Rooftop Equipment"); (b) Suite 109 of the Building (the "Equipment Space") containing approximately four hundred thirteen (413) square feet for LESSEE's base station equipment (the "Base Station Equipment"); and (c) on a non-exclusive basis and subject to all existing easements, such additional space within the Building and on the roof of the Building (the "Cabling Space") for the installation, operation and maintenance of wires, cables, conduits and pipes ("Cabling Equipment") running between and among the Rooftop Space and Equipment Space and to all necessary electrical and telephone utility sources located within the Building or on the Property; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day, over the Property and in and through the Building to and from the Premises (as hereinafter defined) for the purpose of installation, operation and maintenance of LESSEE's communications facility. The Rooftop Space, Equipment Space and Cabling Space are hereinafter collectively referred to as the "Premises" and are as shown on Exhibit "B" attached hereto and made a part hereof. The Rooftop Equipment, Base Station Equipment and Cabling Equipment are hereinafter collectively referred to as "Lessee's Communications Facilities". The foregoing access rights shall be limited to employees and authorized contractors and agents of LESSEE or persons under their direct supervision and subject to reasonable rules established by LESSOR in writing and of which LESSEE is given prior written notice. LESSEE shall deliver to LESSOR a list of LESSEE's authorized representatives, repair, maintenance, and engineering personnel prior to any access to the Rooftop Space or Cabling Space. LESSOR shall have no responsibility or liability for the conduct or safety of any of LESSEE's representatives, repair, maintenance, and engineering personnel while in any part of the Premises, it being understood and agreed that LESSEE shall be solely liable for any injury to or death of any such person from any cause resulting from the installation, operation, maintenance, repair, inspection, use, or

above, the Term Commencement shall be extended such that it shall then be the first day of the month after LESSOR so delivers the Equipment Space to LESSEE in the condition required by Paragraph 3.a above. In such event, LESSOR shall automatically have thirty (30) days ("Delivery Cure Period") in which to deliver the Equipment Space to LESSEE, and if LESSOR fails to do so within such thirty (30) days, LESSOR shall be deemed to be in immediate default without the requirement for any notice as provided in Paragraph 29 below, and at any time before LESSOR delivers the Equipment Space to LESSEE as required hereunder, LESSEE shall be entitled to any and all remedies available to LESSEE at law or in equity without LESSEE having to give LESSOR notice of such default and opportunity to cure. LESSOR acknowledges and agrees that LESSEE shall not be required to give LESSOR a notice of default for the Delivery Cure Period to commence.

c. During the Due Diligence Period, LESSEE will only be permitted to enter LESSOR's Property for the limited purpose of performing surveys, inspections, investigations and tests, including, signal and structural tests which are reasonably necessary in LESSEE's discretion to determine the physical condition, suitability and feasibility of the Property. If LESSEE determines, in its sole discretion, that the Property is not appropriate for LESSEE's intended use, then LESSEE may terminate this Agreement upon notice to LESSOR at any time prior to the end of the Due Diligence Period. LESSEE hereby indemnifies and holds LESSOR and the Property harmless from any and all costs, loss, damages or expenses, of any kind or nature, to the extent arising out of or resulting from such entry and/or activities upon the Property by LESSEE, its agents, contractors and/or subcontractors.

4. EXTENSIONS. Provided LESSEE is not then in default of any provision in this Agreement (after written notice and the expiration of applicable cure periods), this Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it 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. The initial term and all extensions shall be collectively referred to herein as the "Term."

5. RENT.

a. LESSEE will pay rent ("Rent") in advance in equal monthly installments of Two Thousand Seven Hundred Fifty Dollars (\$2,750.00). LESSOR and LESSEE acknowledge and agree that the first month's Rent payment(s) shall not actually be sent by LESSEE until sixty (60) days after the Term Commencement Date and accordingly it will be for three (3) months. By way of illustration of the preceding sentence, if the Term Commencement Date is January 1, LESSEE shall send to LESSOR the Rent payments for January 1, February 1 and March 1 by March 1. Rent for any partial months will be prorated based upon a 30-day month. The Rent will be increased on each anniversary of the Term Commencement Date by an amount equal to three percent (3%) of the Rent in effect for the previous year. Such Rent increases shall apply to any extension periods exercised pursuant to Paragraph 4 of this Agreement.

b. Notwithstanding anything contained in this Paragraph, LESSEE's obligation to pay Rent is contingent upon LESSEE's receipt of an IRS approved W-9 form setting forth the tax identification number of LESSOR or of the person or entity to whom Rent

removal of Lessee's Communication Facilities by LESSEE or its agents, employees, representatives, or contractors.

The Parties acknowledge and agree that LESSEE's use and occupancy of the Premises shall be exclusive; provided however, that subject to Paragraph 17 below, LESSOR shall have the right to lease other portions of the Building and Property to third parties.

2. DELIVERY. LESSEE acknowledges that, (a) neither LESSOR nor any agent or other representative of LESSOR has made any representation, warranty or covenant of any kind whatsoever, either express or implied, with respect to the Premises or any matter related thereto including the condition thereof, and (b) LESSEE is not relying on any warranty, representation or covenant, express or implied, with respect to the condition of the Premises, and that LESSEE is leasing the Premises strictly in its "as-is" condition with all faults and without obligation of LESSOR to construct any improvements in or about the Premises.

3. TERM.

a. This Agreement shall be effective as of the date of execution by both Parties (the "Effective Date"). LESSEE's lease term shall commence, if at all, at the end of the Due Diligence Period and shall continue for a period of five (5) years. The "Due Diligence Period" is defined as the time commencing on the Effective Date and ending on the earlier of the first day of the eleventh (11<sup>th</sup>) month thereafter or LESSOR's receipt of the Construction Notice (defined below). The "Term Commencement Date" shall be the earlier of (i) based upon the date of LESSEE's commencement of construction of Lessee's Communications Facilities ("Construction") and (ii) the first day of the thirteenth (13<sup>th</sup>) calendar month after this Agreement is fully executed ("Outside Date"). The Parties acknowledge and agree that the Equipment Space is currently occupied by an existing tenant ("Tenant"). LESSEE shall give LESSOR written notice (the "Construction Notice") of the date LESSEE intends to commence Construction (the "Intended Start Date"), which Intended Start Date shall in no event be earlier than fifty (50) days after the date LESSEE deposits the Construction Notice with an overnight delivery service. LESSOR shall thereafter deliver the Equipment Space by no later than the date specified in the Construction Notice vacant and in a condition clean and free of debris. In the event the Term Commencement Date is based upon Construction and Construction commences between the 1<sup>st</sup> and 15<sup>th</sup> of the month, this Agreement shall commence on the 1<sup>st</sup> of that month, and if Construction commences between the 16<sup>th</sup> and 31<sup>st</sup> of the month, then this Agreement shall commence on the 1<sup>st</sup> day of the following month. If the Term Commencement Date is the Outside Date, LESSOR shall deliver the Equipment Space vacant and in a condition clean and free of debris.

b. LESSOR and LESSEE agree that they shall acknowledge in writing the Term Commencement Date in the event the Term Commencement Date is based upon the date LESSEE commences Construction. In the event the Commencement Date is the Outside Date, there shall be no written acknowledgement required. LESSOR and LESSEE acknowledge and agree that initial Rent (as defined below) payment(s) shall not actually be sent by LESSEE until sixty (60) days after the Term Commencement Date or after a written acknowledgement confirming the Term Commencement Date, if such an acknowledgement is required. In the event LESSOR fails to deliver the Equipment Space to LESSEE as required by Paragraph 3.a

checks are to be made payable as directed in writing by LESSOR. Rent will be sent to DW Bonita Road, LLC, a California limited liability company, 4045 Bonita Road, Suite 303, Bonita, California 91902. In the event LESSEE has not paid Rent within five (5) days of when due and payable, LESSOR may charge interest at the rate of twelve percent (12%) per annum ("Interest Rate") on the amount of Rent not paid commencing on the date Rent is considered late until paid. Upon the Term Commencement Date, LESSEE shall also be responsible for all applicable utility costs as determined in Paragraph 6 of this Agreement. 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.

6. UTILITIES. LESSEE shall pay for all electricity, telephone or other utility service provided to the Premises including any hook up or connection fees or charges which may accrue with respect to the Premises from and after the Term Commencement Date (or such earlier date on which LESSEE first accesses the Premises) whether the same be charged or assessed at flat rates, measured by separate meters or prorated by the utility company or LESSOR. LESSOR shall permit LESSEE to connect to electrical service and telephone sources within the Building as reasonably necessary for LESSEE's operations at LESSEE's sole cost and expense. LESSEE shall furnish and install an electrical meter at the Premises for the measurement of electrical power used by LESSEE's Communications Facilities. Subject to LESSOR's approval in its reasonable discretion, LESSOR will grant to LESSEE and the local utility companies (as appropriate) any easement(s) reasonably required by LESSEE or the utility companies in order to provide utility service required by LESSEE for its intended use of the Property throughout the Term, and LESSOR will execute, any instrument(s) reasonably necessary to evidence such rights, provided LESSEE pays LESSOR's costs of documentation review not to exceed the sum of Three Thousand Dollars (\$3,000.00). LESSOR shall not be liable for any failure or interruption for any reason of any utility service being furnished to the Property. If there is a loss of electrical service at the Property, LESSEE may, at its expense, install and maintain a temporary generator which is licensed and permitted for emergency use only as "one unit" at the Property. In connection therewith, LESSEE shall be permitted to install a generator receptacle on the exterior wall of the Building and the location of such temporary generator shall be subject to the approval of LESSOR in its reasonable discretion which may be withheld if in LESSOR's good faith opinion, such temporary generator will disturb other then-existing tenants of the Building or will not comply with any applicable Laws (as defined in Paragraph 34 below), including local noise ordinances, if any.

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 Communications Facilities, 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 reasonably demonstrates arises from Lessee's Communication Facilities and/or LESSEE's use of the Property. 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. 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.

8. PERMITTED USE.

a. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and for no other use or purpose whatsoever. LESSEE will use the Premises and access the Property in a manner which will not disturb the occupancy of LESSOR's other tenants, if any. LESSEE shall install, at its sole cost and expense in compliance with all applicable Laws relating to the Premises (a) a fire-rated wall from floor to ceiling between Suite 109 and Suite 110 of the Building in the location shown on Exhibit "C" (the fire-rated wall shall be erected inside the existing space and the existing wall will remain in place) and (b) cap off the existing ventilation system and install an HVAC system which will exclusively serve the Equipment Space sufficient to keep the Equipment Space at ambient temperatures. LESSEE further agrees that prior to occupancy of the Premises all electricity to Lessee's Communications Facilities shall be separately metered at LESSEE's sole cost and expense. LESSOR agrees that LESSEE may remove the drop ceiling at its sole cost and expense.

b. LESSEE shall deliver to LESSOR LESSEE's plans and specifications for the installation of LESSEE'S Communications Facilities for review and approval by LESSOR's engineer not less than thirty (30) days prior to commencing installation of LESSEE's Communications Facilities. LESSEE shall not commence installation of LESSEE's Communications Facilities without the prior written consent of LESSOR (which consent shall not be unreasonably withheld, conditioned or delayed, however LESSOR's refusal to consent shall be deemed reasonable if the equipment exceeds the height of the Building's roof parapet, requires any penetration of the roof or roof membrane, creates a structural soundness concern for the roof system or can be viewed from the ground) of LESSEE's plans and specifications for LESSEE's Communications Facilities. If LESSOR does not either (i) object to the plans and specifications in writing or (ii) furnish LESSEE with written approval, within fifteen (15) days of the date of submission of the plans, LESSOR will be deemed to have approved them. In the event that any penetration of the roof is required in connection with such installation, and provided that LESSOR has, in LESSOR's good faith discretion, consented to such penetrations, LESSOR's contractor ("Contractor") shall be used, at LESSEE's sole cost, to make such penetrations. In connection with the foregoing, LESSEE shall obtain a bid from the Contractor for any such work, as well as a bid from an unrelated third party contractor. LESSOR and LESSEE acknowledge and agree that the Contractor shall be paid the lower bid for such work. Notwithstanding the foregoing, LESSOR hereby consents to the Preliminary Drawings attached hereto as Exhibit "C" with the condition that any changes to such Preliminary Drawings must have LESSOR's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, as provided herein.

c. In no event shall LESSEE's installation of LESSEE's Communications Facilities damage the Building or existing structures on the Building, and in no event shall LESSEE's installation, use or repair of LESSEE's Communications Facilities impair the roof warranty for the Premises or the Building. LESSEE agrees to coordinate installation of

LESSEE's Communications Facilities with any other tenants leasing rooftop space on the Building ("Rooftop Tenants") such that LESSEE's construction activities will not unreasonably interfere with the use of the Building's rooftop by the Rooftop Tenants. LESSEE shall notify LESSOR upon completion of the installation of LESSEE's Communications Facilities, and LESSOR shall have thirty (30) days thereafter in which to inspect the installation. Such inspection shall be performed in the presence of a LESSEE representative. LESSOR's review and approval of the plans and specifications for the installation of LESSEE's Communications Facilities and LESSOR's supervision and inspection of such installation shall not be construed in any way as approval by LESSOR of the adequacy or safety of the installation of LESSEE's Communications Facilities or a waiver of any of LESSOR's rights hereunder, and LESSEE shall be solely responsible for the adequacy and safety of the installation and operation of LESSEE's Communications Facilities and solely liable for any damages or injury arising out of such installation and operation. LESSEE shall pay to LESSOR within thirty (30) days after LESSEE's receipt of LESSOR's demand and reasonable supporting documentation, the cost of repairing any damage to the Building caused by such installation.

9. GOVERNMENTAL APPROVALS. LESSEE shall, at its sole cost and expense, and at its sole risk, install Lessee's Communications Facilities in a good and workmanlike manner, and in compliance with all applicable building, electric, communications, and safety codes, ordinances, standards, regulations and requirements of municipal, state and federal governments having jurisdiction over LESSEE's operations, including, without limitation, the Federal Communications Commission (the "FCC") or any successor agency having jurisdiction over radio or telecommunications. Lessee's Communications Facilities shall be connected to LESSEE's power supply in strict compliance with all applicable building, electrical, fire and safety codes. 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 a satisfactory building structural analysis which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals, at no cost to LESSOR.

10. TERMINATION. In the event that (i) any applications for Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that any Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any building structural analysis 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 of 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 date the Premises is surrendered by LESSEE in the condition required hereunder. All Rent paid to said termination date shall be retained by LESSOR and LESSEE shall pay LESSOR a termination fee equal to three (3) months of the then-current Rent. 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.

11. SIGNAGE. LESSEE shall not place, affix or maintain any signs, advertising placards, names, insignia, trademarks, descriptive material or any other similar item or items on any window or door or anywhere within, on or about the Premises that may be viewed from the other portions of the Property, except such signs as LESSOR, in its sole discretion, shall approve in writing or as required by Law.

12. MAINTENANCE. LESSEE will be responsible for repairing and maintaining Lessee's Communication Facilities and any other improvements installed by LESSEE at the Property in a proper operating and reasonably safe condition; provided, however, if any repair or maintenance is required due to the acts or omissions of LESSOR, its agents, contractors or employees during the Term of this Agreement, LESSOR will reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto. LESSOR will maintain and repair all other portions of LESSOR's Property in a proper operating and reasonably safe condition during the Term of this Agreement. LESSEE shall repair any damage to the Premises, LESSOR's Property or any adjacent property caused by LESSEE or its employees, contractors or agents or Lessee's Communications Facilities. Upon notice from LESSOR, LESSEE shall reimburse LESSOR for such expenses as LESSOR may incur in maintaining LESSOR's Property, including painting or other maintenance of the Building, that are directly caused by LESSEE's occupancy of the Premises. LESSEE shall reimburse LESSOR for such costs within thirty (30) days after receipt of an invoice from LESSOR and reasonable supporting documentation, including documentation that LESSEE is the cause for such maintenance.

13. RELOCATION. Upon request of LESSOR, LESSEE agrees to relocate Lessee's Communications Facilities on a temporary basis to another location on the Property, hereinafter referred to as the "Temporary Relocation," for the purpose of LESSOR performing maintenance, repair or similar work at the Property or in the Building provided:

i. The Temporary Relocation is similar to LESSEE's existing location in size and is fully compatible for LESSEE's use, in LESSEE's reasonable determination;

ii. LESSOR pays all costs incurred by LESSEE for relocating Lessee's Communications Facilities to the Temporary Relocation and improving the Temporary Relocation so that it is fully compatible for LESSEE's use, in LESSEE's reasonable determination;

iii. LESSOR gives LESSEE at least ninety (90) days written notice prior to requiring LESSEE to relocate;

iv. LESSEE's use at the Premises is not interrupted or diminished during the relocation and LESSEE is allowed, if necessary, in LESSEE's reasonable determination, to place a temporary installation on the Property during any such relocation; and



v. Upon the completion of any maintenance, repair or similar work by LESSOR, LESSEE is permitted to return to its original location from the temporary location with all costs for the same being paid by LESSOR.

14. INDEMNIFICATION. Subject to Paragraph 15 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage (including reasonable attorney's fees) 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.

15. INSURANCE.

a. 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 LESSOR and LESSEE are required to carry and maintain under this Paragraph. 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. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain commercial general liability insurance with limits of \$3,000,000 per occurrence for bodily injury (including death) or death and for damage or destruction to property. LESSOR and LESSEE each agree that it will include the other Party as an additional insured as their interest may appear under this Agreement. LESSEE shall carry and maintain during the Term such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and LESSOR's operations therein, as may be required by LESSOR's lender or as may be reasonably requested by LESSOR from time to time.

c. In addition, LESSOR shall obtain and keep in force during the Term a policy or policies insuring against loss or damage to the Building at full replacement cost, as the same shall exist from time to time without a coinsurance feature. LESSOR's policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and earthquake unless required by a lender or included in the base premium), including coverage for any additional costs resulting from debris removal and reasonable amounts of coverage for the enforcement of any ordinance or law regulating the reconstruction or replacement of any undamaged sections of the Building required to be demolished or removed by reason of the enforcement of any building, zoning, safety or land use laws as the result of a covered loss, but not including plate glass insurance.

16. LIMITATION OF LIABILITY.

a. It is expressly understood and agreed that, notwithstanding anything in this Agreement to the contrary, and notwithstanding any applicable law to the contrary, none of LESSOR's shareholders or members, shall have any personal liability hereunder, and LESSEE,

on behalf of itself and all persons claiming by, through or under LESSEE, hereby expressly waives and releases such shareholders and members from any and all such personal liability.

b. 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.

17. 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. LESSEE acknowledges that there are currently two (2) other tenants at the Property who operate communications facilities. LESSEE agrees to cooperate with such other tenants to resolve all interference problems caused by the operation of Lessee's Communication Facilities. LESSEE shall operate Lessee's Communication Facilities in compliance with all applicable FCC requirements and shall resolve technical interference problems that Lessee's Communication Facilities might cause (i) with other equipment located at the Property on the Effective Date, or (ii) when LESSEE desires to add additional equipment to the Property, any equipment that became attached to the Property between the Effective Date and such future date. In the event any after-installed Lessee's Communications Facilities 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. If such interference is not eliminated within ninety (90) days after LESSEE's receipt of notice, LESSOR shall have the right to terminate this Agreement or seek injunctive relief, at LESSOR's expense. 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. LESSOR shall have the obligation to eliminate any interference with the operations of LESSEE caused by such subsequent occupants. If such interference is not eliminated within ninety (90) days after LESSOR's receipt of notice, LESSEE's sole and exclusive remedy shall be the right to terminate this Agreement or seek injunctive relief against the interfering occupant, at LESSEE's expense.

18. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove Lessee's Communications Facilities, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the 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 under applicable Laws. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay one

hundred twenty-five percent (125%) of the then existing monthly rate, until such time as the removal of Lessee's Communications Facilities are completed.

19. 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 18 herein. In the event LESSEE holds over in violation of Paragraph 18 and this Paragraph 19, then the Rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 18 shall be equal to one hundred twenty-five percent (125%) of the then existing monthly rate.

20. INTENTIONALLY OMITTED.

21. 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.

22. 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.

23. 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 or in a written acknowledgment in the case provided in Paragraph 3.a above. In the event any provision of this 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 this 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.

24. 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.

25. ASSIGNMENT. LESSEE shall have the right, without prior notice to or consent of LESSOR, to sublet (or otherwise transfer or allow the use of) all or any portion of the Premises or assign its rights under this Agreement, solely for the uses described in Paragraphs 1 and 8 of this Agreement; provided however, such sublease or assignment may only be made to (a) any entity controlling, controlled by or under common control with LESSEE; (b) any entity acquiring substantially all of the assets of LESSEE in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization; or, (c) any successor entity in a merger or consolidation involving LESSEE. Notice of such assignment or transfer shall be provided to LESSOR within ten (10) days after the effective date of such transfer.

26. 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: DW Bonita Road, LLC  
4045 Bonita Road  
Suite 303  
Bonita, California 91902

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

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

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

28. SUBORDINATION AND NON-DISTURBANCE. This Agreement is subordinate to any mortgage or deed of trust of record against the Property as of the Effective Date. 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, Building 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 Building or Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement in the form reasonably satisfactory to LESSEE 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.

29. DEFAULT.

a. Each of the following events shall be deemed to be an "Event of Default" by LESSEE under this Agreement:

i. LESSEE shall fail to pay any Rent or any other payment due hereunder, and such failure shall continue for a period of ten (10) days after receipt of written notice thereof by LESSEE;

ii. LESSEE shall fail to comply with any term, provision or covenant of this Agreement, other than as described in subsection (i) and (iii) – (v),

and such failure shall continue for thirty (30) days after receipt of written notice thereof by LESSEE; provided, however, that 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. Notwithstanding the foregoing, LESSOR shall only be obligated to provide LESSEE such written notice two (2) times during any calendar year as to any particular term, provision or covenant of this Agreement, and any further failure with respect to such term, provision or covenant within such calendar year shall be an automatic Event of Default without any notice thereof or opportunity to cure;

iii. This Agreement, except as expressly permitted, is assigned, pledged, mortgaged, transferred or sublet in any manner without the prior written consent of LESSOR;

iv. LESSEE shall fail to maintain the insurance coverages required by Paragraph 15 above; and

v. LESSEE shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors. LESSEE shall file a petition under any section or chapter of the United States Bankruptcy Code, as amended, or under any similar law or statute of the United States or any State thereof, or an order for relief relating to LESSEE is granted in proceedings filed against LESSEE. A receiver or trustee shall be appointed for the Premises or for all or substantially all of the assets of LESSEE.

b. Upon the occurrence of any Event of Default, LESSOR shall have the option to pursue the following remedies (without limitation of any other remedies available to LESSOR at law or in equity):

i. Terminate this Agreement, or terminate LESSEE's right to possession of the Premises without terminating this Agreement, and in either event LESSEE shall immediately surrender the Premises to LESSOR, and if LESSEE fails to do so, LESSOR may, without prejudice to any other remedy which it may have for possession or arrearage in rental, enter upon and take possession of the Premises and expel or remove LESSEE and any other person who may be occupying the Premises or any part thereof in compliance with applicable Laws.

ii. Pay any amount required to be paid by LESSEE, or perform any obligation to be performed by LESSEE, and to do so, enter upon the Premises in compliance with Laws, and LESSEE shall reimburse LESSOR within thirty (30) days after LESSEE's receipt of written demand and reasonable supporting documentation, for any expenses

which LESSOR may reasonably incur in so paying or performing LESSEE's obligations under this Agreement, together with interest on such expenses at the Interest Rate until LESSEE makes full payment of all such amounts owing to LESSOR at the time of said payment.

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.

c. If this Agreement is terminated by reason of an Event of Default, then LESSOR shall be entitled to recover from LESSEE all damages incurred by LESSOR by reason of LESSEE's default, including:

- i. The worth at the time of award of any unpaid Rent which had been earned at the time of such termination; plus
- ii. The worth at the time of award of the amount by which the unpaid Rent, which would have been earned after termination until the time of award, exceeds that portion of such rental loss which LESSEE proves could have been reasonably avoided; plus
- iii. The worth at the time of award of the amount by which the unpaid Rent for the balance of the Term after the time of award exceeds the amount of such rental loss which LESSEE proves could have been reasonably avoided; plus
- iv. Any other amount necessary to compensate LESSOR for all the detriment proximately caused by LESSEE's failure to perform its obligation under this Agreement or which in the ordinary course of things would be likely to result therefrom, including, but not limited to, (i) the cost of restoring the Premises, (ii) retaking possession of the Premises, including reasonable attorneys' fees therefor, (iii) maintaining or preserving the Premises after any default, (iv) preparing the Premises for reletting to a new lessee, including repairs or alterations to the Premises, (v) any reasonable leasing commission, or (vi) any other costs reasonably necessary or appropriate to relet the Premises; plus
- v. At LESSOR's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable Law.

As used in Subsections (i) and (ii) above, "worth at the time of award" shall be computed by allowing interest at the Interest Rate. As used in Subsection (iii) above, the "worth at the time of award" shall be computed by discounting such amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus one percentage point.

d. 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. In the event of a default by LESSOR, without limiting LESSEE in the exercise of any right or remedy which LESSEE may have by reason of such default, LESSEE may terminate this Agreement and/or pursue any remedy now or hereafter available to LESSEE under the Laws or judicial decisions of the state in which the Premises are located.

30. ENVIRONMENTAL. Notwithstanding any provision contained in this Agreement to the contrary, LESSOR will have sole responsibility for the identification, investigation, monitoring and remediation and cleanup of any Hazardous Substance discovered on LESSOR's Property. LESSOR agrees to indemnify, defend and hold harmless LESSEE from any and all actions, causes of action, claims, costs, demands, fines, judgments, liabilities, orders, penalties, expenses, including reasonable attorneys' and experts' fee (collectively, "Claims") to the extent relating to any Hazardous Substance present on or affecting LESSOR's Property prior to or on the Term Commencement Date, except to the extent the presence or release of the Hazardous Substance is caused by the activities of LESSEE. LESSEE will not introduce or use any Hazardous Substance on the Property in violation of any applicable Law, and LESSEE will indemnify, defend and hold harmless LESSOR from and against all Claims to the extent arising out of LESSEE's breach of this sentence. LESSOR will not introduce or use any Hazardous Substance on LESSOR's Property in violation of any applicable Law, and LESSOR will indemnify, defend and hold harmless LESSEE from and against all Claims to the extent arising out of LESSOR's breach of this sentence. The provisions of this Paragraph will apply as of the Effective Date. The indemnity obligations under this Paragraph will survive termination of this Agreement.

31. CASUALTY. In the event of damage by fire or other casualty to the Building or 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.

32. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken 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 Building, 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 as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). 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. 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 floor area of the Premises taken bears to the total rentable floor 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.

33. 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.

34. APPLICABLE LAWS. LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) 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") 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. It shall be LESSOR's obligation to comply with all Laws relating to the Building in general, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

35. SURVIVAL. The provisions of this 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.

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

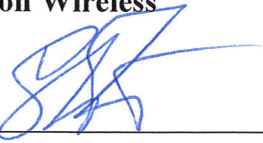
37. MISCELLANEOUS. (a) LESSEE agrees to execute, within thirty (30) days after written request, an estoppel certificate or statement certifying that this Agreement is unmodified and in full force and effect or, if modified, describing such modification(s), and that the other Party is not in default (beyond applicable cure periods), except as specified in the statement and certify the current rent amount and whether any Rent has been paid in advance; (b) in the event of any breach or default by either Party, the other Party shall be entitled to all rights and remedies provided for in this Agreement and/or available at law, in equity, by statute or otherwise, all of which rights and remedies shall be cumulative (and not exclusive). In the event of a default by LESSEE which is not cured within the required time periods specified herein, LESSOR shall have the rights and remedies under California Civil Code Section 1951.2 and 1951.4; and (c) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party.

[Signatures appear on next page]

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

**LESSEE:**

**VERIZON WIRELESS (VAW) LLC,  
a Delaware limited liability company,  
d/b/a Verizon Wireless**

By: 


Name: STEVEN LAMB

Its: DIRECTOR - NETWORK

Date: 9/27/16

**LESSOR:**

**DW Bonita Road, LLC,  
a California limited liability company**

By: 

Name: MITCHELL T. COMPTON II

Its: CO-MANAGING PARTNER

Date: 09/29/16

## EXHIBIT "A"

### LEGAL DESCRIPTION OF PROPERTY

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

That portion of quarter Section 73 of the Rancho De La Nation, in the City of Chula Vista, County of San Diego, State of California, according to Map No. 166, filed in the Office of the County recorder of said County, described as follows:

#### Parcel 1:

Beginning at the Easterly terminus of the center line of the County Highway known as "Bonita Road No. 7," being the point of intersection of said center line with the center line of the County Highway known as "Road Survey No. 558" as said intersection is shown on the Map of said "Road Survey No. 558" on file in the Office of the County Surveyor of San Diego County;

Thence along the center line of said "Road Survey No. 558" North 55°23' East, 270 feet to the most Easterly corner of that Parcel of land described in Deed to Bonita-Sunnyside Fire Protection District, recorded March 23, 1953 in Book 4793, Page 296 of Official Records; being the true point of beginning;

Thence along the Northeasterly line of said District's land and the prolongation thereof North 34°37' West, 200 feet;

Thence North 55°23' East, 60 feet;

Thence South 34°37' East, parallel with said District's Northeasterly line, 200 feet to said center line of said County Highway;

Thence along said center line South 66°25' West, 60 feet to the true point of beginning.

#### Parcel 2:

Beginning at the Easterly terminus of the center line of the County Highway known as Bonita Road No. 7, being the point of intersection of said center line with the center line of the County Highway known as Road Survey No. 558, as said intersection is shown on Map of said Road Survey No. 558, on File in the Office of the County Surveyor of said County;

Thence along the center line of said Road Survey No. 558, North 55°23' East, 430 feet to the true point of beginning;

Thence South 55°23' West, 100.00 feet to the most Easterly corner of that Parcel of land described in Deed to Morris C. Allen and Dorothea W. Allen, husband and wife, recorded September 1, 1955 in Book 5778, Page 561 of Official Records;

Thence North 34°37' West, along the Easterly line of said Parcel and the Northerly prolongation thereof 300.00 feet to a line which is parallel with and 300.00 feet Northwesterly at right angles from said center line of Road Survey No. 558;

Thence along said Parallel line North 55°23' East 100.00 to a line which bears North 34°37' West from the true point of beginning;

Thence South 34°37' East, 300.00 feet to the true point of beginning.

Parcel 3:

Commencing at the intersection of the centerlines of Bonita Road and Willow Street as shown on Sheet 2 of 7 of Record of Survey Number 7377, of Chula Vista Municipal Golf Course, recorded March 18, 1971 in the Recorder's Office of San Diego County, State of California;  
Thence, according to said Record of Survey, North 55°22'43" East, along the centerline of Bonita Road 209.93 feet;  
Thence North 34°37'17" West, 115.10 feet to the boundary line of the Chula Vista Municipal Golf Course shown on said Record of Survey;  
Thence along the boundary of said Golf Course the following bearings and distances; North 34°38'15" West, 35.00 feet North 55°19'15" East, 60.05 feet; North 34°37'25" West, 49.94 feet;  
Thence North 55°21'20" East, 59.97 feet;  
Thence North 34°38'20" West, 99.93 feet to the true point of beginning;  
Thence leaving the boundary of said Golf Course South 55°22'43" West, 59.97 feet;  
Thence South 34°38'20" East, 49.95 feet to the point being also the Northwest corner of lot described in Corporation Grant Deed of record included in Document Number 73-318049, recorded November 14, 1973 in the recorder's Office of San Diego County, State of California;  
Thence along Northerly boundary line of said Lot, North 55°21'20" East, 59.97 feet to the point being also Northeast corner of lot described in said Grant Deed;  
Thence along the boundary of Golf Course North 34°38'20" West, 49.93 feet to the true point of beginning.

Parcel 4:

Commencing at the intersection of the centerlines of Bonita Road and Willow Street as shown on sheet 2 of 7 of Record of Survey Number 7377, of Chula Vista Municipal Golf Course, recorded March 18, 1971 in the recorder's Office of San Diego County, State of California;  
Thence, according to said Record of Survey North 55°22'43" East, along the centerline of Bonita Road 209.93 feet;  
Thence North 34°37'17" West, 115.10 feet to the boundary line of the Chula Vista Municipal Golf Course;  
Thence, along the boundary of said Golf Course the following bearings and distances: North 34°38'15" West, 35.00 feet; North 55°19'15" East, 60.05 feet; North 34°37'25" West, 49.94 feet to the true point of beginning;  
Thence North 34°38'20" West, 50.00 feet;  
Thence North 55°21'20" East, 59.97 feet;  
Thence South 34°38'20" East, 50.00 feet;  
Thence South 55°21'20" West, 59.97 feet to the true point of beginning.  
Excepting from Parcels 1 and 2 that portion conveyed to the City of Chula Vista by Deed recorded January 25 as Instrument No. No.74-020347 of Official Records.

Note: Parcels 1, 2 and 4 are also known as Parcel One of Parcel Map No. 2301, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof, filed in the Office of the County recorder of San Diego County, January 29, 1974.

Assessor's Parcel Number: 591-251-19 & 591-251-20

**EXHIBIT "B"**

**SITE PLAN**

See attached.

**LEASE EXHIBIT NOTES:**

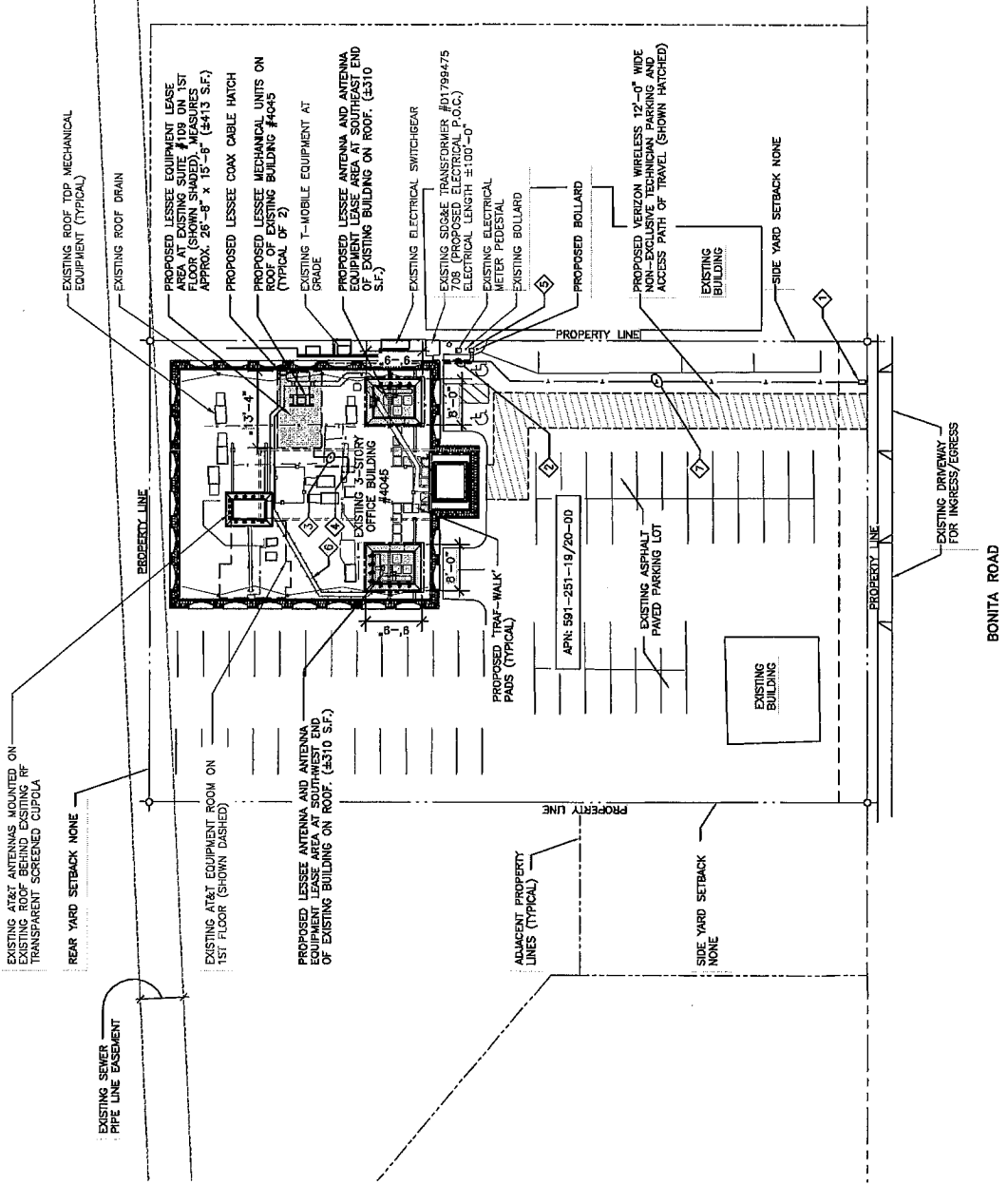
- 1. PROPOSED 1750 TELCO PULL BOX WITH TRAFFIC RATED COVER AT PROPERTY LINE (PROPOSED LESSEE UTILITY / MWP / P.O.C.)
- 2. PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE IN TRENCH FROM UTILITY P.O.C. TO EXISTING BUILDING #4045
- 3. PROPOSED LESSEE UTILITY CONDUIT ROUTE IN CEILING OF 1ST FLOOR LEVEL FROM EXISTING UTILITY CLOSET ON 1ST FLOOR TO PROPOSED LESSEE EQUIPMENT LEASE AREA AT EXISTING SUITE #109 (PROPOSED TELCO P.O.C.)
- 4. EXISTING UTILITY CLOSET ON 1ST FLOOR OF EXISTING BUILDING #4045 (PROPOSED LESSEE UTILITY P.O.C.)
- 5. PROPOSED LESSEE ELECTRICAL METER PEDESTAL (PROPOSED LESSEE UTILITY P.O.C.)
- 6. PROPOSED ANTENNA CABLE ROUTE ON ROOF OF EXISTING BUILDING FROM EQUIPMENT LEASE AREA TO ANTENNA LEASE AREAS
- 7. PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE IN TRENCH FROM UTILITY MWP TO EXISTING BUILDING #4045 BY LEC

UTILITY & CABLE ROUTING GENERAL NOTE:  
 ALL UTILITY & CABLE ROUTING, AND ASSOCIATED TRENCHING AND CONDUIT INSTALLATIONS ARE PRELIMINARY TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION

TECHNICIAN ACCESS NOTE:  
 NECESSARY ROUTE OF TRAVEL WITHIN BUILDING SHALL UTILIZE THE EXISTING PATH(S) OF TRAVEL AND PROVIDED FACILITIES UNLESS NOTED OTHERWISE



DRAWING DATE: 08/24/16 (jr)  
 SCALE: NO SCALE



LEASE EXHIBIT -- BONITA & WILLOW -- 4045 BONITA RD., BONITA, CA 91902

**EXHIBIT "C"**

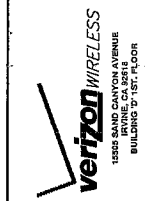
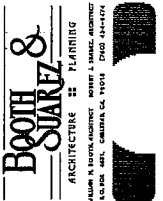
**PRELIMINARY DRAWINGS**

See attached.









PREPARED BY: DAF		
CHECKED BY: DAF		
APPROVED BY: DAF		
#	DATE	REVISIONS
1	8/18/15	SITE SURVEY

**FLOYD SURVEYING**  
 1406 GALLERIA STREET  
 TUCULULA, CA 91902  
 EMAIL: floyd@floydsurveying.com

**SITE NAME**  
 BONITA & WILLOW

**SITE ADDRESS**  
 4045 BONITA ROAD  
 SAN DIEGO, CA 91902

**SHEET TITLE**  
 SITE SURVEY  
 GENERAL INFORMATION

**SHEET NUMBER**  
 L52



**LEGEND**

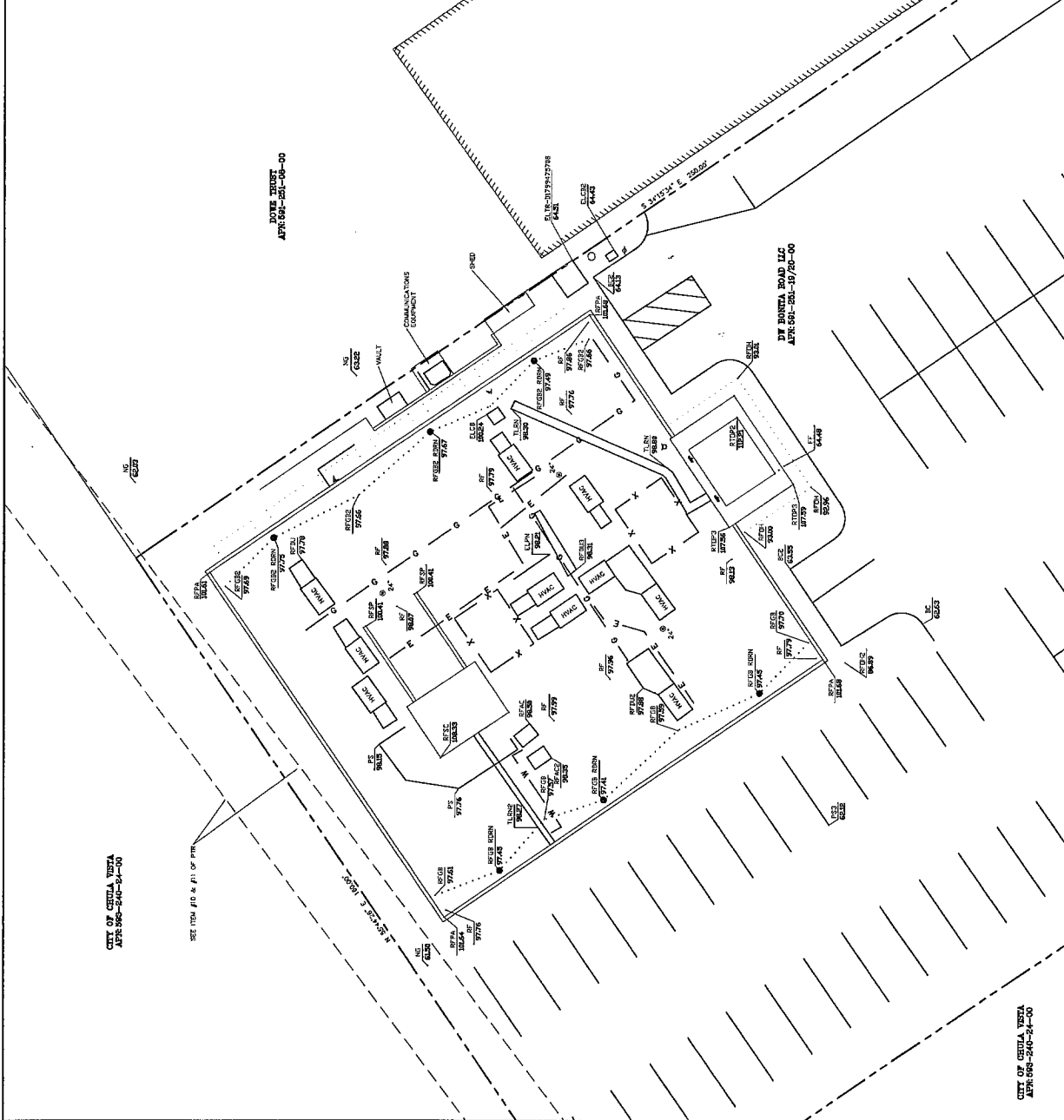
Notes: All symbols and symbols will be found in the drawing.

- E — EASEMENT LINE
- W — WALL
- BC — BOTTOM OF CURB
- ELTR — ELECTRICAL PANEL
- ELTR — ELECTRICAL PANEL
- NG — NETWORK
- RF — REFRIG
- REHU — REFRIG
- REFR — REFRIG
- RPH — RADIANT PANEL
- RPPA — RADIANT PANEL
- RPSD — RADIANT PANEL
- SWP — SWIMMING POOL
- TC — TOP OF CURB
- TRIP — TRIP
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

**LEGEND**

- This is not a boundary survey. This is a site survey. The boundaries shown hereon are from record information as noted hereon. Floyd Surveying, Inc. does not warrant the accuracy of the information shown hereon. No field research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying releases Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying, Inc. and shall be returned to the office of the Surveyor upon completion of any work.
- Field survey completed on AUGUST 14, 2015.

**NOTES**



**DETAIL SITE PLAN**

SCALE: 1" = 10'

CITY OF OCELA, OREGON  
 APR. 06-240-24-00

SEE FIG. #10 & #11 OF P.M.

CITY OF OCELA, OREGON  
 APR. 06-240-24-00

**PROPERTY LEGAL DESCRIPTION**

THAT PORTION OF QUARTER SECTION 73 OF THE RANGE OF LA NATION, COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP THEREOF NO. 186, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

BEGINNING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF THE COUNTY HIGHWAY KNOWN AS BONITA ROAD NO. 7, BEING THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE COUNTY HIGHWAY KNOWN AS "ROAD SURVEY NO. 588" AS SAID THE CENTER LINE OF SAID ROAD SURVEY NO. 588, AS SHOWN ON THE MAP OF SAID ROAD SURVEY NO. 588, THENCE ALONG THE CENTER LINE OF SAID ROAD SURVEY NO. 588 NORTH 55° 23' EAST 270 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1024, PAGE 264 OF DEEDS OF SAN DIEGO COUNTY, RECORDING DATE MARCH 31, 1974, BEING THE POINT OF BEGINNING, THENCE ALONG THE CENTER LINE OF SAID ROAD SURVEY NO. 588, SOUTHWESTERLY ALONG PROCLAMATION THEREOF NORTH 34° 37' WEST 200 FEET, THENCE NORTH 55° 23' EAST 80 FEET, THENCE SOUTH 34° 37' EAST PARALLEL WITH SAID DISTRICT'S NORTHWESTLY LINE, 200 FEET TO SAID CENTER LINE OF SAID ROAD SURVEY NO. 588, THENCE SOUTH 55° 23' WEST 60 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF THE COUNTY HIGHWAY KNOWN AS BONITA ROAD NO. 7, BEING THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE COUNTY HIGHWAY KNOWN AS "ROAD SURVEY NO. 588" AS SAID THE CENTER LINE OF SAID ROAD SURVEY NO. 588, AS SHOWN ON THE MAP OF SAID ROAD SURVEY NO. 588, THENCE ALONG THE CENTER LINE OF SAID ROAD SURVEY NO. 588 NORTH 55° 23' EAST 270 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 55° 23' WEST 200 FEET, THENCE NORTH 55° 23' EAST 80 FEET, THENCE SOUTH 34° 37' EAST PARALLEL WITH SAID DISTRICT'S NORTHWESTLY LINE, 200 FEET TO SAID CENTER LINE OF SAID ROAD SURVEY NO. 588, THENCE SOUTH 55° 23' WEST 60 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 3:**

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF BONITA ROAD AND HIGHWAY 777, OF CHULA VISTA MUNICIPAL GOLF COURSE, RECORDED MARCH 18, 1971, IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, THENCE ALONG THE CENTERLINE OF SAID BONITA ROAD NORTH 55° 23' EAST 115.0 FEET TO THE CENTERLINE OF SAID HIGHWAY 777, THENCE NORTH 34° 37' WEST, 115.0 FEET TO THE BOUNDARY OF SAID PARCEL, THENCE ALONG THE BOUNDARY OF SAID GOLF COURSE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 34° 35' 15" WEST, 49.94 FEET; THENCE NORTH 55° 21' 30" EAST, 59.97 FEET; THENCE NORTH 34° 39' 20" WEST, 69.93 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 55° 23' 00" WEST, 49.95 FEET TO THE TRUE POINT OF BEGINNING. ALSO BEING THE NORTHWEST CORNER OF LOT DESCRIBED IN MAP NO. 2318-00, RECORDED NOVEMBER 14, 1973, IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, THENCE ALONG NORTHERLY COURSE BEING ALSO NORTHEAST CORNER OF LOT DESCRIBED IN SAID COUNTY DEED, THENCE ALONG THE BOUNDARY OF GOLF COURSE NORTH 34° 39' 20" WEST, 49.93 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 4:**

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF BONITA ROAD AND HIGHWAY 777, OF CHULA VISTA MUNICIPAL GOLF COURSE, RECORDED MARCH 18, 1971, IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, THENCE ALONG THE CENTERLINE OF SAID BONITA ROAD NORTH 55° 23' EAST 115.0 FEET TO THE CENTERLINE OF SAID HIGHWAY 777, THENCE NORTH 34° 37' WEST, 115.0 FEET TO THE BOUNDARY OF SAID PARCEL, THENCE ALONG THE BOUNDARY OF SAID GOLF COURSE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 34° 35' 15" WEST, 49.94 FEET; THENCE NORTH 55° 21' 30" EAST, 59.97 FEET; THENCE NORTH 34° 39' 20" WEST, 69.93 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 55° 23' 00" WEST, 49.95 FEET TO THE TRUE POINT OF BEGINNING. ALSO BEING THE NORTHWEST CORNER OF LOT DESCRIBED IN MAP NO. 2318-00, RECORDED NOVEMBER 14, 1973, IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, THENCE ALONG NORTHERLY COURSE BEING ALSO NORTHEAST CORNER OF LOT DESCRIBED IN SAID COUNTY DEED, THENCE ALONG THE BOUNDARY OF GOLF COURSE NORTH 34° 39' 20" WEST, 49.93 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCELS 1 AND 2 THAT PORTION CONVEYED TO THE CHULA VISTA MUNICIPAL GOLF COURSE, RECORDED JANUARY 28, AS THE NO. 74-00347 OFFICIAL RECORDS.

NOTE: PARCELS 1, 2 AND 4 ARE ALSO KNOWN AS PARCEL ONE OF PARCEL MAP NO. 2304, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO COUNTY, RECORDED JANUARY 28, 1974.

**TITLE REPORT NOTES**

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN IN THIS DRAWING AND WERE RECORDED IN THE PUBLIC RECORDS BY COMMONWEALTH LAND TITLE COMPANY AND DATED JULY 28, 2013 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kinball Brothers Water Company  
Purpose: construction and maintenance of flumes, canals or aqueducts  
Recording No.: in Book 1484, Page 124 of Deeds  
Limitations on the use, by the owners of said land, of the easement area as set forth in the easement document shown hereinabove.  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #3 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sweester Water Company  
Purpose: water right  
Recording No.: in Book 320, Page 354 of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #4 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Mountain Water Company  
Purpose: water right  
Recording No.: in Book 404, Page 356 of Deeds and Recording No.: in Book 1484, Page 107 of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #5 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Diego Gas & Electric Company  
Purpose: water line  
Recording No.: in Book 770, Page 34 of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #6 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of San Diego  
Purpose: public highway 30, 1917  
Recording No.: in Book 489, Page 377 of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #9 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Spring Valley Sanitation District  
Purpose: sewer pipe lines  
Recording No.: in Book 1034, Page 123 of Official Records  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #10 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Spring Valley Sanitation District  
Purpose: sewer pipe lines  
Recording No.: as Instrument No. 77384 of Official Records  
(AS SHOWN HEREON-DOES NOT AFFECT LEASE AREA)

ITEM #11 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Spring Valley Sanitation District  
Purpose: sewer pipe lines  
Recording No.: as Instrument No. 24269 of Official Records  
(AS SHOWN HEREON-DOES NOT AFFECT LEASE AREA)

ITEM #13 - Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Diego Gas & Electric Company  
Purpose: water right  
Recording No.: in Book 7, Page 124 of Deeds  
(EXACT LOCATION IS NOT DISCLOSED OF RECORD)

END OF EASEMENTS

**BOOTH & SUAREZ**  
ARCHITECTURE & PLANNING  
VALERIE K. BOOTH, ARCHITECT | DAVID A. SUAREZ, ARCHITECT  
CLARENCE L. SUAREZ, ARCHITECT  
CLARENCE L. SUAREZ, ARCHITECT

**verizon WIRELESS**  
12805 BARRON CANYON AVENUE  
IRVINE, CA 92618  
BUILDING 70, 1ST FLOOR

PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1	8/18/15	SITE SURVEY

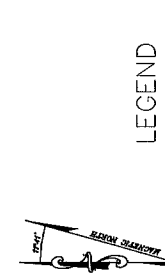
**FLOYD SURVEYING**  
34006 GALLERIA STREET  
TERRACE, CA 92992  
EMAIL: info@floydsurveying.com

SITE NAME  
**BONITA & WILLOW**

SITE ADDRESS  
4045 BONITA ROAD  
SAN DIEGO, CA 91902

SHEET TITLE  
**SITE SURVEY  
GENERAL INFORMATION**

SHEET NUMBER  
**LS3**



**LEGEND**

These standard symbols will be found in the drawing.

- ◆ BUILDS
- ▽ BUILT UP
- HARDY CAP SYMBOL
- FOUND MONUMENT
- ROOF DRAIN ROOF
- SAFALUTE DISH
- TREE LEGGINGS
- TREE ELECTRICAL
- ROOF WATER
- BOTTOM OF CURB
- ELECTRICAL PANEL
- ELECTRICAL PANEL
- ELECTRICAL TRANSFORMER
- HEAVY/AIR CONDITIONER
- GROUND SCOP ELEVATION
- MS
- ROOF FLOOR
- ROOF RACKS
- ROOF RACKS
- ROOF RACKS BREAK
- ROOF RACKS BREAK
- ROOF OVERHANG
- ROOF ROOFSET
- ROOF SUPPORT BEAM
- ROOF SUPPORT BEAM
- SUBWALK
- TOP OF CURB
- TREE TOP DECIDUOUS
- TREE TOP DECIDUOUS
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- X FENCE LINE

**LEGEND**

- 1) This is not a boundary survey. This is a topographic survey. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. is not responsible for the accuracy of record information. Any two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. All rights reserved. No part of this agreement with the Surveyor. Written dimensions shall take preference over all other information on the job site. Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 4) Field survey completed on AUGUST 14, 2015.

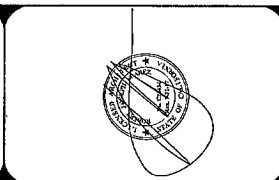
NOTES

REV	DATE	DESCRIPTION	BY
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E
0	08/04/15	DATE ZONING	E

**Booth Suarez & Associates**  
 ARCHITECTURE INCORPORATED  
 25 CALLEA STREET, SUITE 200  
 IRVINE, CA 92614  
 TEL: 949.450.4000  
 WWW.BSAA.COM

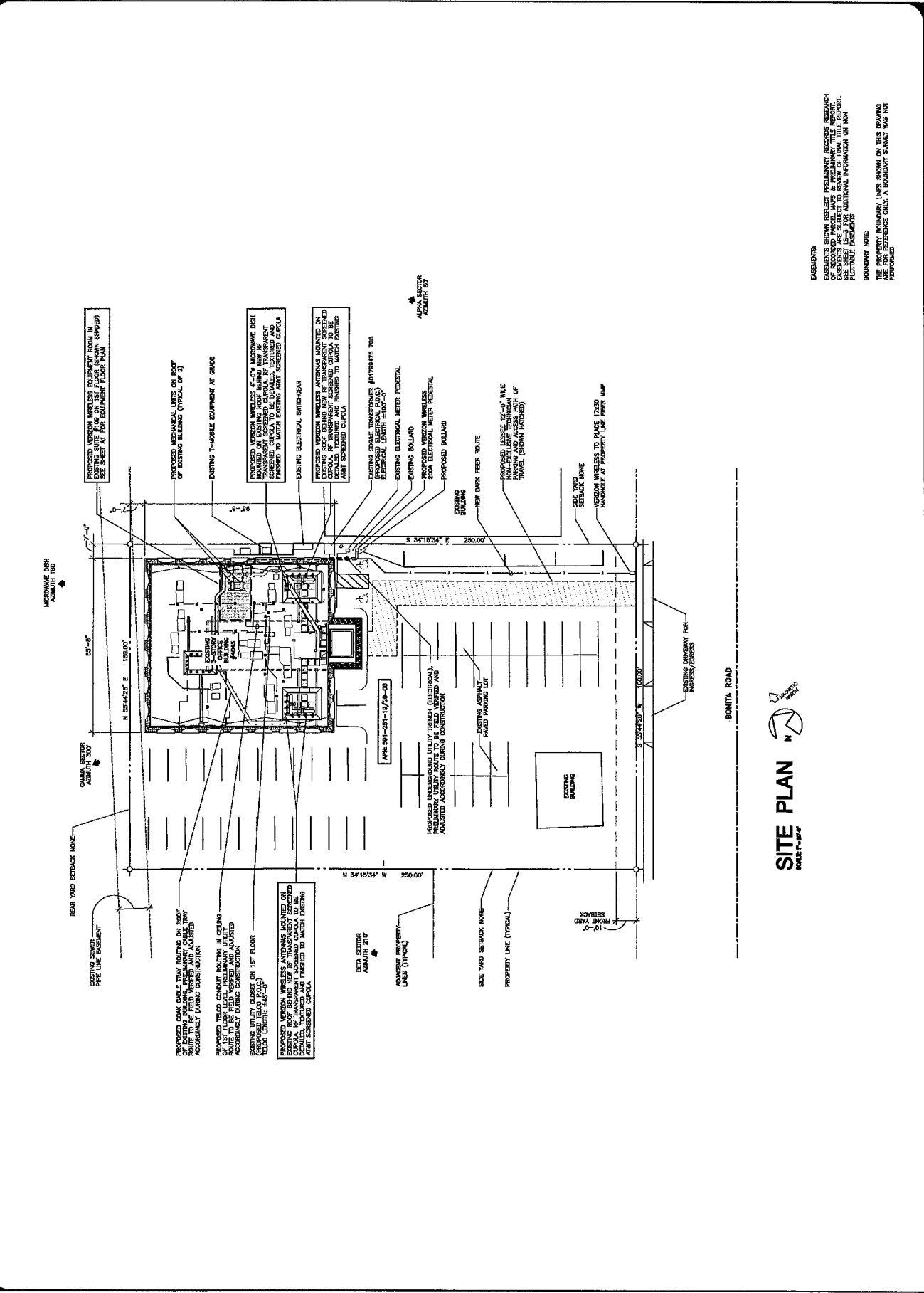
**Verizon**  
 15505 SAND CANYON AVENUE, P1  
 IRVINE, CA 92618

PROPRIETARY INFORMATION  
 VERIZON WIRELESS  
 VERIZON WIRELESS IS A TRADEMARK OF VERIZON WIRELESS SERVICES LLC. ALL OTHER TRADEMARKS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.  
 VERIZON WIRELESS IS A SERVICE PROVIDED BY VERIZON WIRELESS SERVICES LLC.



**BONITA & WILLOW**  
 4065 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**SITE PLAN**  
 A-0



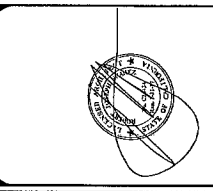
**SITE PLAN**  
 SHEET 1-001

**DISCLAIMERS:**  
 DRAWINGS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDS AND FIELD SURVEY. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. SEE SHEET 1-002 FOR ADDITIONAL INFORMATION ON NON-PORABLE DOCUMENTS.  
 BOUNDARY NOTE:  
 THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING REFER TO THE RECORDS ONLY. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED.

ISSUE STATUS	NO.	DATE	DESCRIPTION	BY
0	ISSUES	08/12/2016	08/12/2016	EA
0	ISSUES	08/12/2016	08/12/2016	EA
0	ISSUES	08/12/2016	08/12/2016	EA
0	ISSUES	08/12/2016	08/12/2016	EA
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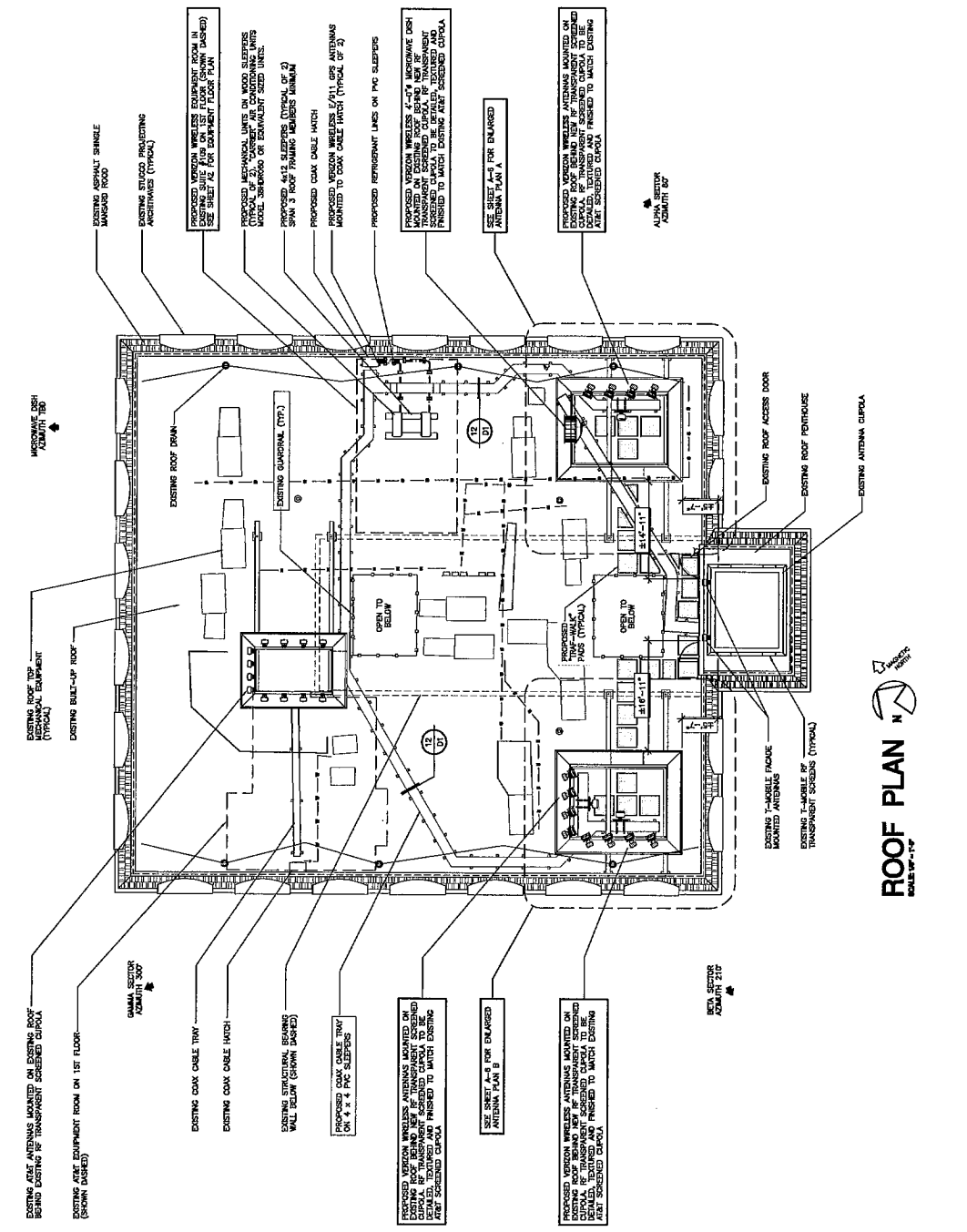
**BOOTH SUAREZ &**  
ARCHITECTURE + INTERIOR PLATE  
321 GARLAND AVENUE SUITE 200  
IRVINE, CA 92618

**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



**BONIFTA & WILLOW**  
4046 BONIFTA RD.  
BONITA, CA 91902

SHEET TITLE:  
**ROOF PLAN**  
**A-1**



EXISTING ASPHALT SHINGLE  
MANHOLE ROAD

EXISTING STRUCTURAL BEAMS  
ACROSS ROOF (TYPICAL)

PROPOSED VERTICAL WIRELESS EQUIPMENT ROOM IN  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
SEE SHEET A-1 FOR EQUIPMENT FLOOR PLAN (DASHED)

PROPOSED MECHANICAL UNITS ON ROOF SLIPPERS  
(TYPICAL OF 2). "DASHED" ARE CONTINUING INTO  
LOCAL SHEDDING OR EQUIVALENT SIZED UNIT.

PROPOSED 4x12 SLIPPERS (TYPICAL OF 2)  
SPAN 3 ROOF TRUSS MEMBERS MINIMUM

PROPOSED COAX CABLE HATCH  
MOUNTED TO COAX CABLE TRAY (TYPICAL OF 2)

PROPOSED REFLECTANT LINES ON PVC SLIPPERS

PROPOSED VERTICAL WIRELESS 4-475 BROWNAWAVE DSH  
MOUNTED TO ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA FOR TRANSPARENT  
SCHEDULING CUPOLA TO BE TRANSPARENT SCHEDULING  
FINISHED TO MATCH EXISTING Airt SCHEDULING CUPOLA

SEE SHEET A-1 FOR ENLARGED  
ANTENNA PLAN A

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

EXISTING STRUCTURAL BEAMS  
WALL BELOW (SHOWN DASHED)

PROPOSED COAX CABLE TRAY  
ON 4" x 4" PVC SLIPPERS

SEE SHEET A-1 FOR ENLARGED  
ANTENNA PLAN B

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

SEE SHEET A-1 FOR ENLARGED  
ANTENNA PLAN B

EXISTING ROOF TO BE  
REPAIRED  
ASPHALT SHINGLE

EXISTING STRUCTURAL BEAMS  
WALL BELOW (SHOWN DASHED)

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

SEE SHEET A-1 FOR ENLARGED  
ANTENNA PLAN B

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

EXISTING ROOF TO BE  
REPAIRED  
ASPHALT SHINGLE

EXISTING STRUCTURAL BEAMS  
WALL BELOW (SHOWN DASHED)

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

SEE SHEET A-1 FOR ENLARGED  
ANTENNA PLAN B

PROPOSED VERTICAL WIRELESS ANTENNA MOUNTED ON  
EXISTING ROOF BEHIND 1ST FLOOR EQUIPMENT ROOM  
TRANSPARENT SCHEDULING CUPOLA TO BE TRANSPARENT  
SCHEDULING FINISHED TO MATCH EXISTING  
Airt SCHEDULING CUPOLA

**ROOF PLAN**  
**A-1**

**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

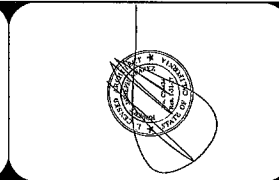


REV	DATE	DESCRIPTION	BY
0	02/20/18	ISSUE STATUS	AS
0	02/20/18	NEW CONSTRUCTION	AS
0	02/20/18	DOOR CONSTRUCTION	AS
0	02/20/18	BUILDING SUBMITTAL	AS
0	02/20/18	LANDING COMMENTS	AS

**Booth & Stuart**  
 ARCHITECTURE INC. INCORPORATED  
 201 CALIFORNIA PLAZA, SUITE 101  
 CANTON, CA 95621  
 (916) 441-2444

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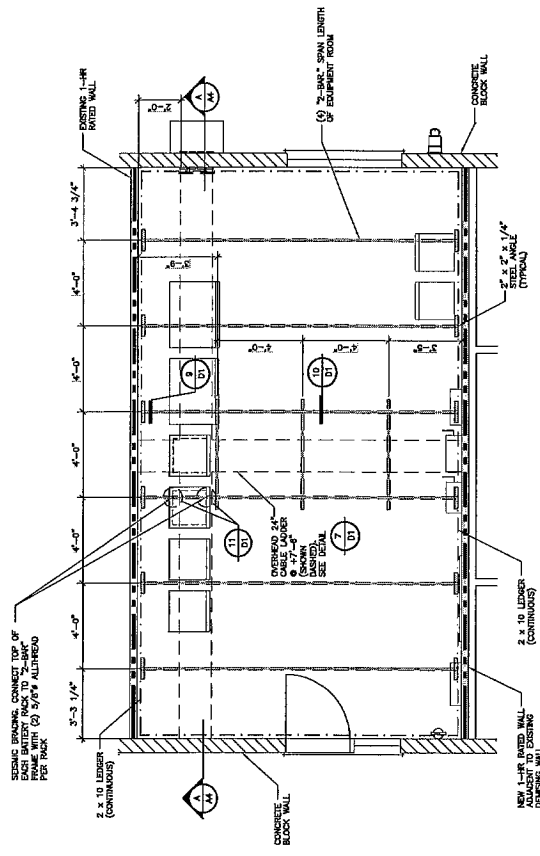
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**BONITA & WILLOW**  
 4045 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**CABLE LADDER FRAMING PLAN**

**A-3**



**CABLE LADDER FRAMING PLAN**  
 SCALE: 1/8\"/>

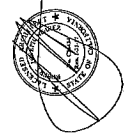
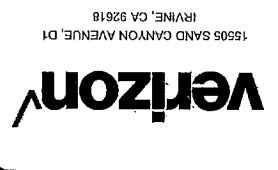
**CABLE LADDER GENERAL NOTES (INTERIOR)**

1. ALL CUT ENDS OF CABLE LADDERS TO BE FILED SMOOTH AND PAINTED WITH MATCHING COLOR.
2. BOTTOM OF CABLE LADDERS TO BE 7'-4\"/>

REV.	DATE	DESCRIPTION	BY
0	02/25/18	50% CONSTRUCTION	AS
1	03/01/18	100% CONSTRUCTION	AS
2	03/01/18	BUILDING SUBMITTAL	AS
3	03/01/18	LANDSCAPE COMMENTS	AS



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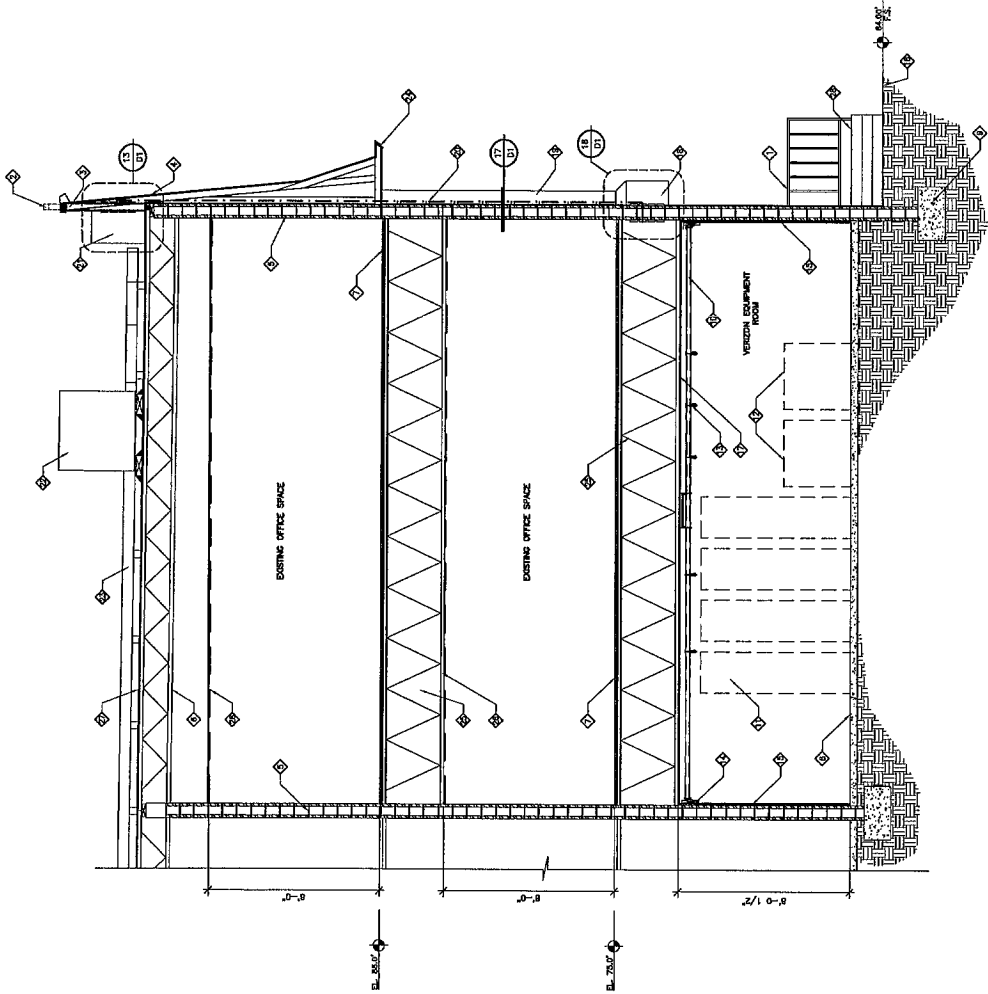
**BONITA & WILLOW**  
4065 BONITA RD.  
BONITA, CA 91902

SHEET TITLE:  
**SECTION 'A'**

**A-4**

**SECTION NOTES:**

- ◇ EXISTING BLUENAIL
- ◇ EXISTING METAL CEILING/CLAY • 3" O.C. (SHOWN BASED)
- ◇ EXISTING PARAPET WALL WITH SHEET METAL COPING
- ◇ EXISTING MASSING ROOF 1/2" ASPHALT SHINGLES
- ◇ EXISTING CONCRETE BLOCK EXTERIOR WALL
- ◇ EXISTING OPEN WED STEEL ROOF JOIST
- ◇ EXISTING 1" VERTICAL EPS/PM CONCRETE OVER 5/8" PLYWOOD SHEATHING
- ◇ EXISTING 4" CONCRETE FLOOR SLAB
- ◇ EXISTING CONCRETE FOOTING
- ◇ PROPOSED COAXIAL CABLE LADDER
- ◇ PROPOSED VERIZON WIRELESS EQUIPMENT RACK
- ◇ PROPOSED VERIZON WIRELESS BATTERY RACK
- ◇ PROPOSED 2-4# SUPPORT FRAME
- ◇ 2 x 10 LEADER FOR COAX CABLE LADDER
- ◇ 2 x 10 LEADER FOR WIRELESS EQUIPMENT RACK
- ◇ 2 x 10 LEADER FOR WIRELESS BATTERY RACK
- ◇ EXISTING CHASE
- ◇ 5/8" TYPE 'X' OPS. BR.
- ◇ PROPOSED COAX CABLE METAL SHEATH WITH 2" FLANGES AT WALL
- ◇ PROPOSED COAX CABLE CHASE PAINTED TO MATCH EXISTING BUILDING WALL COLOR
- ◇ PROPOSED COAX CABLES ON UNISTRUTS @ 5' O.C.
- ◇ PROPOSED COAX CABLE HATCH
- ◇ PROPOSED MECHANICAL UNITS ON WOOD SLEEPERS (TYPICAL OF 2)
- ◇ PROPOSED COAX CABLE TRAY ON 4 x 4 WOOD SLEEPERS
- ◇ EXISTING FASIM BR.
- ◇ EXISTING OPEN WED STEEL FLOOR JOIST
- ◇ EXISTING SUSPENDED CEILING
- ◇ EXISTING BUILT UP ROOFING OVER PLYWOOD SHEATHING
- ◇ EXISTING CONCRETE LANDING & STEPS



**SECTION 'A'**

THIS IS THE ORIGINAL SET OF 200 PLS IN 1/4" X 1/4" SCALE AND IS NOT TO BE REPRODUCED OR REPRODUCED FROM ANY OTHER SOURCE.

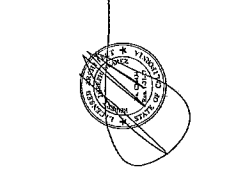


**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
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0	02/07/18	ISSUE FOR PERMITS	AS
0	02/07/18	BUILDING SUBMITTAL	AS
0	02/07/18	LANDSCAPE COMMENTS	AS
0	02/07/18	MARKING COMMENTS	AS

**BOOTH & SUAREZ**  
ARCHITECTURE & INTERIORS  
231 CALAVERAS AVENUE, SUITE 104  
SANTA CRUZ, CA 95060  
PHONE: (408) 298-1111  
WWW.BSANDS.COM

**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



**BONITA & WILLOW**  
4045 BONITA RD.  
BONITA, CA 91902

SHEET TITLE:  
**PARTIAL ROOF FRAMING PLAN**

**A-5**

**PARTIAL ROOF FRAMING PLAN NOTES:**

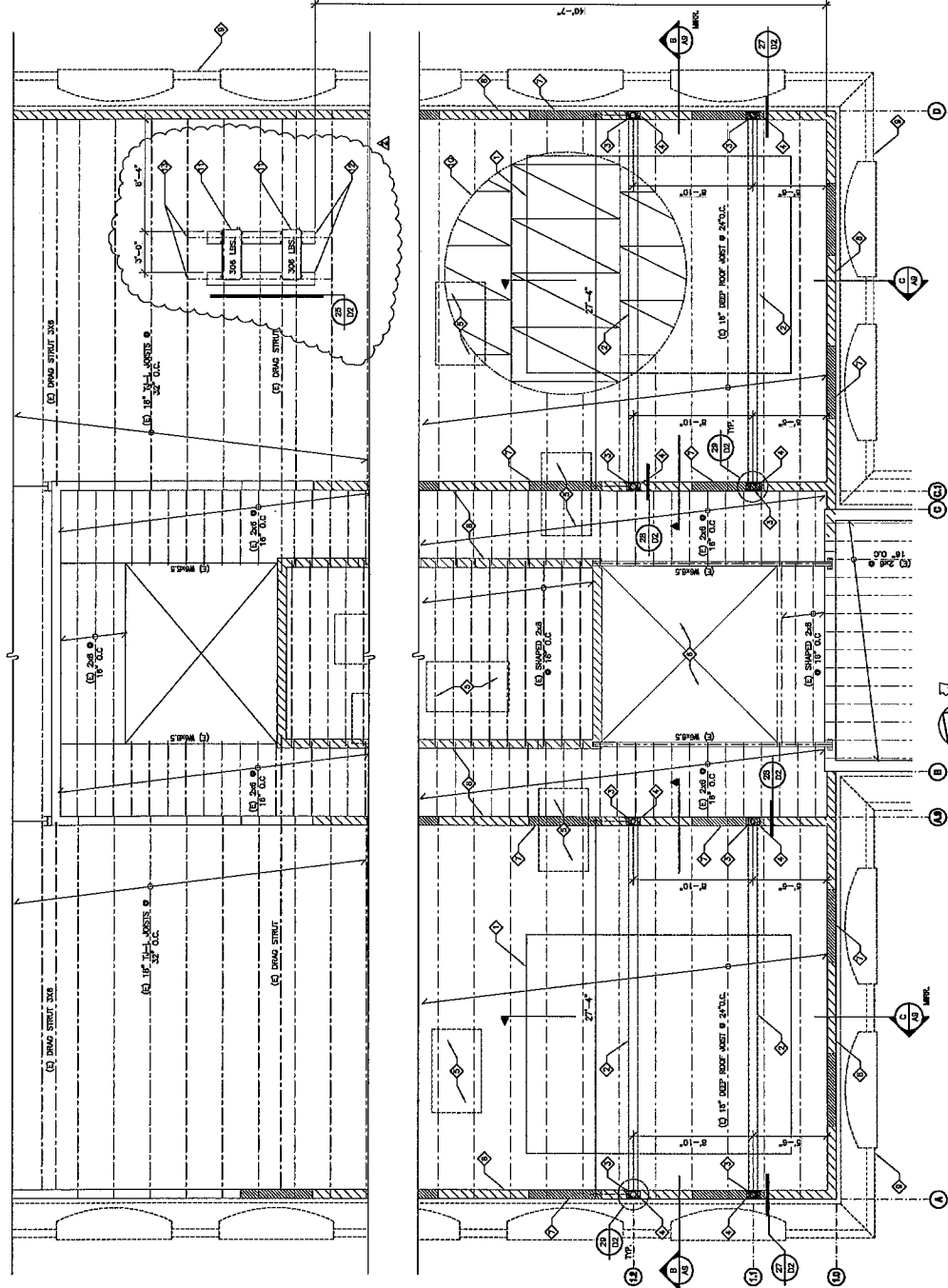
- 1. ALL WORK SHOWN IS TO BE CONFORMANT WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.
- 10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROPOSED FRAMING PLAN.

**STEEL FRAMING NOTES:**

1. FOR GENERAL STRUCTURAL STEEL FRAMING SPECIFICATIONS, SEE SHEET "A-4".
2. ALL STEEL MEMBERS TO BE GALVANIZED.

**WELDING SPECIFICATION**

1. WELDING ELECTRODES FOR MANUAL SHELFED METAL ARC WELDING SHALL BE E6010 OR E6011 FOR ALL JOINTS. ALL JOINTS SHALL BE WELDED WITH E6010 OR E6011 ELECTRODES.
2. ELECTRODES USED IN THE GAS METAL ARC PROCESS SHALL CONFORM TO THE SPECIFICATIONS FOR MIG WELD ELECTRODES FOR GAS METAL-ARC WELDING AND AS IS.
3. ALL ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF ER70S-B.



**PARTIAL ROOF FRAMING PLAN**  
DATE: 02/14/18

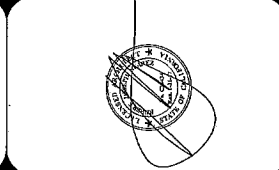


REV	DATE	DESCRIPTION	BY
0	12/20/16	BOOK CONSTRUCTION	AS
0	12/20/16	BOOK CONSTRUCTION	AS
0	12/20/16	BOOK CONSTRUCTION	AS
0	12/20/16	BOOK CONSTRUCTION	AS
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0	12/20/16	BOOK CONSTRUCTION	AS
0	12/20/16	BOOK CONSTRUCTION	AS
0	12/20/16	BOOK CONSTRUCTION	AS

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
201 CALIFORNIA PLAZA SUITE 1100  
COSTA MESA, CA 92626  
TEL: 714.441.1111 FAX: 714.441.1112

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**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618



**BONITA & WILLOW**  
4065 BONITA RD.  
BONITA, CA 91902

SHEET TITLE:  
**SCREEN SUPPORT FRAMING PLAN**

**A-5.1**

**SCREEN SUPPORT FRAMING PLAN NOTES:**

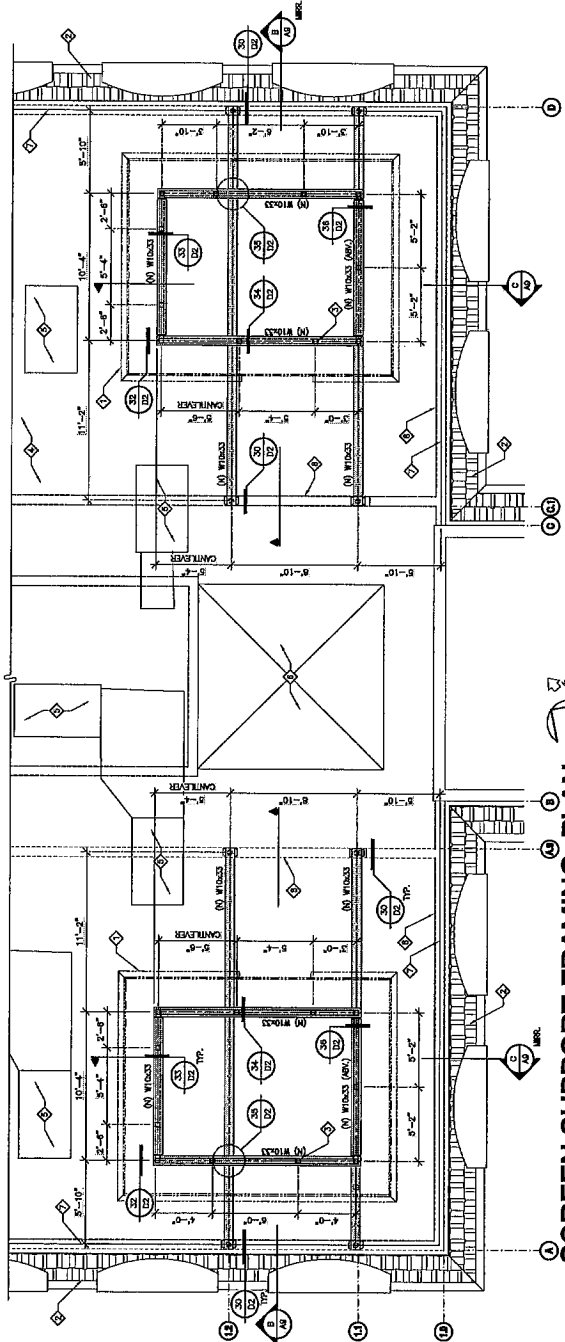
- ◊ EXISTING 6" WIDE OPEN LIGHT COURT TO BE REMOVED AND REBUILT WITH 6" WIDE OPEN LIGHT COURT TO MATCH EXISTING AIRTIGHT SCREENED AND FINISHED TO MATCH EXISTING AIRTIGHT SCREENED EXISTING MANSARD ROOF
- ◊ PROPOSED 4x4x1/2" POST (GALV)
- ◊ EXISTING BUILT-UP ROOFING
- ◊ EXISTING HVAC MECHANICAL UNIT ON ROOF
- ◊ EXISTING OPEN LIGHT COURT
- ◊ EXISTING FRAMEWORK WALL
- ◊ EXISTING 6" WIDE SOLID GRANITE CONCRETE BLOCK WALL

**STEEL FRAMING NOTES:**

1. SEE AISC STRUCTURAL STEEL FRAMING SPECIFICATIONS, SEE
2. ALL STEEL MEMBERS TO BE GALVANIZED

**WELDING SPECIFICATION**

1. WELDING ELECTRODE FOR MANUAL SHIELDED METAL ARC WELDING SHALL BE E7018 (OR EQUIVALENT) FOR ALL WELDING INCLUDING ELECTRODES AND ALL OF SPECIFICATION FOR LOW-ALLOY STEEL AND 011, 70XX ELECTRODES AND ALL.
2. ELECTRODES USED IN THE GAS METAL ARC PROCESS SHALL CONFORM TO SPECIFICATION FOR MILD STEEL ELECTRODES FOR GAS METAL-ARC WELDING AND ALL.
3. ALL ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF E70XX.



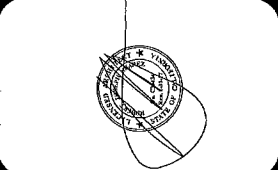
**SCREEN SUPPORT FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION	BY
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0	0	BUILDING SUBMITTAL	08
0	0	LANDSCAPE COMMENTS	08

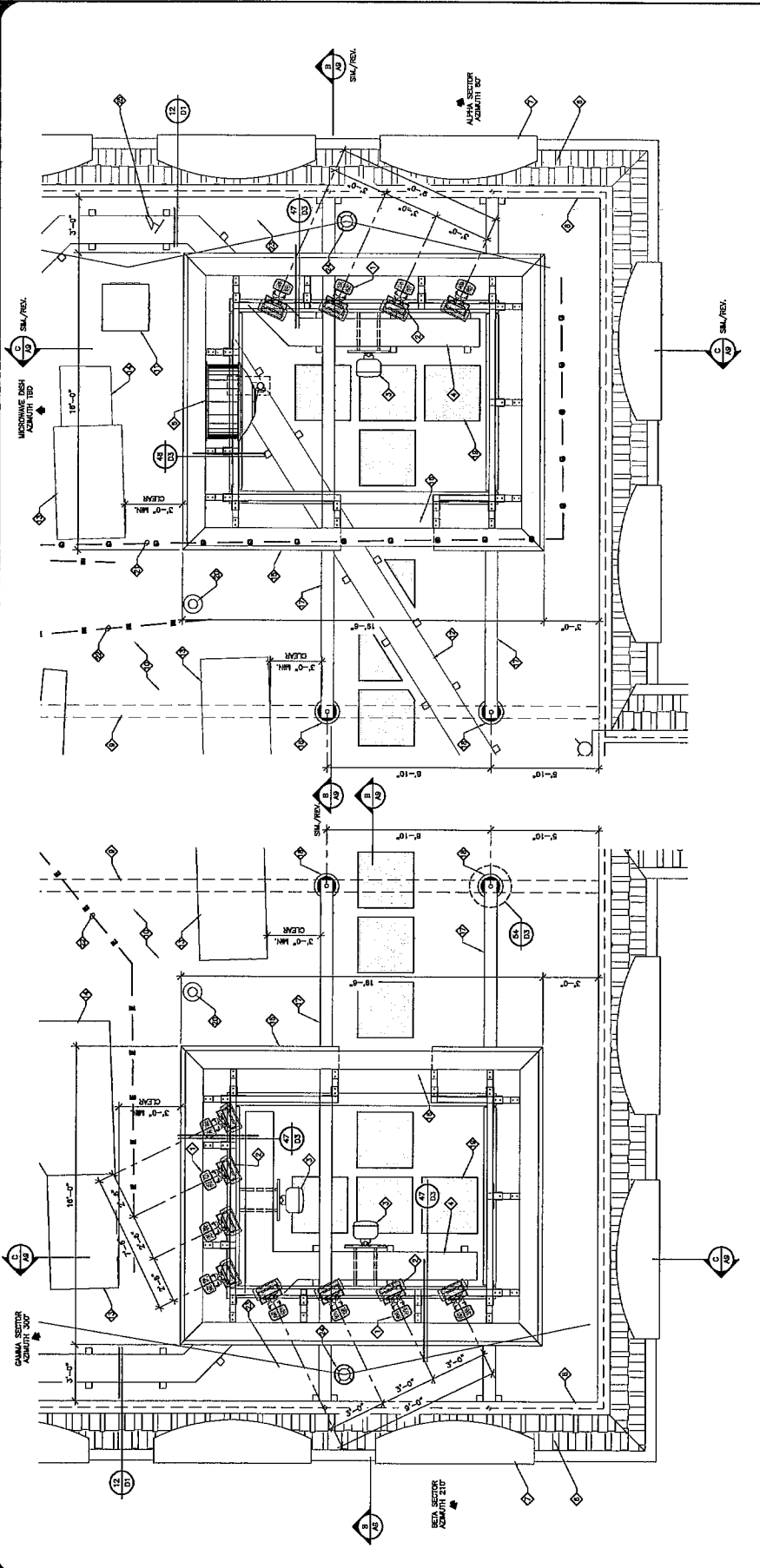
**Booth & Suter**  
 ARCHITECTURE INCORPORATED  
 877 CANON PARK BLVD, SUITE 100  
 CAROLINA, NC 27613  
 (704) 486-1100

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 15505 SAND CANYON AVENUE, D1  
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SHEET TITLE:  
**ANTENNA PLANS**  
**A-6**



**ANTENNA PLAN A**  
 SCALE: 1/8" = 1'-0"

**ANTENNA PLAN B**  
 SCALE: 1/8" = 1'-0"

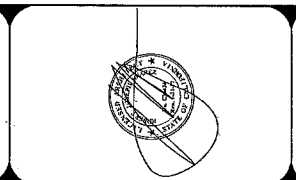
**ANTENNA PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENED CUPOLA
- 2. PROPOSED VERIZON WIRELESS REE'S MOUNTED BEHIND EXISTING TRUSS (DO NOT REMOVE) WITH 1/2" CLEARANCE TO UNSTRUCTURED "H-HOLE" ATTACHED TO GABLE TRUSS
- 3. PROPOSED COAX CABLE TRAY WITH PVC SLEEPERS ON ROOF MOUNTED BEHIND NEW RF TRANSPARENT SCREENED CUPOLA
- 4. EXISTING ASPHALT SINGLE WAREHOUSE ROOF
- 5. EXISTING STUCCO PROTECTING ANCHORAGES (TYPICAL)
- 6. EXISTING PARAPET WALL W/ SHEET METAL CORING
- 7. EXISTING CONCRETE BLOCK STRUCTURAL BEARING WALL BELOW (SHOWN BLOCKED)
- 8. EXISTING BUILT-UP ROOF
- 9. EXISTING COAX CABLE HATCH
- 10. EXISTING COAX CABLE TRAY
- 11. EXISTING ROOF TOP EQUIPMENT TO REMAIN
- 12. EXISTING MECHANICAL DUCT
- 13. PROPOSED RF TRANSPARENT SCREENED CUPOLA
- 14. PROPOSED TRANSPARENT SCREENED CUPOLA TO BE DETAIL: DETAILURE PER VERIZON WIRELESS ANTENNA PERMITS
- 15. PROPOSED ACCESS FRAMES
- 16. PROPOSED GALVANIZED STEEL BEAMS
- 17. PROPOSED "STAIRCASE" ROOF PENETRATION SEAL SYSTEM
- 18. PROPOSED "TRAC-WALK" PANS
- 19. EXISTING VENT
- 20. EXISTING GAS LINE
- 21. EXISTING ELECTRICAL CONDUIT
- 22. EXISTING DRAINAGE CROCKET
- 23. EXISTING ROOF DRAIN
- 24. EXISTING SATELLITE DISH
- 25. MOUNTED TO PARAPET WALL

ISSUE STATUS	NO.	DATE	DESCRIPTION
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**Booth Suarez &**  
 ARCHITECTURE INCORPORATED  
 201 CALLETA BLVD., SUITE 100  
 CARLSBAD, CA 92008

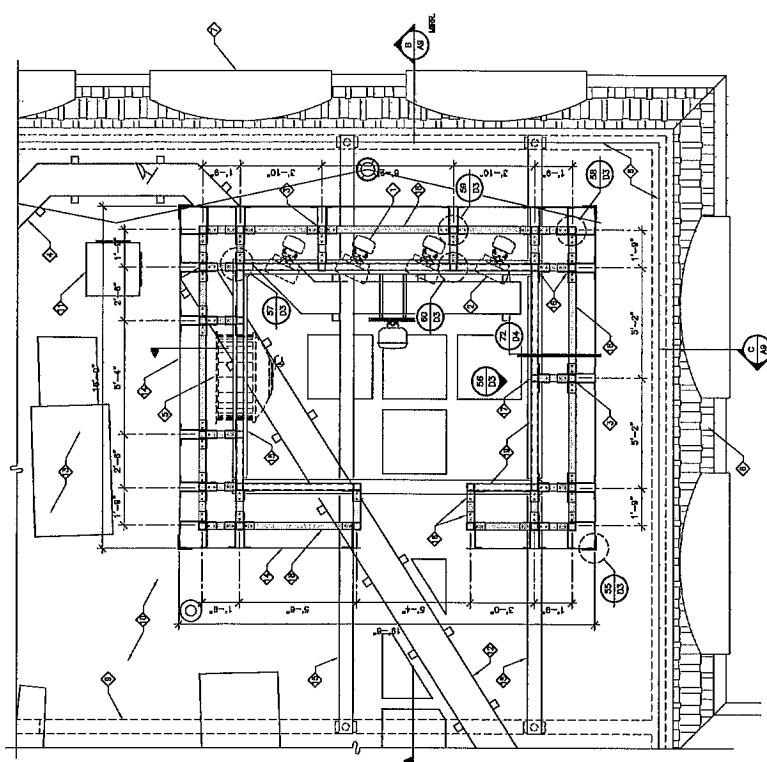
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



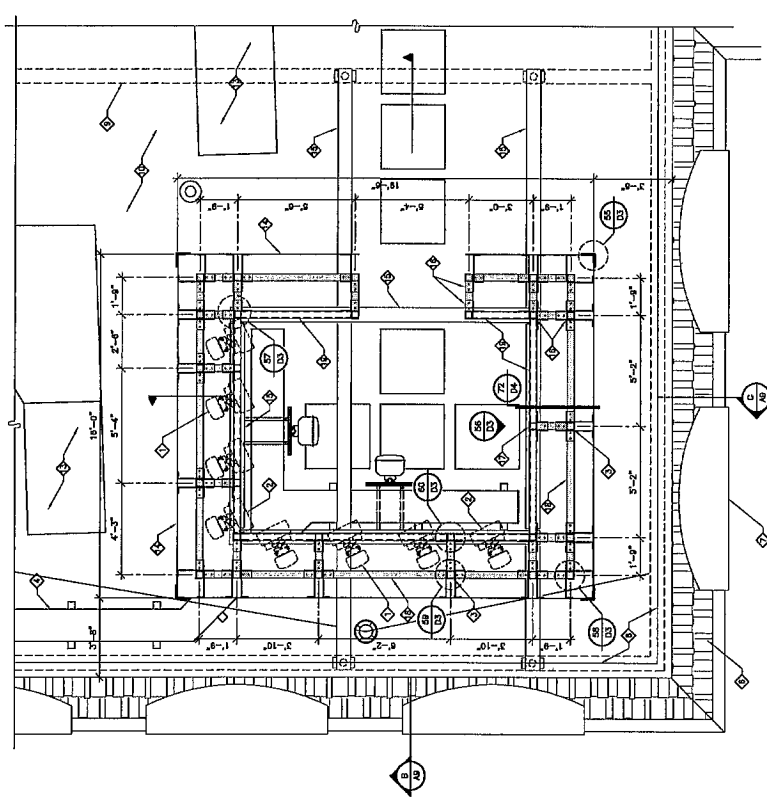
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 4045 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**LOWER SCREEN PLANS**

**A-7**



**LOWER SCREEN PLAN A**



**LOWER SCREEN PLAN B**

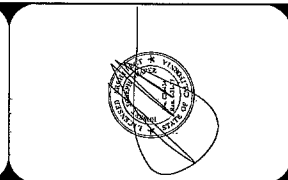
- LOWER SCREEN PLAN NOTES:**
- ◇ PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENED CAPULAS (SHOWN HIDDEN)
  - ◇ PROPOSED VERIZON WIRELESS TROOPS MOUNTED BEHIND ANTENNA (TYPICAL OF 4 PER SECTION) (SHOWN HIDDEN)
  - ◇ PROPOSED VERIZON WIRELESS TROOPS MOUNTED BEHIND ANTENNA (SHOWN SHOWN) + 1/4" FIBERGLASS VERTICAL TUBE
  - ◇ PROPOSED COWX CABLE TRAY WITH PVC SLEEVINGS ON ROOF MOUNTED BEHIND NEW RF TRANSPARENT SCREENED CAPULA
  - ◇ EXISTING MANGROVE ROOF WITH ASPHALT SHINGLES
  - ◇ EXISTING STUCCO PROTECTING ARCHITECTURES (TYPICAL)
  - ◇ EXISTING PAWHER WALL WITH SHEET METAL COPING (SHOWN DOWN)
  - ◇ EXISTING CONCRETE BLOCK STRUCTURAL BEARING WALL BELOW EXISTING SUELT-UP ROOF

- ◇ EXISTING COWX CABLE HATCH
- ◇ EXISTING COWX CABLE TRAY
- ◇ EXISTING ROOF TOP EQUIPMENT TO REMAIN
- ◇ PROPOSED RF TRANSPARENT SCREENED CAPULA AND FINISHED TO MATCH EXISTING AIR SET SCREENED CAPULA
- ◇ PROPOSED GALVANIZED STEEL BEAMS
- ◇ PROPOSED 4 x 4 x 1/2" FIBERGLASS ANGLES
- ◇ PROPOSED 1/2" x 4 x 4 x 3/8" POST (GALV)
- ◇ PROPOSED 1/2" x 4 x 4 x 3/8" FIBERGLASS MEMBRANES (SHOWN SHOWN) HORIZONTAL TUBE (SHOWN SHOWN)
- ◇ PROPOSED LOWER USE 4 x 4 x 3/8" HORIZONTAL TUBE (GALV)

ISSUE STATUS	NO.	DATE	DESCRIPTION	BY
1	ISSUE			
2	ISSUE			
3	ISSUE			
4	ISSUE			
5	ISSUE			
6	ISSUE			
7	ISSUE			
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14	ISSUE			
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19	ISSUE			
20	ISSUE			

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 21 CANADA PLACE SUITE 1000  
 CHICAGO, IL 60601  
 (312) 527-1234

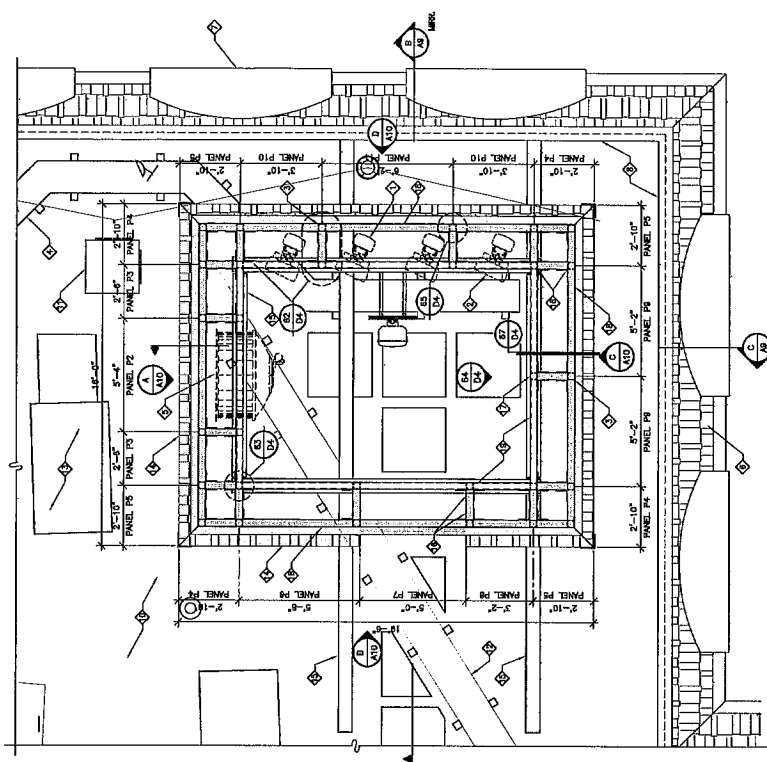
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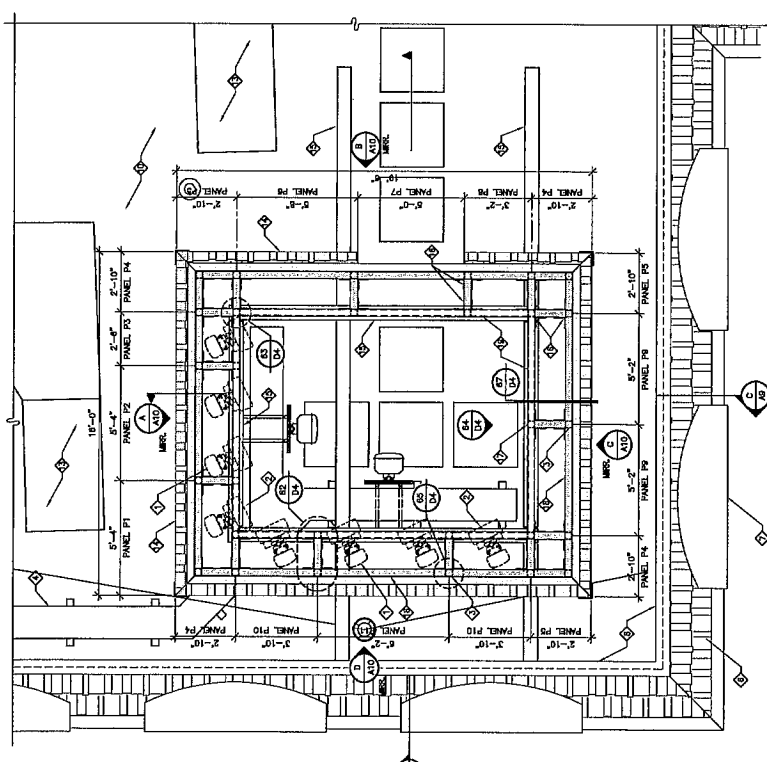
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 BONITA, CA 91902

SHEET TITLE:  
**UPPER SCREEN PLANS**

**A-8**



**UPPER SCREEN PLAN A**  
 SCALE: 1/8" = 1'-0"



**UPPER SCREEN PLAN B**  
 SCALE: 1/8" = 1'-0"

- UPPER SCREEN PLAN NOTES:**
- 1. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED BEHIND NEW RF TRANSPARENT SCREENED CAPSULES (SHOWN HOODS)
  - 2. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 3. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 4. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 5. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 6. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 7. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 8. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 9. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 10. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 11. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 12. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 13. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 14. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 15. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 16. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 17. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 18. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 19. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)
  - 20. PROPOSED VERIZON WIRELESS ROOF MOUNTED BEHIND HOODS (SHOWN HOODS)

ISSUE STATUS	DATE	DESCRIPTION	BY
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2		ISSUE FOR CONSTRUCTION	AS
3		ISSUE FOR ARCHITECTURAL	AS
4		ISSUE FOR ELECTRICAL	AS
5		ISSUE FOR MECHANICAL	AS
6		ISSUE FOR PLUMBING	AS
7		ISSUE FOR STRUCTURAL	AS
8		ISSUE FOR LANDSCAPE	AS
9		ISSUE FOR OTHER	AS

**Booth Suarez & Associates, Inc.**  
 ARCHITECTURE & INTERIORS  
 251 CALIFORNIA STREET, SUITE 100  
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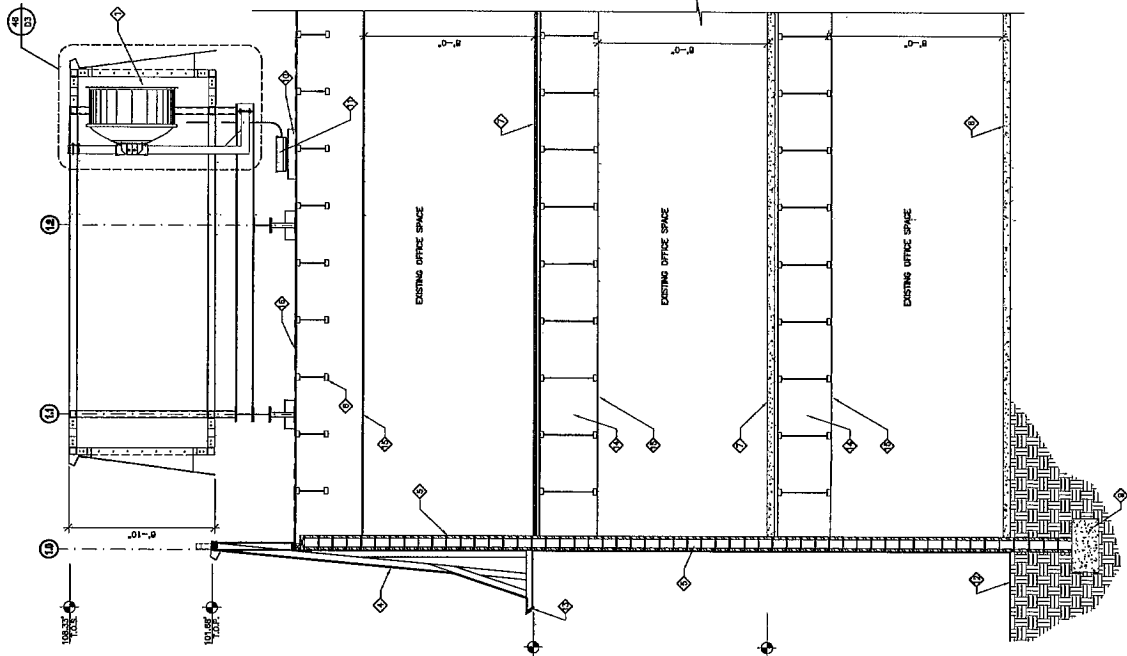
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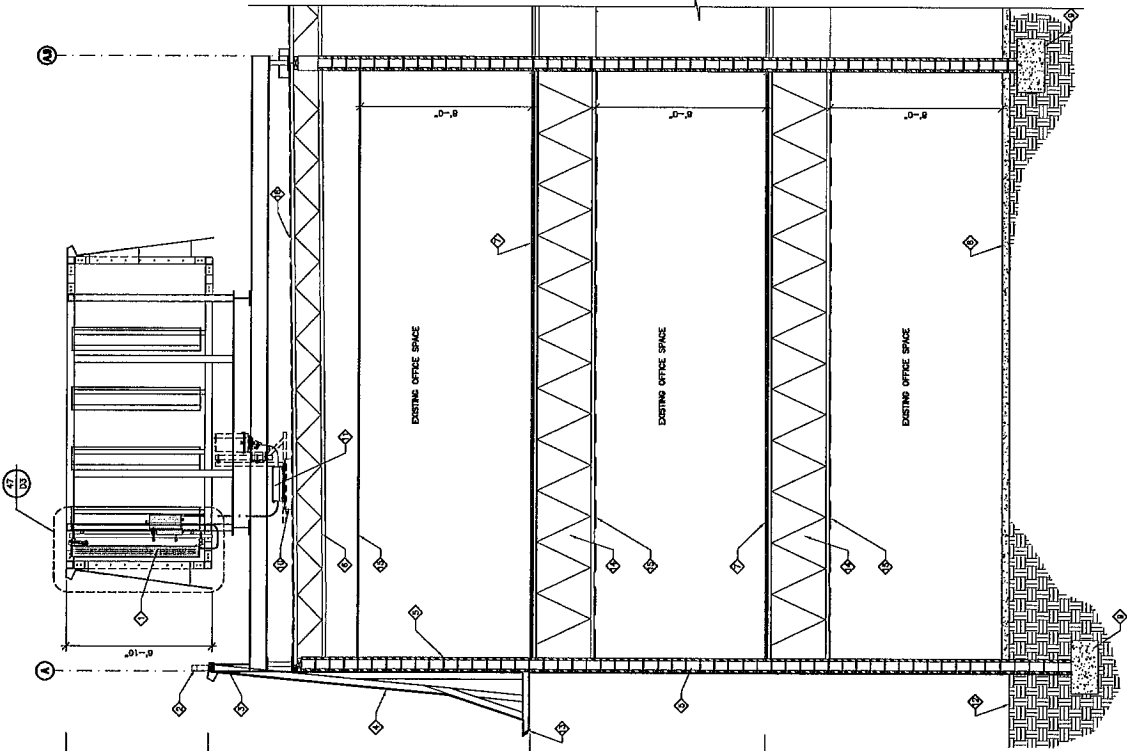
SHEET TITLE:  
**SECTIONS B & C**

**A-9**



**SECTION 'C'**  
 1/4" = 1'-0"

- SECTION NOTES:**
- 1. PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF. SEE ANTENNA DETAIL FOR ANTENNA DETAILS. ANTENNAS TO BE MOUNTED ON EXISTING ROOF. ANTENNAS TO BE MOUNTED ON EXISTING ROOF. ANTENNAS TO BE MOUNTED ON EXISTING ROOF.
  - 2. EXISTING METAL CORRELATION @ 3" O.C. (SHOWN DASHED)
  - 3. EXISTING PARAPET WALL WITH SHEET METAL CORING
  - 4. EXISTING WAREHOUSE ROOF W/ ASPHALT SHINGLES
  - 5. EXISTING CONCRETE BLOCK EXTERIOR WALL
  - 6. EXISTING OPEN WEB STEEL ROOF JOIST
  - 7. EXISTING 3" METAL GYPSUM CONCRETE OVER 5/8" PLYWOOD
  - 8. EXISTING 4" CONCRETE FLOOR SLAB
  - 9. EXISTING CONCRETE FOOTING
  - 10. PROPOSED 4" SQUARE (V) RATED PVC SLEEPER
  - 11. 10" WIDE 8" HIGH HOT DIP GALVANIZED STEEL CABLE TRAY WITH BALANCED COVER
  - 12. EXISTING SPACE
  - 13. EXISTING FASCIA ED.
  - 14. EXISTING OPEN WEB STEEL FLOOR JOIST
  - 15. EXISTING SUSPENDED CEILING
  - 16. EXISTING BUILT UP ROOFING OVER PLYWOOD SHEATHING

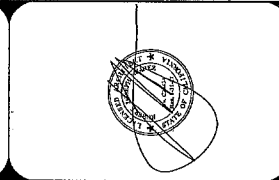


**SECTION 'B'**  
 1/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
0		ISSUE FOR PERMITS	
0		ISSUE FOR CONSTRUCTION	
0		ISSUE FOR BUILDING SUBMITTAL	
0		ISSUE FOR LANDLORD COMMENTS	

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 ARCHITECTS INC. INCORPORATED  
 1000 CALIFORNIA STREET, SUITE 100  
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 TEL: 415.774.8888  
 WWW.BSANDS.COM

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 IRVINE, CA 92618



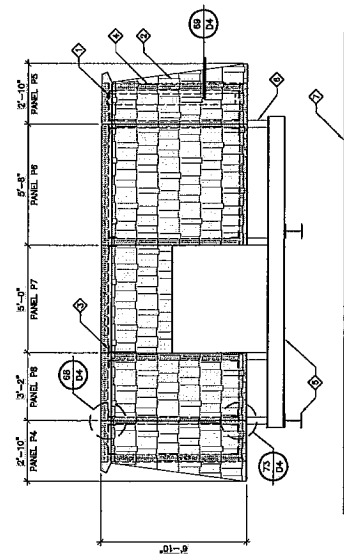
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 BONITA, CA 91902

SHEET TITLE:  
**SCREEN FRAMING ELEVATIONS**

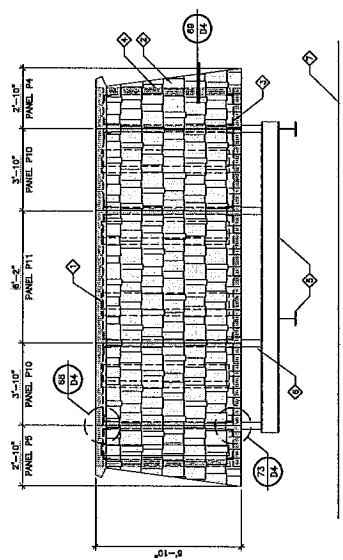
**A-10**

- ANTENNA SCREEN PANEL ELEVATION NOTES:**
- ◇ PROPOSED WIRELESS ANTENNA (SHOWN DASHED)
  - ◇ PROPOSED 4" x 4" x 1/4" FIBERGLASS ANGLE (TYPICAL)
  - ◇ PROPOSED 4" x 4" x 1/4" FIBERGLASS TUBE (INDICATED BY DARGER SHADE)
  - ◇ PROPOSED STEEL BEAM (GAU)
  - ◇ PROPOSED HSP POST (GAU)
  - ◇ EXISTING BULL-UP ROOFING

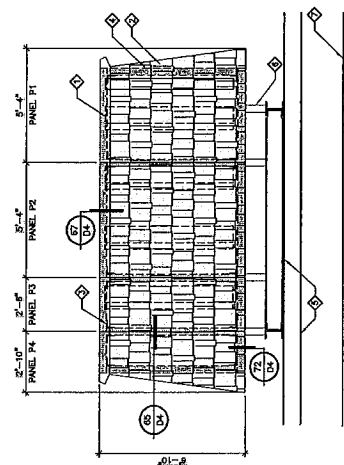
NOTE: FRAMING ELEVATIONS FOR SCREEN PANELS ARE TO BE SIMILAR. SEE SHEET A-11 FOR INDIVIDUAL PANELS AND EXTERIOR ELEVATIONS FOR PANEL RESULTS.



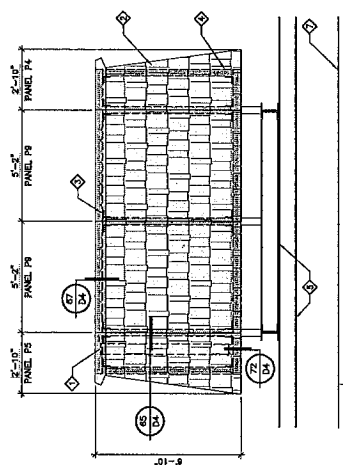
**FRAMING ELEVATION B**  
 SCALE: 3/4" = 1'-0"



**FRAMING ELEVATION D**  
 SCALE: 3/4" = 1'-0"



**FRAMING ELEVATION A**  
 SCALE: 3/4" = 1'-0"



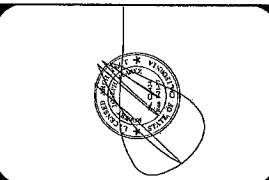
**FRAMING ELEVATION C**  
 SCALE: 3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
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**BOOTH & SUAREZ**  
 ARCHITECTURE & INTERIORS  
 200 GARDNER STREET, SUITE 100  
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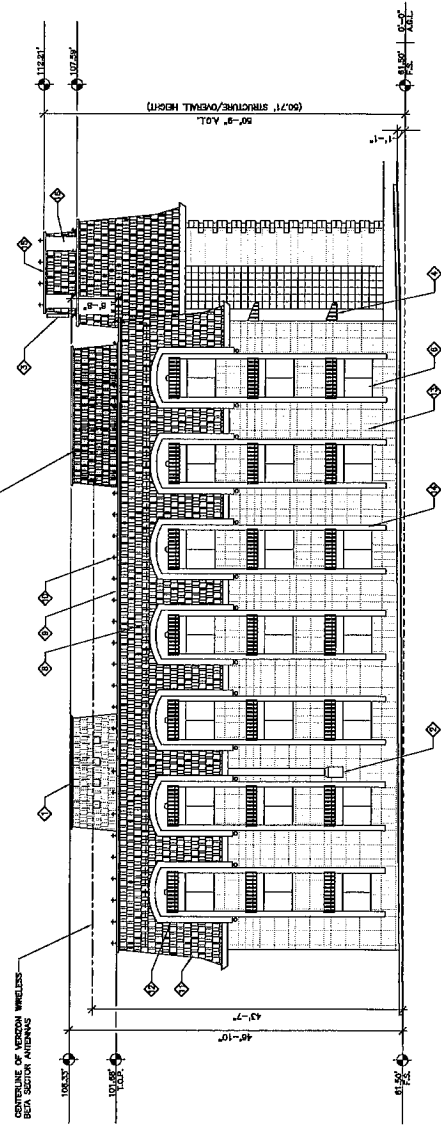
**BONITA & WILLOW**  
 406 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

**A-12**

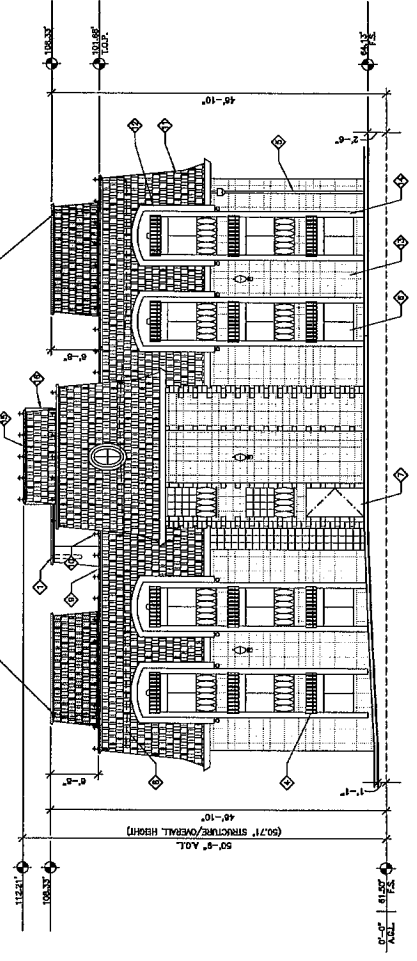
- KEY NOTES:**
- 1. EXISTING WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF BEHIND EXISTING 1" TRANSPARENT SCREENED CURTAIN WALL. PROPOSED WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF BEHIND 1" TRANSPARENT SCREENED CURTAIN WALL. ANTENNAS TO BE FINISHED TO MATCH EXISTING WALL SCREENING CURTAIN.
  - 2. EXISTING 1" TRANSPARENT SCREENED CURTAIN WALL.
  - 3. EXISTING METAL AWNINGS (TYPICAL).
  - 4. EXISTING DOWNSPOUT.
  - 5. EXISTING WINDOW (TYPICAL).
  - 6. EXISTING MAIN ENTRANCE.
  - 7. EXISTING ROOF LINE (SHOWN DASHED).
  - 8. EXISTING SHEET METAL CORNING.
  - 9. EXISTING ASPHALT SHINGLE MANAGED ROOF.
  - 10. EXISTING STUCCO PROJECTING ARCHITRAVES.
  - 11. EXISTING CONCRETE BLOCK EXTERIOR WALL.
  - 12. EXISTING WOOD CASING (TYPICAL).
  - 13. EXISTING ROOF PORCHHOUSE.
  - 14. EXISTING 1" TRANSPARENT SCREENS (TYPICAL).

PROPOSED WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF BEHIND 1" TRANSPARENT SCREENED CURTAIN WALL. ANTENNAS TO BE FINISHED TO MATCH EXISTING WALL SCREENING CURTAIN.



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

PROPOSED WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF BEHIND 1" TRANSPARENT SCREENED CURTAIN WALL. ANTENNAS TO BE FINISHED TO MATCH EXISTING WALL SCREENING CURTAIN.



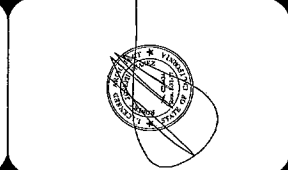
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION	BY
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10	08/14/16	ISSUE STATUS	10

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 16505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618

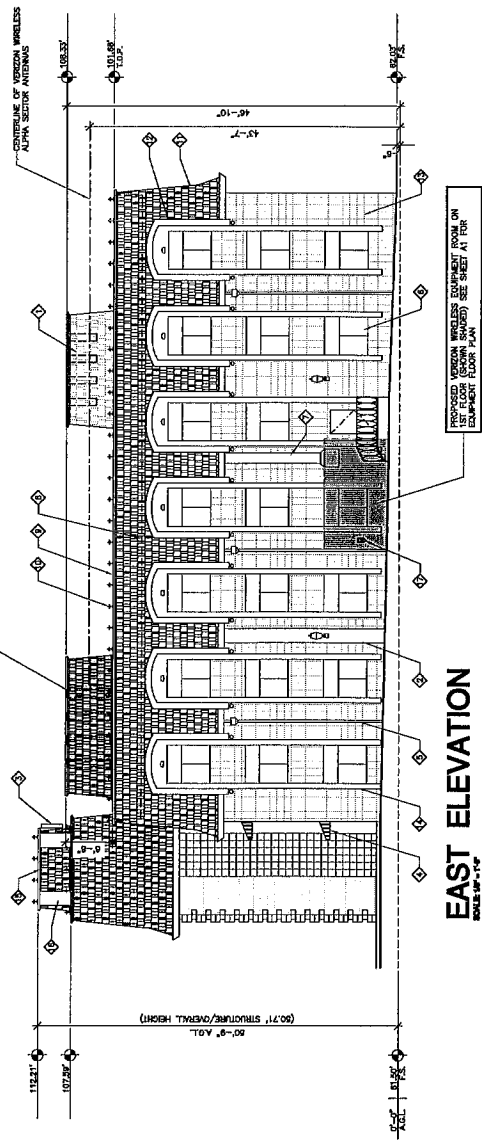


**BONITA & WILLOW**  
 4045 BONITA RD.  
 BONITA, CA 91902

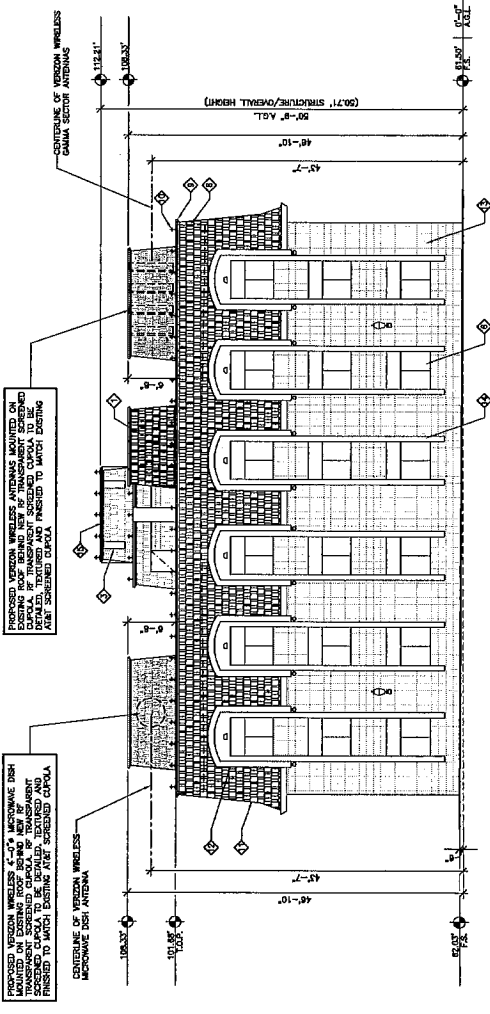
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

**A-13**

- KEY NOTES:**
- 1. PROPOSED WIRELESS ANTENNAS MOUNTED ON EXISTING ROOF BEHIND NEW 8' TRANSPARENT SCREENED TRANSPARENT SCREENED CURPULA. DETAIL TO MATCH EXISTING DETAIL.
  - 2. EXISTING 1-MOBILE COAX CABLE CHASE
  - 3. EXISTING METAL ANTENAS (TYPICAL)
  - 4. EXISTING METAL WANNING (TYPICAL)
  - 5. EXISTING DOWNSPOUT
  - 6. EXISTING WINDOW (TYPICAL)
  - 7. PROPOSED VERIZON WIRELESS COAX CABLE CHASE PAINT TO MATCH EXISTING BUILDING WALL COLOR
  - 8. EXISTING ROOF LINE (SHOWN DASHED)
  - 9. EXISTING SHEET METAL COPING
  - 10. EXISTING METAL CREPELLATION BURY D.C. (TYPICAL)
  - 11. EXISTING ASPHALT SHINGLE WANSING ROOF
  - 12. EXISTING STUCCO PROJECTING ARCHITRAVES
  - 13. EXISTING CONCRETE BLOCK EXTERIOR WALL
  - 14. EXISTING WOOD CASING (TYPICAL)
  - 15. EXISTING ROOF PENETRATION
  - 16. EXISTING 1-MOBILE RF TRANSMISSION SCREENS (TYPICAL)
  - 17. PROPOSED VERIZON WIRELESS ROOFSPACE STORAGE GENERATOR ACCEPTABLE FOR ELECTRICAL CONTRACTOR CONNECTION MOUNTED TO WALL



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

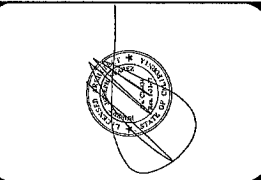


**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
0	02/29/16	SOCK CONSTRUCTION
1	02/29/16	SOCK CONSTRUCTION
2	02/29/16	BUILDING EXISTENTIAL
3	02/29/16	SOCK CONSTRUCTION
4	02/29/16	SOCK CONSTRUCTION
5	02/29/16	SOCK CONSTRUCTION
6	02/29/16	SOCK CONSTRUCTION
7	02/29/16	SOCK CONSTRUCTION
8	02/29/16	SOCK CONSTRUCTION
9	02/29/16	SOCK CONSTRUCTION
10	02/29/16	SOCK CONSTRUCTION
11	02/29/16	SOCK CONSTRUCTION
12	02/29/16	SOCK CONSTRUCTION
13	02/29/16	SOCK CONSTRUCTION
14	02/29/16	SOCK CONSTRUCTION
15	02/29/16	SOCK CONSTRUCTION
16	02/29/16	SOCK CONSTRUCTION
17	02/29/16	SOCK CONSTRUCTION
18	02/29/16	SOCK CONSTRUCTION
19	02/29/16	SOCK CONSTRUCTION
20	02/29/16	SOCK CONSTRUCTION

**BOOTH SUAREZ & ARCHITECTURE**  
 ARCHITECTURE INCORPORATED  
 10000 BOOTH SUAREZ DRIVE, SUITE 100  
 BOOTH SUAREZ, CALIFORNIA 92618  
 (714) 991-1111  
 WWW.BSANDARCH.COM

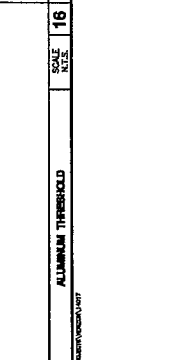
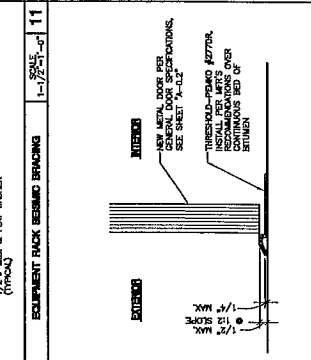
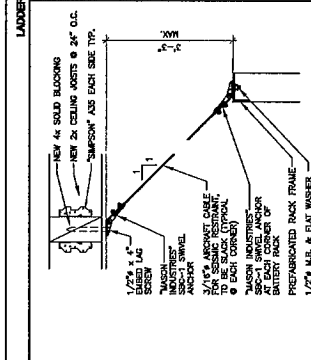
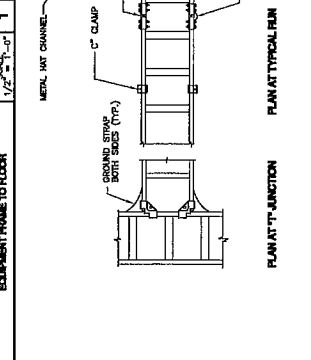
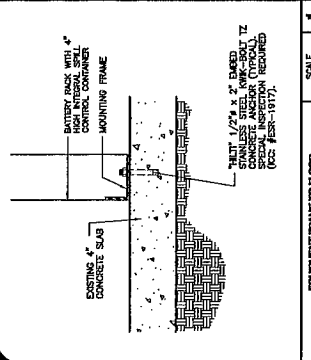
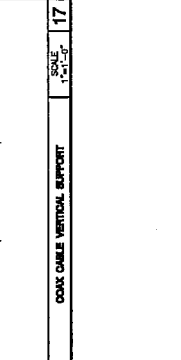
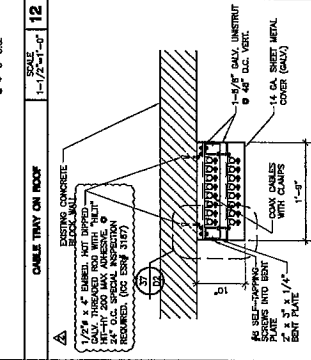
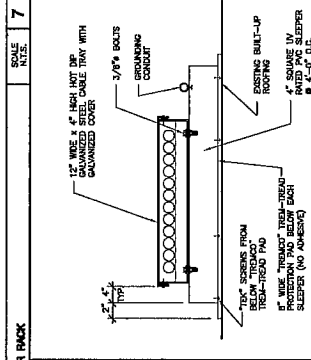
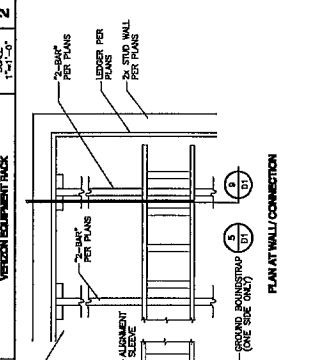
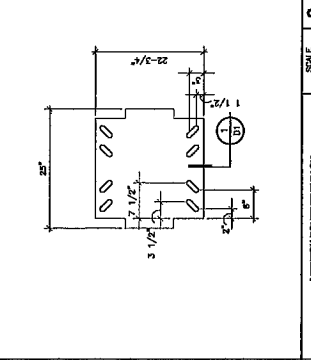
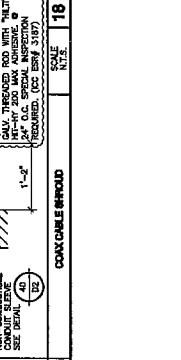
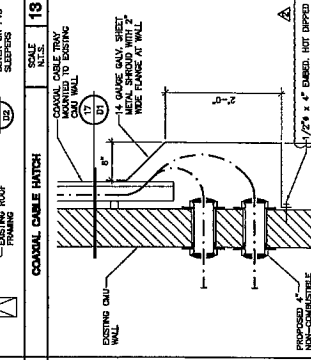
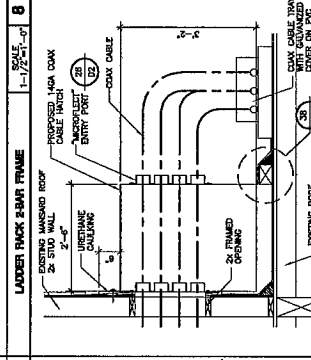
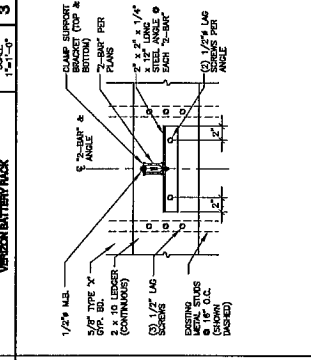
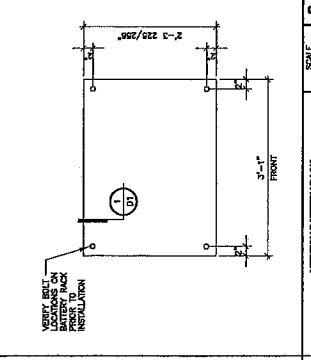
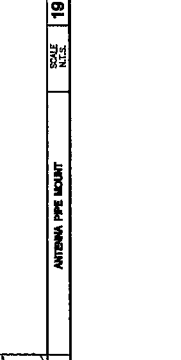
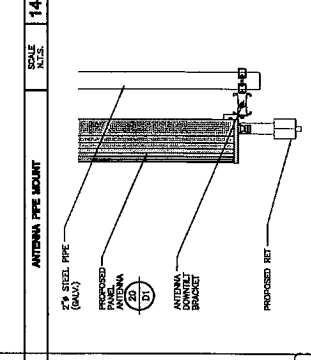
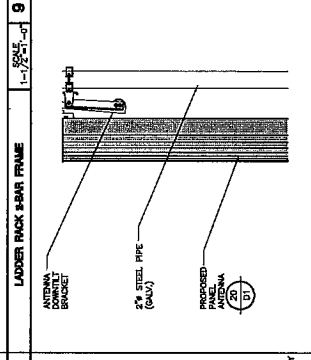
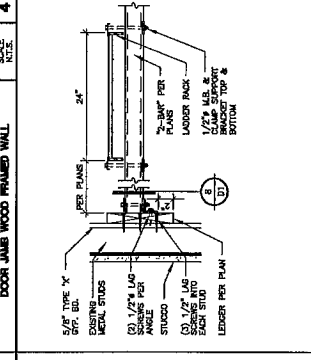
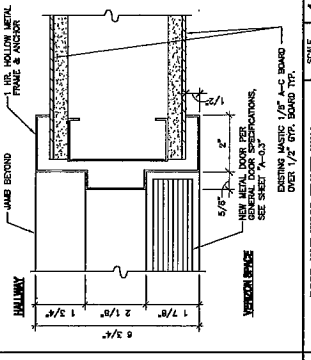
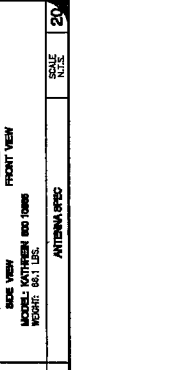
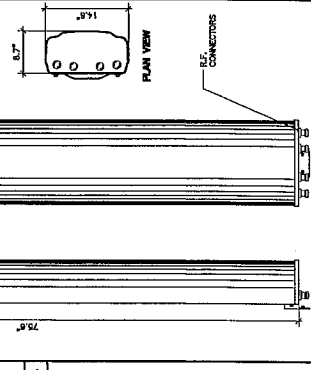
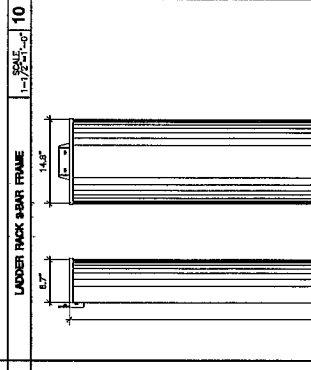
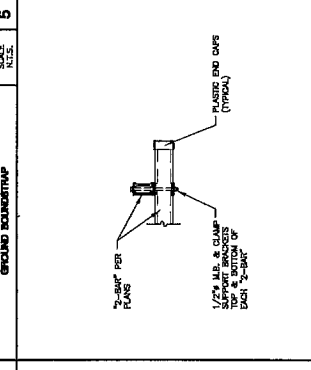
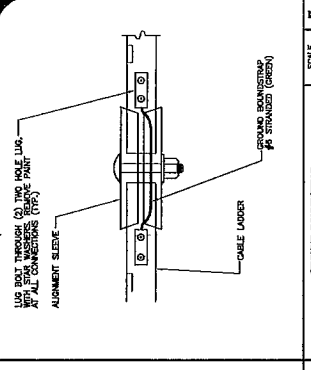
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**BONITA & WILLOW**  
 4085 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**DETAILS**

**D-1**



REV	DATE	DESCRIPTION	BY
0	02/20/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS
0	03/07/16	BOOK CONSTRUCTION	AS

**ISSUE STATUS**

**BONITA & WILLOW**

ARCHITECTURE INCORPORATED  
34 CENTRAL PARK BLVD., SUITE 100  
DUBLIN, CA 94568

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**Verizon**

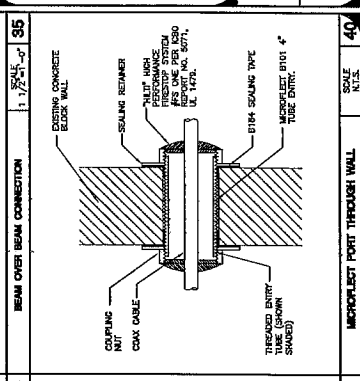
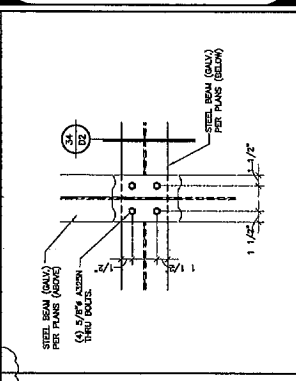
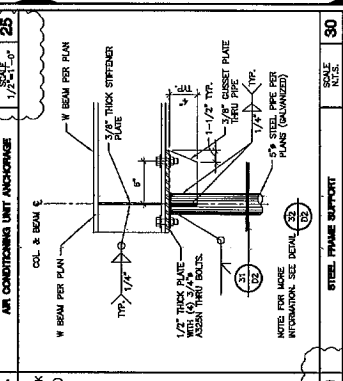
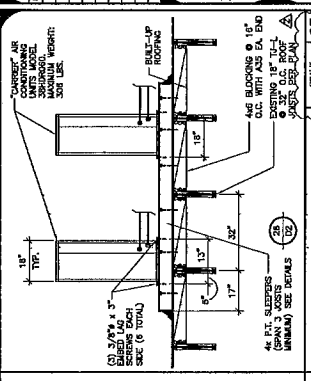
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

**BONITA & WILLOW**

406 BONITA RD  
BONITA, CA 91902

**D-2**

SHEET TITLE:  
DETAILS

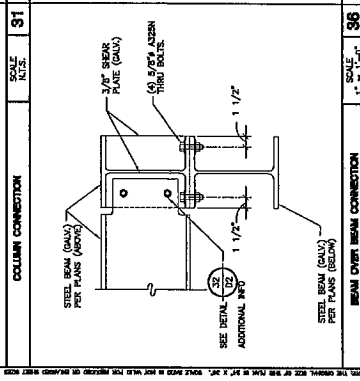
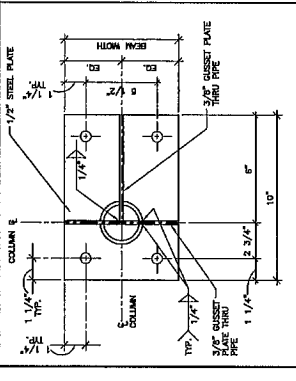
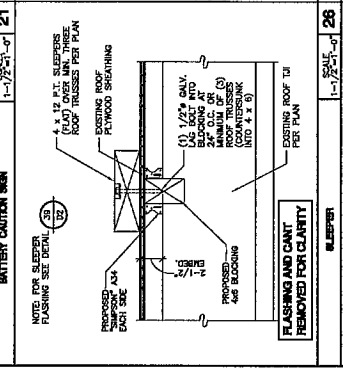
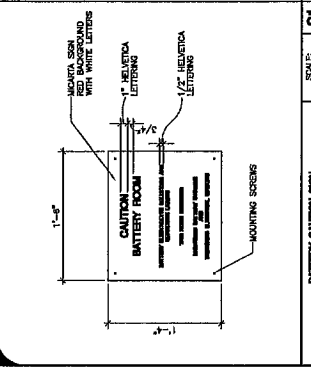
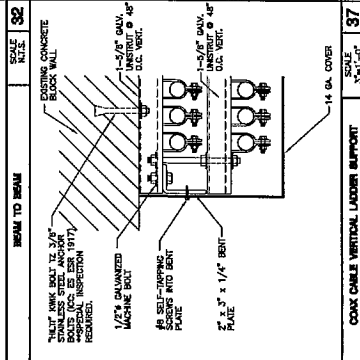
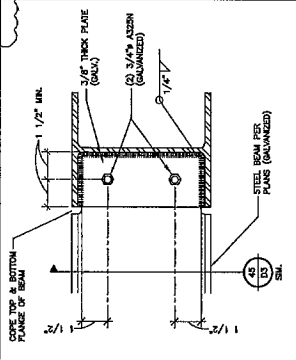
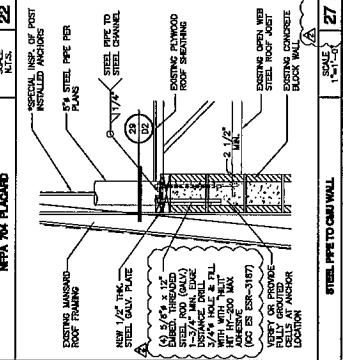
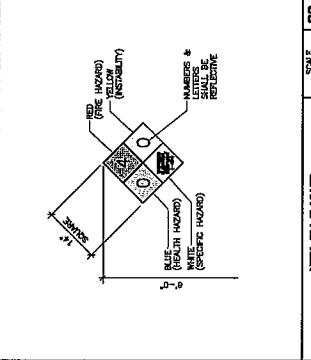
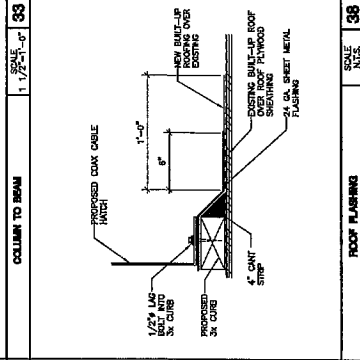
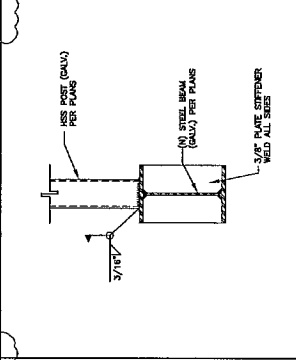
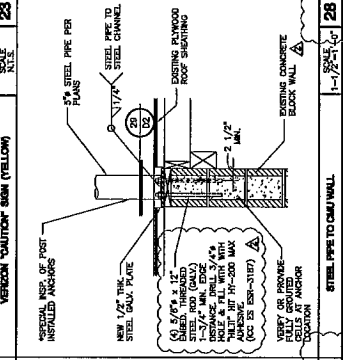
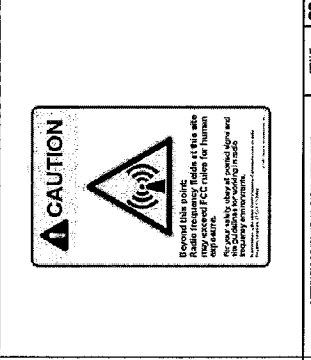
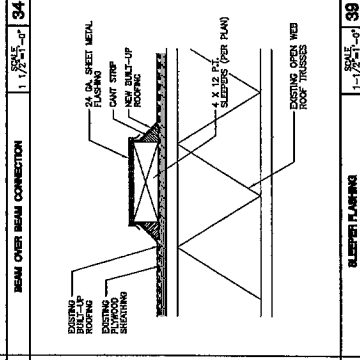
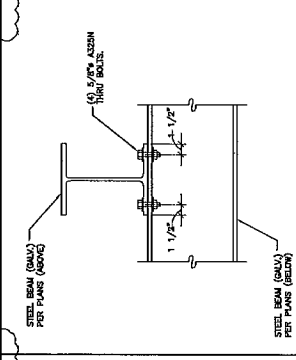
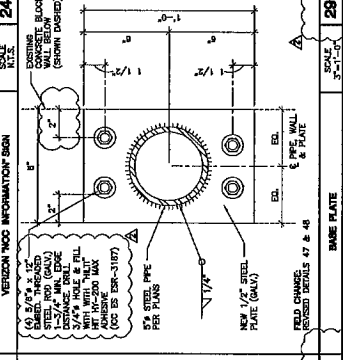


**INFORMATION**

This is a Verizon Wireless Antenna Site

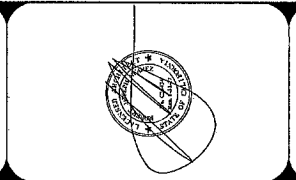
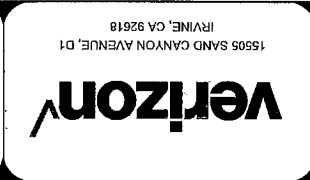
Site ID: **BONITA & WILLOW**

For Information, call: **800-264-6620**



REV	DATE	DESCRIPTION	BY
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0	02/20/18	LOOK CONSTRUCTION	SB
0	02/20/18	BUILDING SUBMITTAL	SB
0	02/20/18	LANDSCAPE COMMENTS	SB

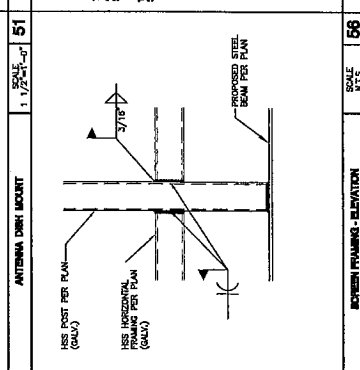
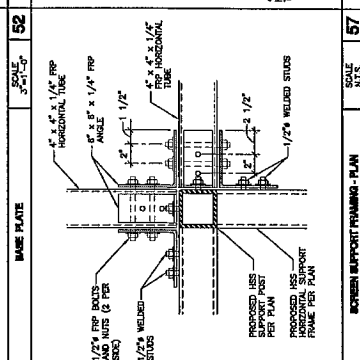
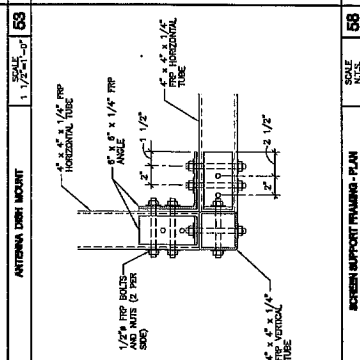
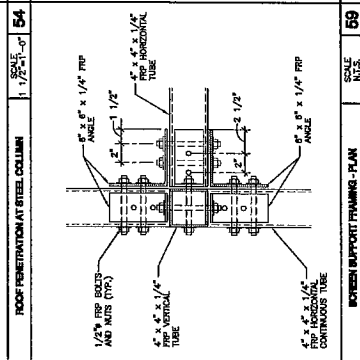
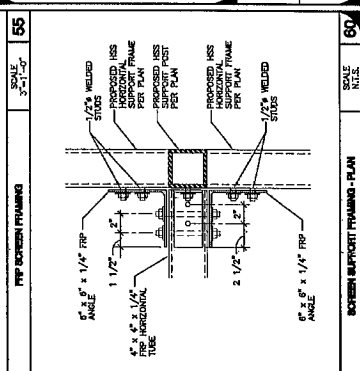
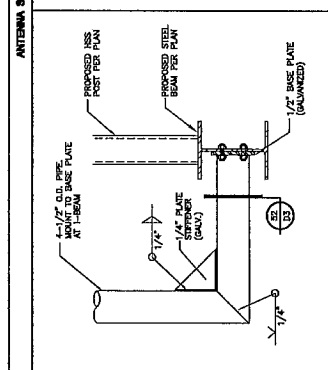
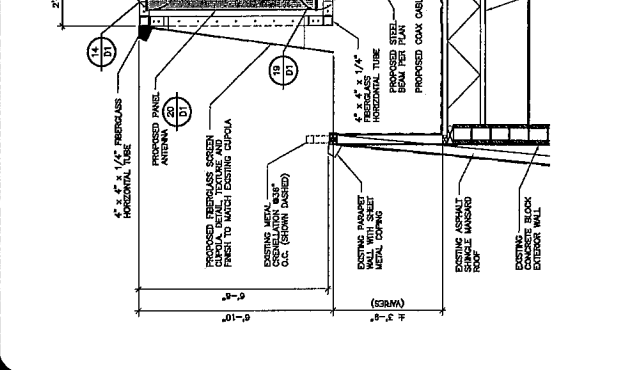
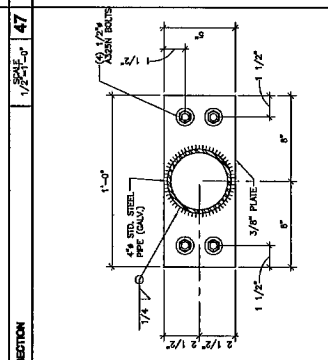
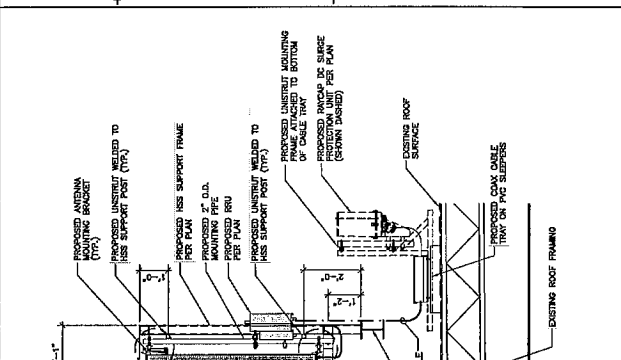
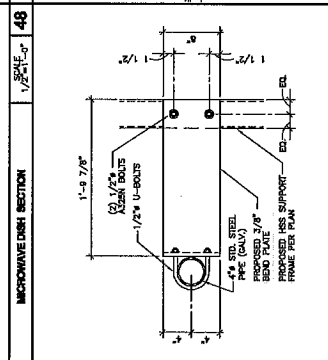
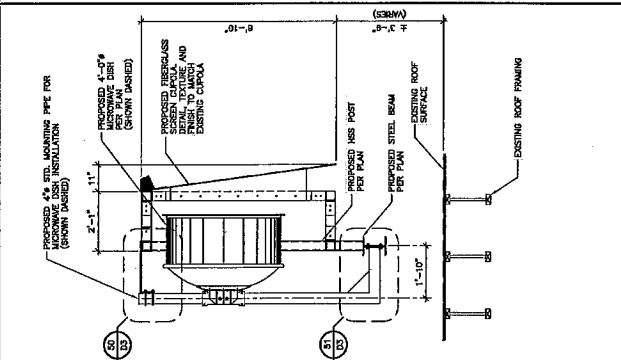
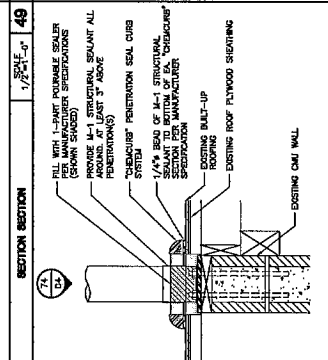
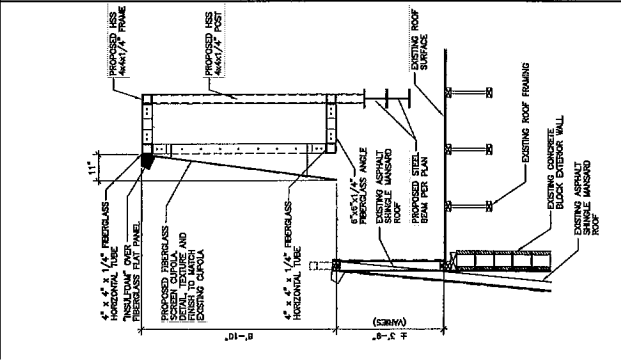
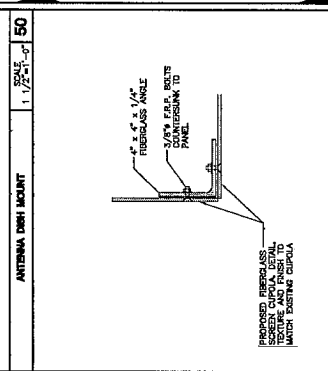
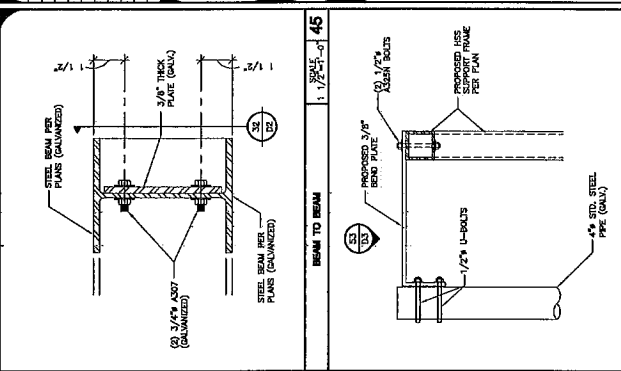
**BOOTH & SQUERZ**  
 ARCHITECTURE INCORPORATED  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**BONITA & WILLOW**  
 408 BONITA RD  
 BONITA, CA 91902

SHEET TITLE:  
**DETAILS**

**D-3**



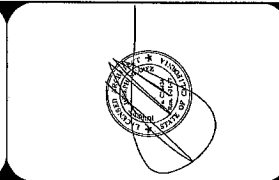
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1	02/24/16	100% CONSTRUCTION	LD
2	02/24/16	BUILDING SUBMITTAL	LD
3	02/24/16	LANDLORD COMMENTS	LD

**BOOTH & QUARZ**  
 ARCHITECTURE ■ INCORPORATED  
 21 CALISTO HIGHWAY, SUITE 100  
 SUITE 100, P.O. BOX 111111  
 BOSTON, MA 02111

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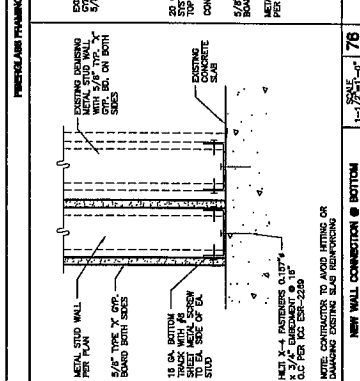
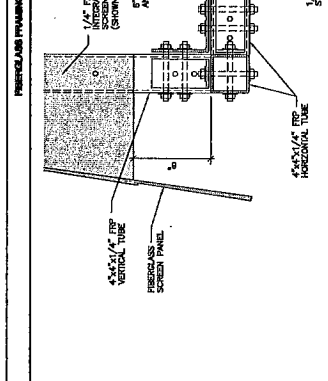
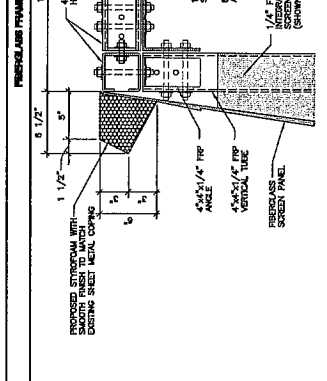
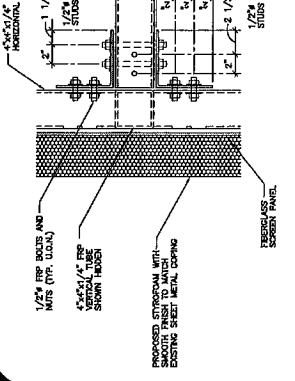
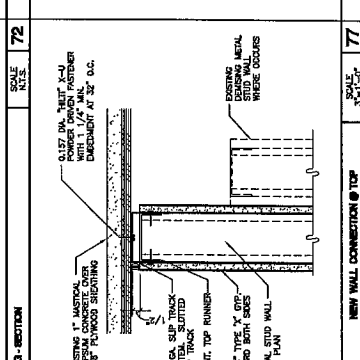
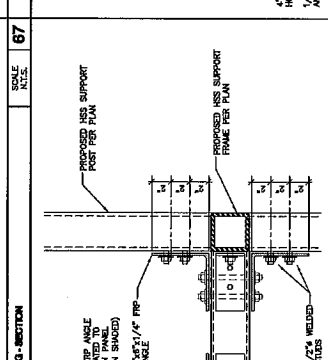
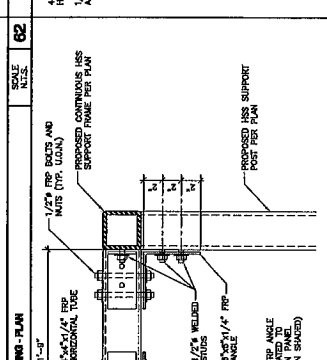
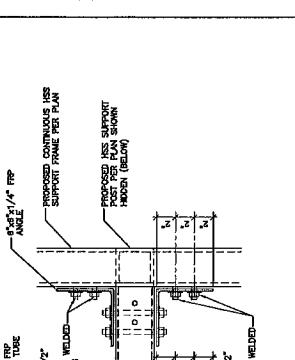
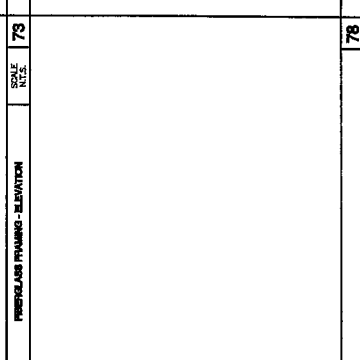
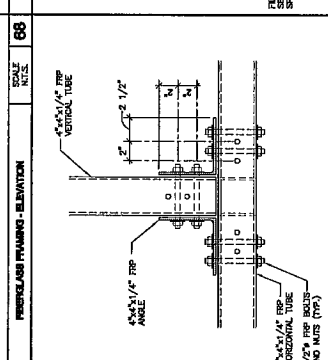
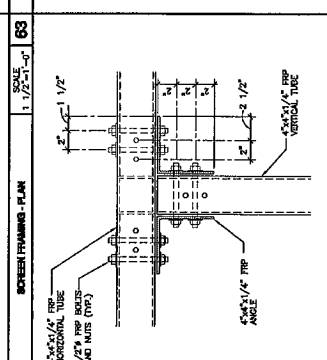
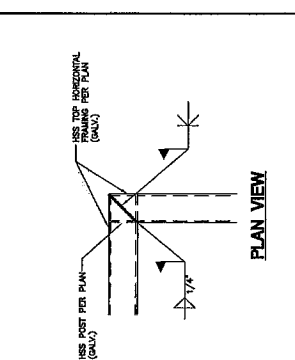
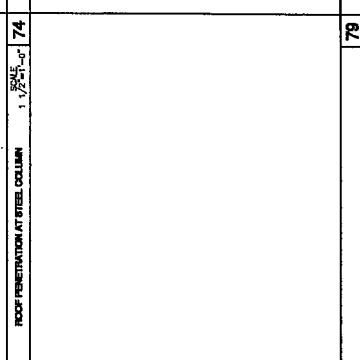
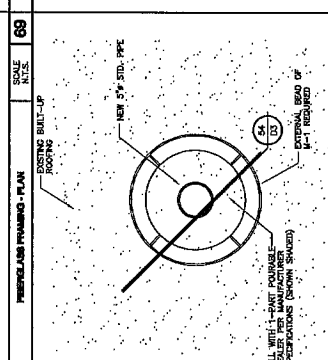
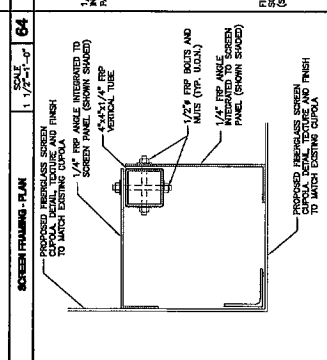
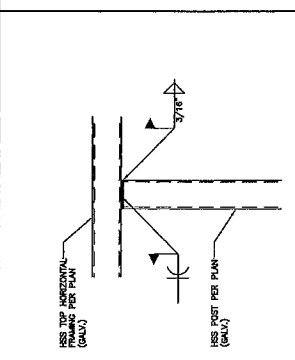
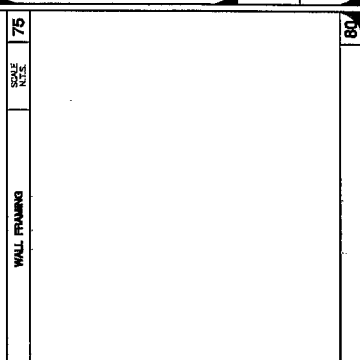
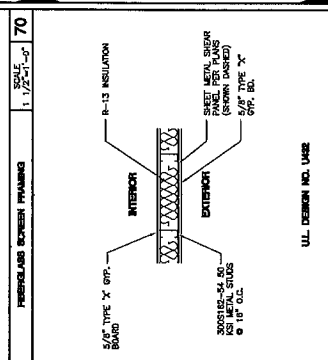
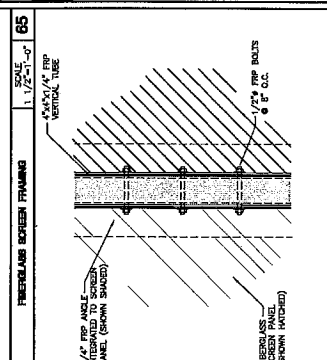
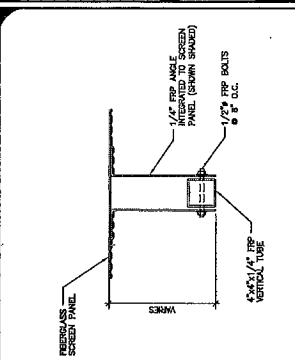
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**BONITA & WILLOW**  
 4045 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**DETAILS**

**D-4**





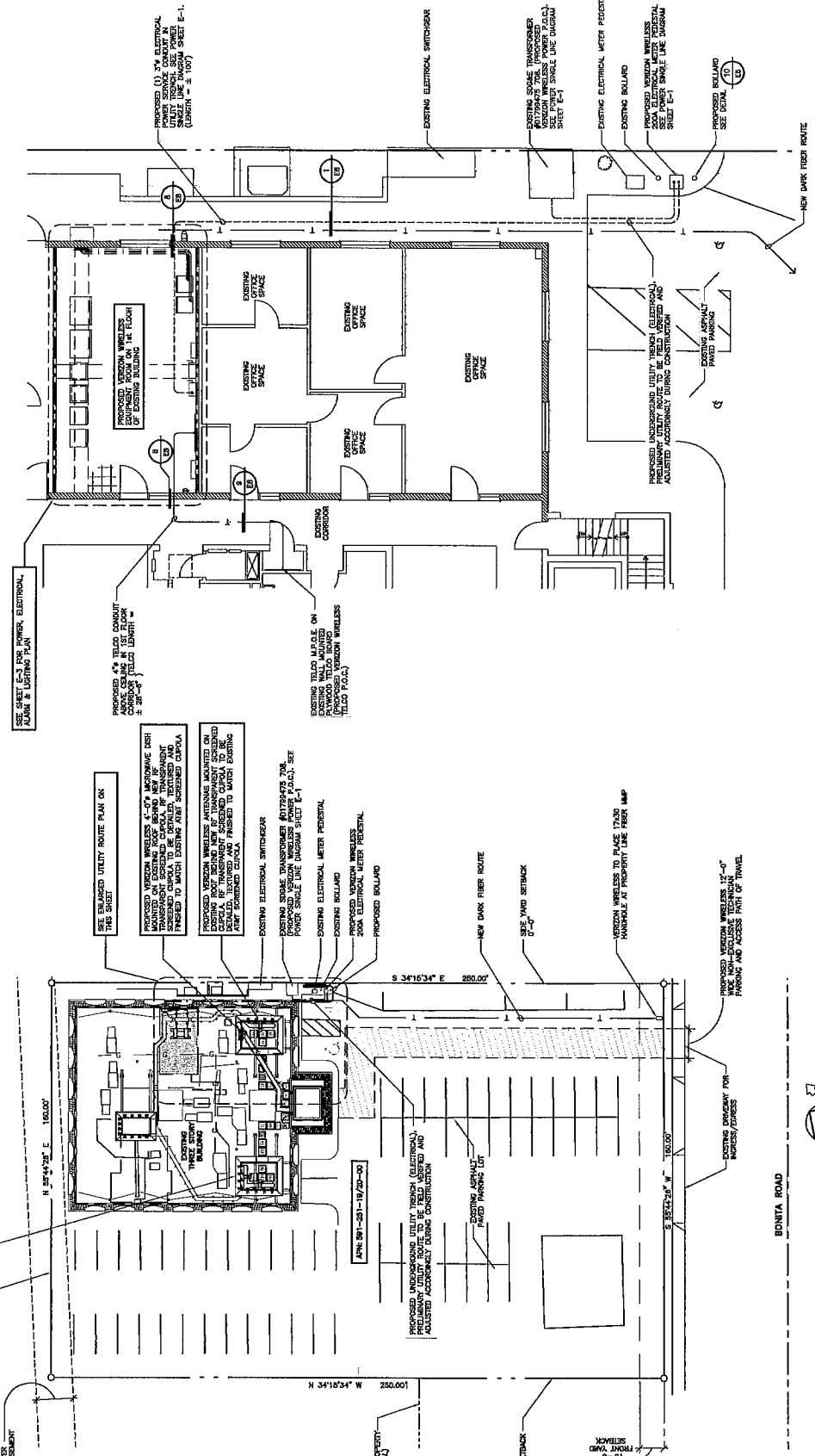
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0	02/01/19	LOOK CONSTRUCTION	OS
0	02/01/19	BUILDING SUBMITTAL	OS
0	02/01/19	LANDSCAPE COMMENTS	OS

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
370 CANINE POINT BLVD. SUITE 40  
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**BONITA & WILLOW**  
405 BONITA RD.  
BONITA, CA 91902

UTILITY ROUTE & ENLARGED UTILITY ROUTE PLAN  
**E-2**



SEE SHEET E-3 FOR POWER ELECTRICAL PLUMB & LIGHTING PLAN

PROPOSED VERIZON WIRELESS 4.5' X 6' INCLUSIVE UNIT MOUNTED ON EXISTING TRUCK BENCH NEW AIR CONDENSING COILS TO BE INSTALLED, TOLERATED AND FINISHED TO MATCH EXISTING AIR HANDLING COILS.

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON EXISTING TRUCK BENCH NEW AIR CONDENSING COILS TO BE INSTALLED, TOLERATED AND FINISHED TO MATCH EXISTING AIR HANDLING COILS.

EXISTING ELECTRICAL SWITCHGEAR EXISTING SQUARE TRANSFORMER AUTOTRANSFORMER FOR VERIZON WIRELESS POWER P.O.D. SEE SHEET E-1.

EXISTING ELECTRICAL SWITCHGEAR EXISTING SQUARE TRANSFORMER AUTOTRANSFORMER FOR VERIZON WIRELESS POWER P.O.D. SEE SHEET E-1.

EXISTING BOLLARD EXISTING VERIZON WIRELESS 200A ELECTRICAL METER PEDestal

NEW DARK FIBER ROUTE

NEW DARK FIBER ROUTE

SEE VMD SETBACK 0'-4"

EXISTING UNDERGROUND UTILITY TRENCH (ELECTRICAL, MECHANICAL, PLUMBING) TO BE RELOCATED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

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EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

EXISTING ASPHALT PAVED PARKING

**ENLARGED UTILITY ROUTE PLAN**  
SCALE: 1/8" = 1'-0"

**UTILITY ROUTE PLAN**  
SCALE: 1/8" = 1'-0"

BONITA ROAD

BONITA RD.

WILLOW ST.

SEE SHEET E-1

SEE SHEET E-1

SEE SHEET E-1

SEE SHEET E-1

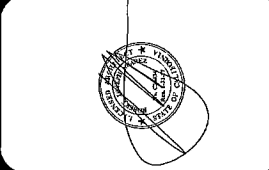
SEE SHEET E-1

SEE SHEET E-1

ISSUE STATUS	NO.	DATE	DESCRIPTION	BY
0	001		ISSUE FOR PERMITS	
1	002		ISSUE FOR PERMITS	
2	003		ISSUE FOR PERMITS	
3	004		ISSUE FOR PERMITS	
4	005		ISSUE FOR PERMITS	
5	006		ISSUE FOR PERMITS	
6	007		ISSUE FOR PERMITS	
7	008		ISSUE FOR PERMITS	
8	009		ISSUE FOR PERMITS	
9	010		ISSUE FOR PERMITS	

**Booth Staretz & Associates**  
 ARCHITECTS & INTERIORS  
 22 CANARY STREET SUITE 101  
 CANARY WHARF LONDON E14 4LE  
 TEL: 020 7417 1211

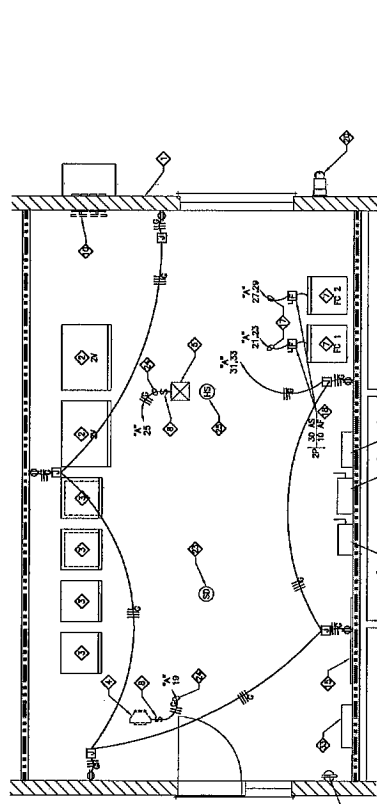
**Verizon**  
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 IRVINE, CA 92618



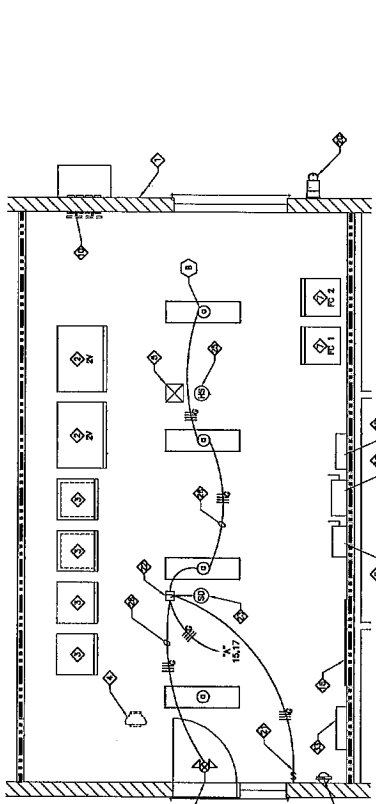
**BONITA & WILLOW**  
 405 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**POWER, ELEC., ALARM & LIGHTING PLANS**

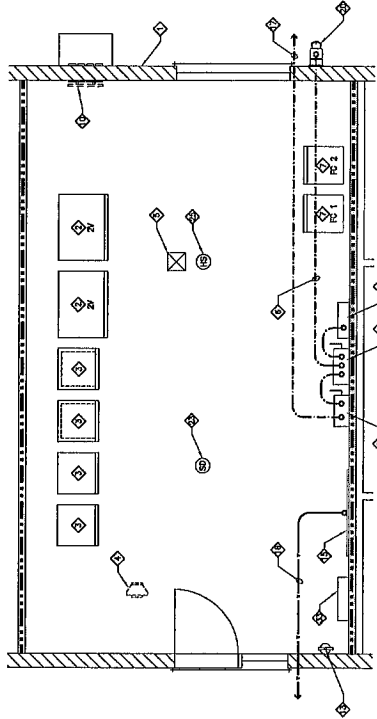
**E-3**



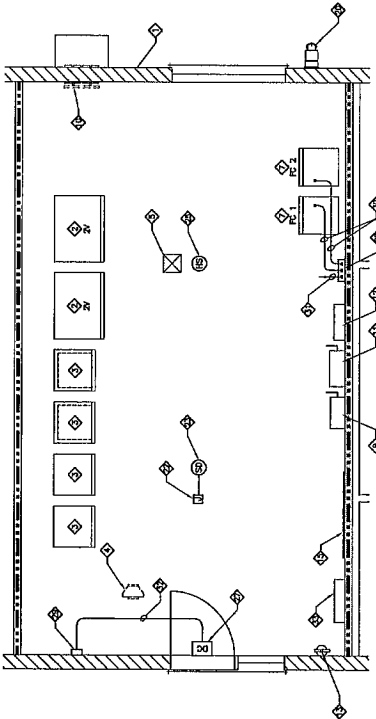
**ELECTRICAL PLAN**  
 SCALE: 1/8" = 1'-0"



**LIGHTING PLAN**  
 SCALE: 1/8" = 1'-0"



**POWER PLAN**  
 SCALE: 1/8" = 1'-0"



**ALARM PLAN**  
 SCALE: 1/8" = 1'-0"

- ELECTRICAL PLAN NOTES:**
- 1. ALL ALARM WIRING SHALL BE #22 SOLID WIRE.
  - 2. ALL ALARM WIRING SHALL BE ROUTED IN A FREETRYE THROUGH THE STUDS AND BE SECURED USING NYLON TIES EVERY 24" MAXIMUM.

- ALARM PLAN NOTES:**
- 1. ALL ALARM WIRING SHALL BE #22 SOLID WIRE.
  - 2. ALL ALARM WIRING SHALL BE ROUTED IN A FREETRYE THROUGH THE STUDS AND BE SECURED USING NYLON TIES EVERY 24" MAXIMUM.

- POWER PLAN NOTES:**
- 1. ALL ALARM WIRING SHALL BE #22 SOLID WIRE.
  - 2. ALL ALARM WIRING SHALL BE ROUTED IN A FREETRYE THROUGH THE STUDS AND BE SECURED USING NYLON TIES EVERY 24" MAXIMUM.

- LIGHTING PLAN NOTES:**
- 1. ALL ALARM WIRING SHALL BE #22 SOLID WIRE.
  - 2. ALL ALARM WIRING SHALL BE ROUTED IN A FREETRYE THROUGH THE STUDS AND BE SECURED USING NYLON TIES EVERY 24" MAXIMUM.

**FIXTURE SCHEDULE**

TYPE	MANUFACTURER	COLOR NO.	HOSPITALITY CLASS	LEAD-IN/LEAD-OUT	WIRING	FINISH	WIRING	WIRING	WIRING	WIRING
1	ULTRAMARK									
2	ULTRAMARK									

**NOTES:**

- ALL ALARM WIRING SHALL BE #22 SOLID WIRE.
- ALL ALARM WIRING SHALL BE ROUTED IN A FREETRYE THROUGH THE STUDS AND BE SECURED USING NYLON TIES EVERY 24" MAXIMUM.

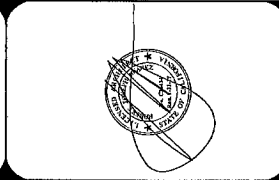
FOR THE RECORD, SEE THE ELECTRICAL PLAN IN SET E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44,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



REV.	DATE	DESCRIPTION	BY
0	02/28/18	RFX CONSTRUCTION	BP
0	02/28/18	LOOZ CONSTRUCTION	BP
0	02/28/18	BUILDING SUBMITTAL	BP
0	02/28/18	LANDSCAPE COMMENTS	BP

**BOOTH & SUARTZ**  
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IRVINE, CA 92618



**BONITA & WILLOW**  
4045 BONITA RD.  
BONITA, CA 91902

SHEET TITLE:  
**EQUIPMENT ROOM  
GROUNDING PLAN**

**E-4**

**GROUNDING GENERAL NOTES:**

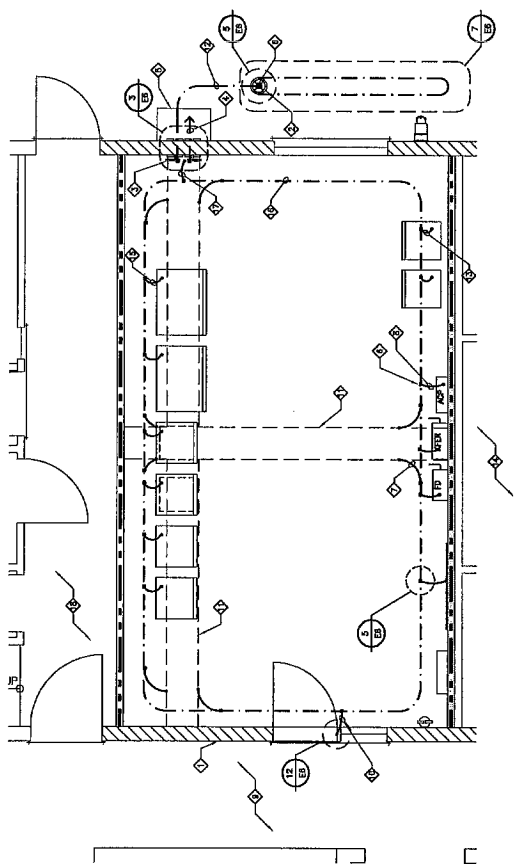
- GROUNDING LAYOUT MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTING GROUNDING SYSTEM AND PROVIDE THE NECESSARY GROUNDING SYSTEM TO MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE VERIZON WIRELESS GROUNDING SYSTEM DUE TO SITE OR SOIL CONDITIONS.
- GROUND TESTS CONTRACTOR SHALL PROVIDE TEST OF THE GROUNDING SYSTEM, PROVIDE PROPER RECORDS TO THE ARCHITECT AND THE VERIZON WIRELESS CONTRACTOR. THE SYSTEM RESISTANCE TO EARTH GROUND SHALL NOT EXCEED 5 OHMS. IF THE GROUND RESISTANCE TO EARTH GROUND EXCEEDS 5 OHMS, THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS CONTRACTOR IMMEDIATELY. THE CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE VERIZON WIRELESS CONTRACTOR IMMEDIATELY.
- ALL GROUND WIRE SHALL BE TIN COATED OR GREEN INSULATED WIRE, UNLESS OTHERWISE NOTED.
- CONNECTORS: ALL ABOVE-GRADE INTERIOR GROUNDING CONNECTIONS SHALL BE BRASS OR STAINLESS STEEL. ALL BELOW-GRADE INTERIOR GROUNDING CONNECTIONS SHALL BE BRASS OR STAINLESS STEEL. ALL GROUNDING CONNECTIONS TO FORWARDING EQUIPMENT AND OTHER BUILDING ELEMENTS SHALL BE CORRUDED TYPE EXCEPT AS OTHERWISE INDICATED.
- ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH THE VERIZON WIRELESS PROJECT MANUAL.
- ALL BONDING, BUSHINGS AND NUTS USED ON GROUNDING CONNECTIONS SHALL BE STAINLESS STEEL.
- GROUND CHANNEL SHIELD IN THREE (3) PLACES USING MANUFACTURER GUIDELINES.
- GROUNDING SHALL BE:  
- MINIMUM 1/2" DIAMETER OF BARS  
- MINIMUM 1/2" THICK FOR #2 OR SMALLER SHALL BE 8 INCHES.

- LEGEND:**
- GROUND ROD
  - ⊗ MECHANICAL GROUND CONNECTION
  - DOWNWELD CONNECTION
  - ⊠ GROUND ACCESS WELL  
CIRCULAR CONCRETE BOX, 8" x 12" HIGH WITH  
1" DIA. COVER WITH CAST LENSURE ON TOP  
(3 TOTAL)
  - GROUND CONDUCTOR

THEY DETENTED COMPOSITE CABLE NOTE:  
PRIOR TO START OF CONSTRUCTION THE CONTRACTOR IS TO VERIFY IF  
THEY DETENTED COMPOSITE CABLE IS TO BE USED FOR  
GROUNDING AT THIS SITE (MODEL # 10000A OR 10000B)

**GROUNDING PLAN NOTES:**

- PROPOSED VERIZON WIRELESS EQUIPMENT ROOM
- PROPOSED VERIZON WIRELESS XT GROUND ROD
- MASTER GROUND BUS BAR (MGB)
- TO EXTERIOR GROUND BUS BAR AT ROOF LEVEL
- PROPOSED COAX CABLE CHASE TO ROOF ABOVE
- DOWNWELD CONNECTION (TYPICAL)
- #6 AWG GREEN INSULATED STRANDED COPPER CONDUCTOR FROM  
CABLE LADDER TO INTERIOR HALO GROUND RING (IGR) (TYPICAL)
- ALL WIRE SHALL BE TYPED STRANDED COPPER CONDUCTOR FROM  
MATERIAL SPECIFICATIONS
- OPEN CORRIDOR
- #6 AWG GREEN INSULATED STRANDED COPPER CONDUCTOR FROM  
INTERIOR HALO GROUND RING (IGR) TO DOOR FRAME
- PROPOSED OVERHEAD COAX CABLE LADDER
- #2 SOLID TINED BARE COPPER WIRE IN 3/4" SCHEDULE 40  
STEEL PIPE TO EXTERIOR GROUND BUS BAR (MGB) FROM  
MASTER GROUND BUS BAR (MGB) AT GROUND ROD
- #2 AWG GREEN INSULATED STRANDED COPPER CONDUCTOR  
FROM AIR HANDLER TO INTERIOR HALO GROUND RING (IGR) (TYPICAL)
- EXISTING OFFICE SPACE
- EXISTING OVERHEAD COPPER CONDUCTOR FROM ALL  
EQUIPMENT TRAYS TO INTERIOR HALO GROUND RING (IGR) (TYPICAL)
- INTERIOR HALO GROUND RING (IGR), #2 AWG GREEN INSULATED  
STRANDED COPPER CONDUCTOR
- EXISTING OVERHEAD COPPER CONDUCTOR FROM  
EQUIPMENT TRAYS TO MASTER GROUND BUS BAR (MGB)
- EXISTING CORRIDOR



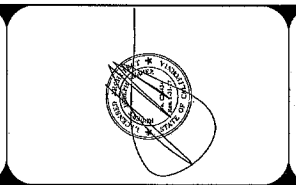
**EQUIPMENT ROOM GROUNDING PLAN**  
SCALE: 1/8" = 1'-0"



REV.	DATE	DESCRIPTION	BY
0	02/27/74	100% CONSTRUCTION	GP
1	02/27/74	ISSUE FOR SUBMITTAL	GP
2	02/27/74	CONTRACT COMMENTS	GP
3	02/27/74	CONTRACT COMMENTS	GP

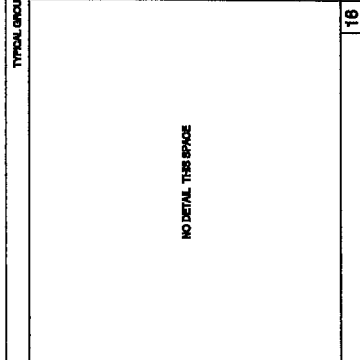
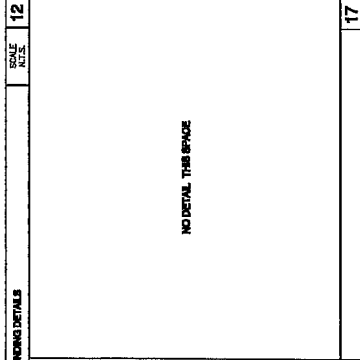
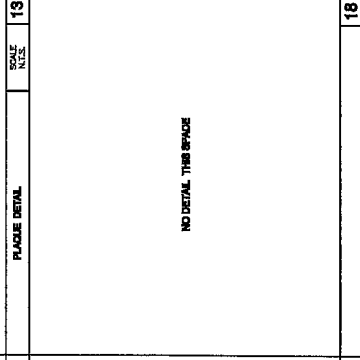
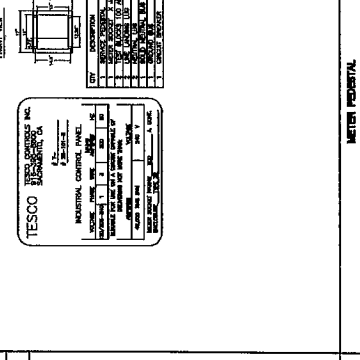
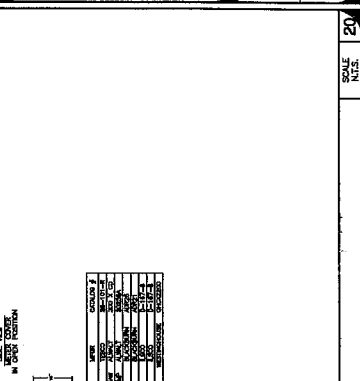
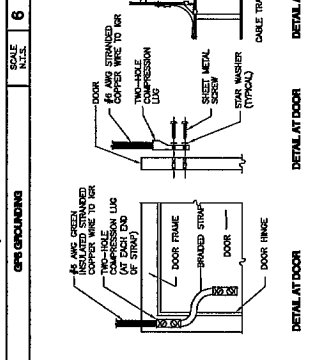
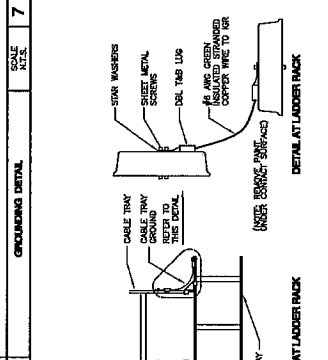
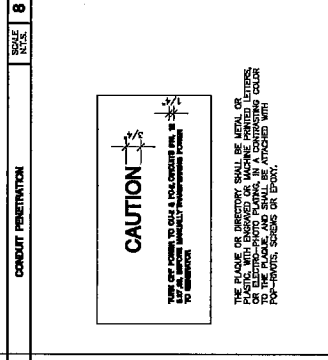
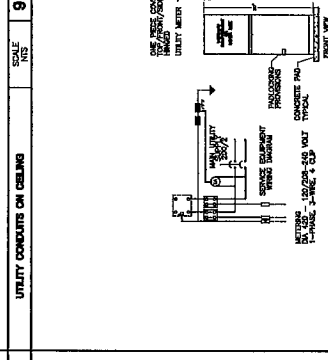
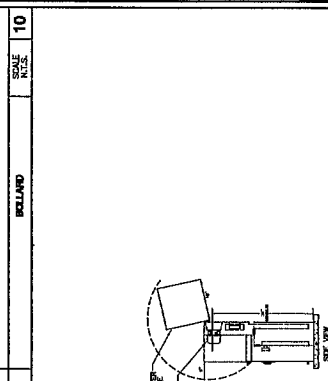
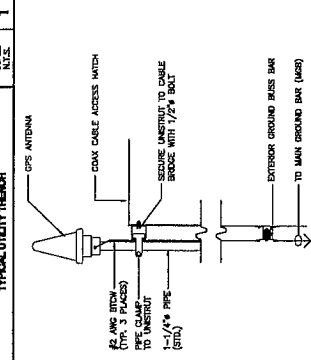
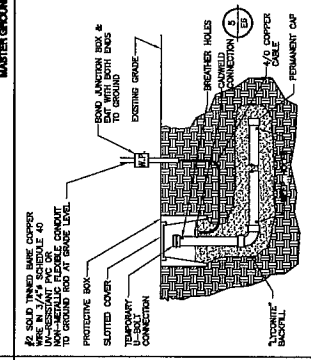
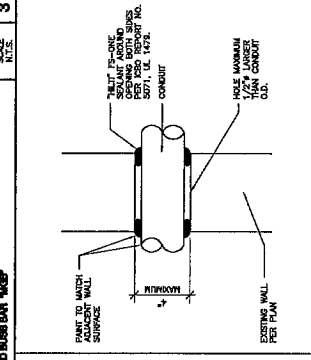
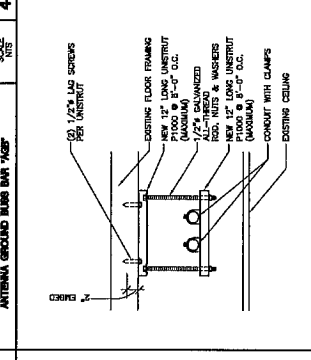
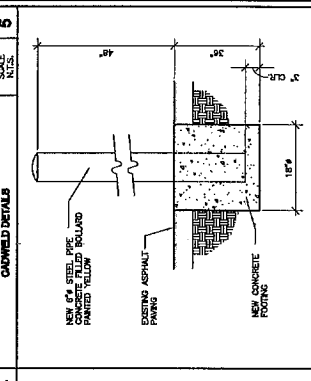
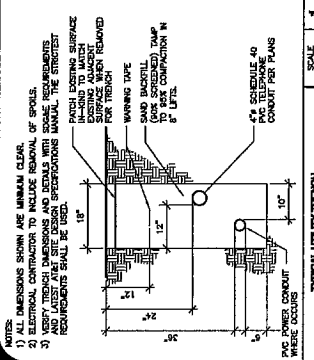
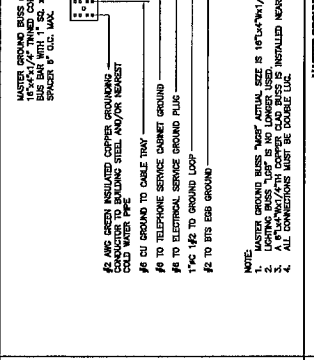
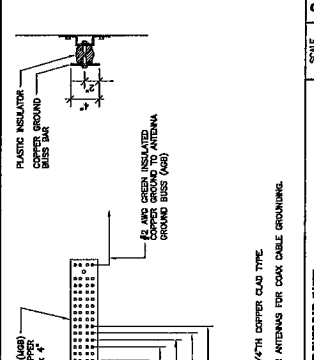
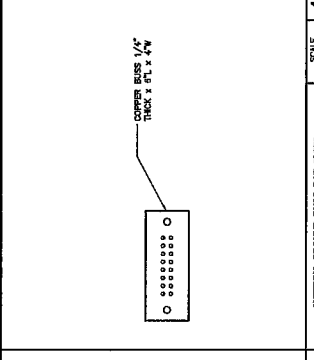
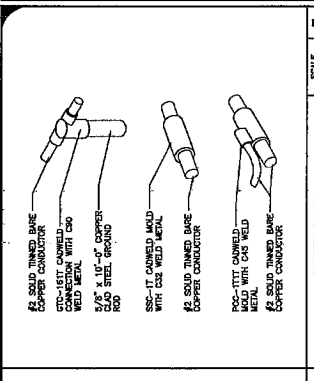
**BOOTH & SUARTZ**  
 ARCHITECTURE & INTERIORS  
 211 CALIFORNIA STREET, SUITE 200  
 SAN FRANCISCO, CALIF. 94102  
 TELEPHONE: 415-774-1111  
 TELEFAX: 415-774-1112

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 IRVINE, CA 92618



**BONITA & WILLOW**  
 4045 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE  
**ELECTRICAL DETAILS**  
**E-6**



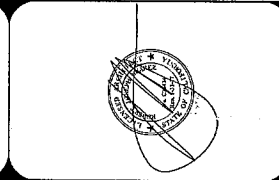
**ISSUE STATUS**

REV	DATE	DESCRIPTION	BY
1	02/25/16	ROOF CONSTRUCTION	SR
2	03/01/16	ROOF CONSTRUCTION	SR
3	03/01/16	BUILDING SUBMITTAL	SR
4	03/01/16	LANDLORD COMMENTS	SR

**Booth & Quarz**  
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 211 CENTER STREET, SUITE 200, IRVINE, CA 92614  
 TEL: 949.261.1111 FAX: 949.261.1112

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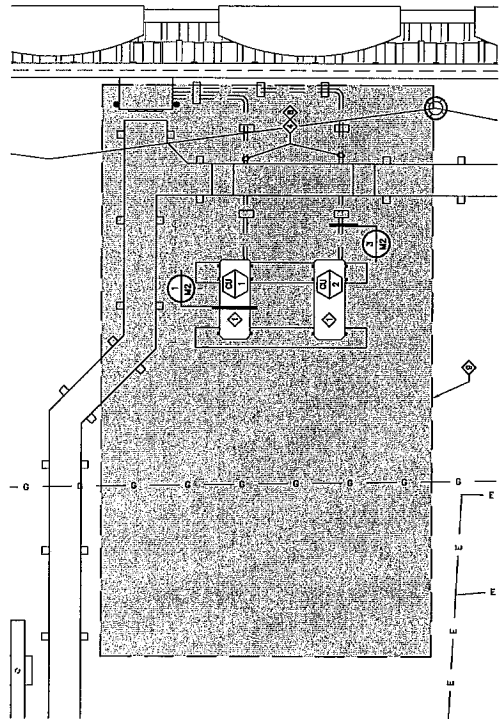
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 15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



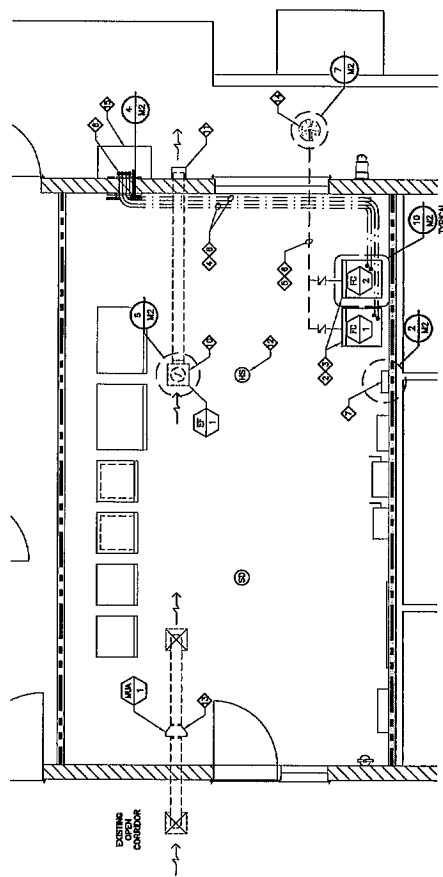
**BONITA & WILLOW**  
 4045 BONITA RD.  
 BONITA, CA 91902

SHEET TITLE:  
**MECHANICAL FLOOR PLAN**

**M-1**



**MECHANICAL PLAN - ROOF LEVEL**



**MECHANICAL PLAN - FIRST FLOOR**

**MECHANICAL NOTES:**

- 1. INSTALL CONDENSATE PUMP/RECYCLER WITH AN 1/8" HOOD EFFICIENCY AS INDICATED LEVEL AND ANCHOR PER MANUFACTURER'S INSTRUCTIONS. NOTE: MOUNT THE DISCONNECTS SO THEY DO NOT OBSTRUCT THE CONDENSATE/COMPRESSION LINES.
- 2. THIS MODEL 300K STEEL DOUBLE COLLECTION SERVY, 15"x14" OR THIS MODEL 300K STEEL SINGLE COLLECTION RETURN, 12"x12" INSTALL REFRIGERANT (LIQUID AND SUCTION) LINES FROM AIR HANDLERS TO CONDENSERS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 1/2" CLEARANCE BETWEEN REFRIGERANT LINES AND ALL OTHER WALLS, CEILING AND FLOORING. PROVIDE 1/2" CLEARANCE BETWEEN REFRIGERANT LINES AND ALL OTHER WALLS, CEILING AND FLOORING. PROVIDE 1/2" CLEARANCE BETWEEN REFRIGERANT LINES AND ALL OTHER WALLS, CEILING AND FLOORING. PROVIDE 1/2" CLEARANCE BETWEEN REFRIGERANT LINES AND ALL OTHER WALLS, CEILING AND FLOORING.
- 3. FIELD ROUTE CONDENSATE DRAIN THROUGH WALL IN MOST DIRECT ROUTE AS REQUIRED WITH FLEXIBLE CONNECT. SHALL BE TO BE 3/4" COPPER, ANCHOR AS SHOWN.
- 4. THE DISCONNECT SHALL BE THE SAME AS THE DISCONNECT IN USE.
- 5. HIGH/LOW TEMPERATURE ALARM THERMOSTAT PROVIDE AND INSTALL DUCTON PIPING OR TIGHT ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL THE SIGNAL WIRING TO CONTROL FAN PANELS, SEE ELECTRICAL DRAWINGS.
- 6. REFRIGERANT PIPING SHALL ROUTE THROUGH EXISTING WALL & UP THROUGH EXISTING WALL CHASE TO CONDENSER UNITS ON EXISTING ROOF ABOVE.
- 7. OUTLINE OF VERIZON WIRELESS EQUIPMENT ROOM AT FIRST FLOOR (SHOWN SHADDED).
- 8. PROVIDE WIRELESS EQUIPMENT ROOM FAN IN EXISTING WALLS WITH EXISTING MASC-UP AIR DAMPER. "BONITA" MODEL LOAD SENSORS, STATION # 0129 E.5.3.
- 9. EXISTING WALL VENT WITH WEATHER PROOF COVER FOR MOTORIZED EXHAUST FAN.
- 10. PROPOSED HYDROGEN SENSORS ON CEILING ABOVE STORAGE BATTERY SYSTEMS I.C. MODEL #H2N-IR.
- 11. PROPOSED MOTORIZED MAKE-UP AIR IN-LINE FAN IN CEILING SPACE ABOVE STORAGE BATTERY SYSTEMS I.C. MODEL #H2N-IR.
- 12. PROPOSED COAX CABLE CHASE UP TO ROOF LEVEL.

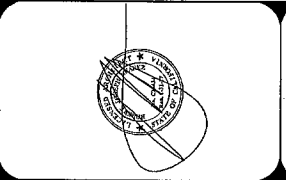
**ONLY ONE MECHANICAL UNIT WILL OPERATE AT ANY GIVEN TIME**

- 13. CEILING MOUNTED HYDROGEN DETECTORS STORAGE BATTERY SYSTEMS I.C. MODEL #H2N-IR SENSORS WITH GAS MONITOR TEST TO MONITOR THROUGHOUT LEVELS EXCEEDING 1% OF TOTAL VOLUME OF ROOM.
- 14. EXCEEDING 1% OF TOTAL VOLUME OF ROOM.
- 15. HYDROGEN SENSORS TURN THE EXHAUST FAN ON AND CLOSES THE EXHAUST FAN FROM AIR HANDLER.

REV.	DATE	DESCRIPTION	BY
0	10/28/19	100% CONSTRUCTION	SR
1	10/28/19	REVISIONS	SR
2	10/28/19	REVISIONS	SR
3	10/28/19	REVISIONS	SR

**Booth & Quarz**  
 ARCHITECTURE & INTERIORS  
 41 CHAMBER STREET, SUITE 100  
 SAN FRANCISCO, CA 94104  
 TEL: 415.441.1111

**Vertizon**  
 15905 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**BONITA & WILLOW**  
 4045 BONITA RD  
 BONITA, CA 91902

SHEET TITLE:  
**MECHANICAL NOTES & DETAILS**

**M-2**

**HVAC GENERAL NOTES**

- DESK CRITERIA:**  
 SUMMER AND 3 PH. OUTSIDE TEMPERATURES: 91 FOR BOX RH, 85 FOR 100% CONSTRUCTION, 78 FOR 100% CONSTRUCTION, 78 FOR 100% CONSTRUCTION, 78 FOR 100% CONSTRUCTION.  
 WINTER AND 12 AL. OUTSIDE TEMPERATURES: 34 FOR 100% CONSTRUCTION, 34 FOR 100% CONSTRUCTION, 34 FOR 100% CONSTRUCTION, 34 FOR 100% CONSTRUCTION.
1. THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE 2015 ASHRAE 90.1 ENERGY EFFICIENCY STANDARDS (EES).
  2. ALL HVAC WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND FEDERAL CODES THROUGH JURISDICTION OVER THE PROJECT.
  3. CONTRACTORS SHALL OBTAIN THE NEAREST USE AND RECORDING REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL REGULATIONS AND FEDERAL CODES THROUGH JURISDICTION OVER THE PROJECT.
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- HVAC EQUIPMENT SCHEDULE**
- | NO. | DESCRIPTION                       | QTY. | UNIT |
|-----|-----------------------------------|------|------|
| 01  | OUTDOOR AIR COOLED CONDENSER UNIT |      |      |
| 02  | SCREW DRIVE TRANSFORMER           |      |      |
| 03  | SCREW DRIVE TRANSFORMER           |      |      |
| 04  | SCREW DRIVE TRANSFORMER           |      |      |
| 05  | SCREW DRIVE TRANSFORMER           |      |      |
| 06  | SCREW DRIVE TRANSFORMER           |      |      |
| 07  | SCREW DRIVE TRANSFORMER           |      |      |
| 08  | SCREW DRIVE TRANSFORMER           |      |      |
| 09  | SCREW DRIVE TRANSFORMER           |      |      |
| 10  | SCREW DRIVE TRANSFORMER           |      |      |

1. REVISION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.1 ENERGY EFFICIENCY STANDARDS (EES).
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**ENERGY CONSERVATION NOTE**

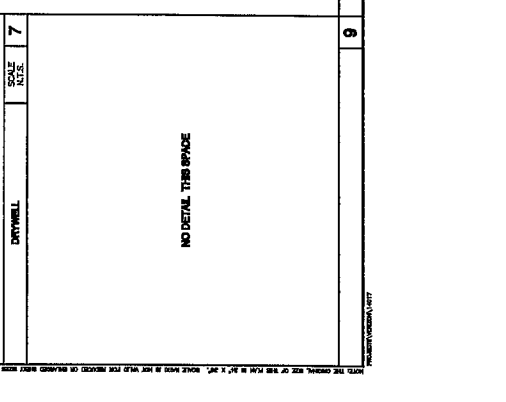
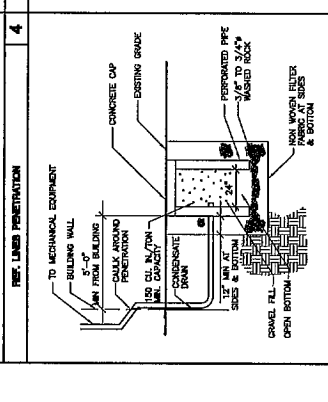
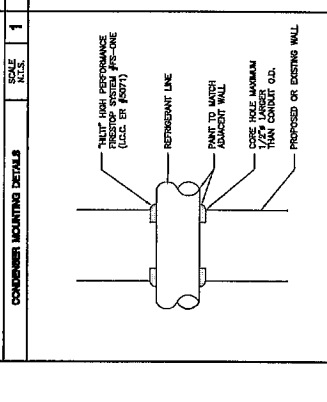
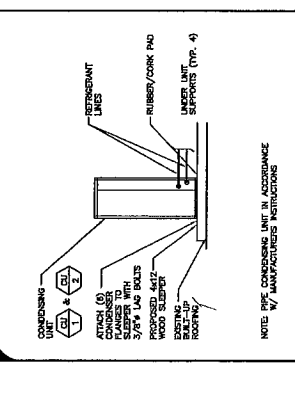
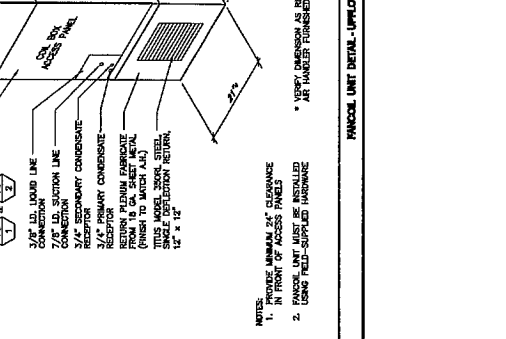
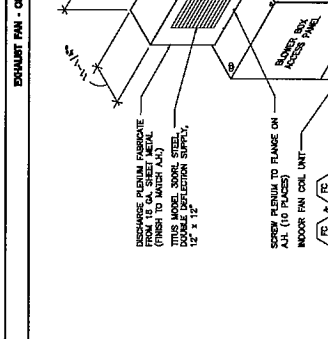
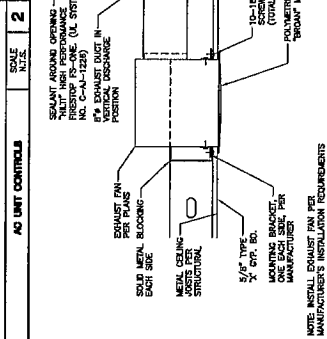
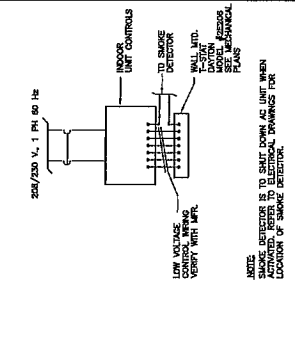
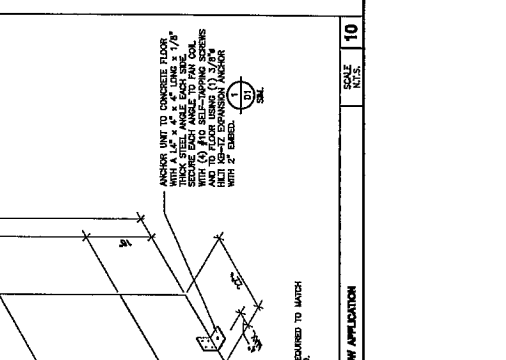
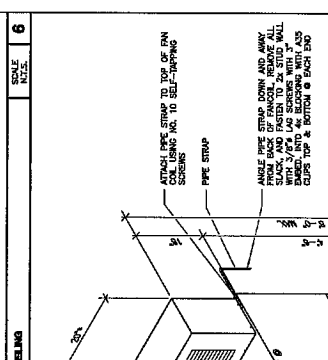
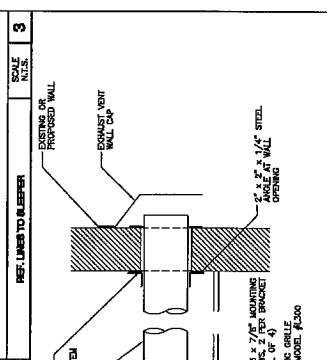
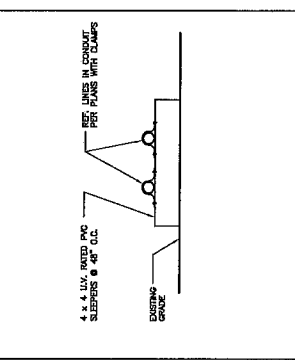
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- ENVIRONMENTAL CONTROL GENERAL NOTES**
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**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

McGuireWoods LLP  
1800 Century Park East, 8th Floor  
Los Angeles, CA 90067  
Attention: Reena R. Yuba

(Space above this line for recorder's use)

**SUBORDINATION, CONSENT, NON-DISTURBANCE, AND  
ATTORNMEN T AGREEMENT**

This SUBORDINATION, CONSENT, NON-DISTURBANCE, AND ATTORNMEN T AGREEMENT ("Agreement") is made as of the 29th day of Sept., 2016, among First Republic Bank having an address of 111 Pine Street, San Francisco, California 94111 ("Lender"), DW Bonita Road, LLC, a California limited liability company having an address of 4045 Bonita Road, Suite 307, Bonita, California 91902 ("Landlord"), and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, with an address for notice purposes at 180 Washington Valley Road, Bedminster, New Jersey 07921 (Site: Bonita and Willow) ("Tenant").

**RECITALS**

A. Tenant is the lessee pursuant to an unrecorded Lease Agreement ("Lease") dated \_\_\_\_\_, 2016, between Landlord and Tenant, of premises located at 4041 Bonita Road, Chula Vista, California ("Landlord's Property"), and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. Lender has made a loan to Landlord. This was secured by a Deed of Trust, Fixture Filing, Assignment of Rents and Security Agreement on the Landlord's Property dated April 2, 2015 and recorded on April 15, 2015 as Instrument No. 2015-0180836 in the Official Records of the County Recorder of San Diego County ("Trust Deed").

C. In the Lease, Tenant has agreed to attorn to the beneficiary of any deed of trust given by Landlord that may encumber the Landlord's Property as Tenant's landlord under the Lease in the event of a foreclosure of Landlord's interest, provided that Tenant receives from every such deed of trust beneficiary a nondisturbance agreement that recognizes the validity of the Lease in the event of a foreclosure of Landlord's interest and also Tenant's right to remain in occupancy of the portion of the Landlord's Property leased by the Tenant ("Leased Premises"), pursuant to the terms of the Lease, as long as the Tenant is not in default of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants in this Agreement, the parties hereby agree as follows:

1. Subordination. Notwithstanding anything to the contrary set forth in the Lease, the Lease, and the leasehold estate created thereby, and all of Tenant's rights thereunder, shall be and shall at all times remain subject, subordinate, and inferior in all respects (a) to the Trust Deed and all other loan documents executed in connection therewith (the "Loan Documents"), and to all renewals, modifications, extensions, and/or rearrangements thereof, and (b) to any and all renewals, modifications, extensions and/or rearrangements of any and all obligations and indebtedness secured by the Trust Deed, subject however, to the terms and conditions hereinafter set forth in this Agreement.
2. Consent. Lender consents to the Lease and to the Tenant's use and occupancy of the Leased Premises under the Lease.
3. Non-Disturbance. So long as the Tenant is not in default (after the expiration of any applicable cure period) in the payment of rent or in the performance of any of the other covenants of the Lease that Tenant is to perform, the Tenant's possession of the Leased Premises and the Tenant's other rights under the Lease, or any extensions or renewals thereof, shall not be diminished or interfered with by Lender. In addition, Lender shall not join Tenant as a party defendant in any action or proceeding for the purpose of terminating the Tenant's interest under the Lease or otherwise.
4. Nondisturbance, Foreclosure and Attornment.
  - a. If Lender, or any other purchaser at a foreclosure sale or sale under private power contained in the Trust Deed, becomes the owner of Landlord's Property, by reason of any foreclosure of the Trust Deed, the acceptance by Lender of a deed in lieu of foreclosure, or by any other manner, Lender or such other purchaser shall not terminate the Lease, and the Lease shall continue in full force and effect as a direct lease between Tenant and Lender, or such other purchaser, under all of the terms, covenant and conditions of the Lease for the remainder of the term thereof and any extensions or renewals thereof, with the same force and effect as if Lender or such other purchaser were the landlord under the Lease.
  - b. Immediately upon the succession of Lender or such other purchaser to the interest of the Landlord under the Lease, Tenant does hereby agree to attorn to Lender or such other purchaser as Tenant's landlord. The parties agree that such attornment shall be effective and self-operative without the execution of any further documents. Such attornment shall be subject to all terms, provisions and conditions of the Lease and all amendments and modifications thereof. So long as Tenant is not in default (after the expiration of any applicable cure periods) in the payment of rent and otherwise has not been determined by a court of competent jurisdiction to be in default under any of the material terms and conditions of the Lease, Lender or such other purchaser shall not disturb Tenant in Tenant's possession of the Leased Premises during the term of the Lease and any extensions or renewals thereof, or in the enjoyment of Tenant's rights under

the Lease. Nothing in this Agreement shall be construed to limit Tenant's rights against Landlord for any breach of a Lease obligation that occurred prior to the date of takeover, or any claims arising out of such takeover. Tenant shall, from and after Lender's or such other purchaser's succession to the interest of Landlord under the Lease, have the same remedies against such party that Tenant might have had under the Lease against Landlord; provided however, that Lender or such other purchaser shall not be:

- i. liable for any act or omission of any prior lessor, except for maintenance or repair obligations of Landlord of a continuing nature, for which Lender has been given notice and an opportunity to cure in accordance with the cure periods set forth in the Lease or this Agreement; or
- ii. subject to any offsets or defenses which Tenant might have against any prior lessor, except for any offset expressly enumerated in the Lease, arising from defaults by Landlord for which Lender received notice and had an opportunity to cure in accordance with the cure periods set forth in the Lease or this Agreement; or
- iii. liable for any damages or other relief attributable to any latent or patent defects in construction with respect to the Leased Premises or the Landlord's Property; or
- iv. liable for any consequential damages attributable to any act or omissions of any prior lessor; or
- v. liable for any damages or other relief attributable to any breach by Lender, any purchaser or any prior lessor of any representation or warranty contained in the Lease, except for continuing defaults; or
- vi. bound by any rent or additional rent which Tenant might have paid in advance to any prior lessor for any period beyond the month in which Lender or any purchaser succeeds to the interest of Landlord under the Lease or by any security deposit or other prepaid charge which Tenant might have paid in advance to any prior lessor, except to the extent any such payments or deposits are received by Lender or any purchaser; or
- vii. bound by any amendment or modification of the Lease which (i) materially increases the Landlord's obligations or materially reduces the Landlord's rights under the Lease or (ii) materially reduces the rent below fair market rent, without prior written consent of Lender.

5. Defaults. Tenant, from and after the date hereof, shall send a copy of any notice of default or similar statement under the Lease to Lender at the same time such notice or statement is sent to Landlord under the Lease. Such notices shall be delivered to Lender at the following address:



First Republic Bank  
111 Pine Street  
San Francisco, CA 94111

6. Modifications. This Agreement may be modified only by an agreement in writing signed by the parties hereto or their respective successors in interest. Nothing in this Agreement shall be construed as to require the consent of Lender to any amendments, modifications, renewals, or extensions of the Lease.

7. Binding Effect. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, legal representatives, successors and assigns of the parties hereto.

8. Attorneys' Fees. If any of the parties hereto institutes any action or proceeding in court to enforce any of the provisions hereof, or any action for damages by reason of any alleged breach of any of the provisions hereof, then the prevailing parties in any such action or proceeding shall be entitled to receive from the losing parties such amount as the court may adjudge to be reasonable attorneys' fees for the services rendered to the prevailing parties, together with the prevailing parties' other reasonable litigation costs and expenses.

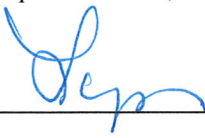
9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state in which Landlord's Property is located without giving effect to the choice of law rules thereof.

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

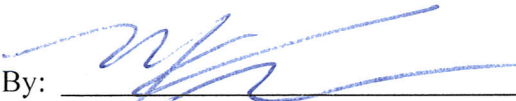
**LENDER:**

First Republic Bank,

By:   
Name: Lynnette Nemej  
Director  
Title: \_\_\_\_\_

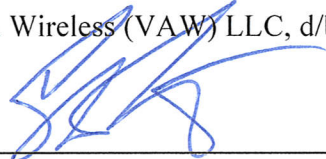
**LANDLORD:**

DW Bonita Road, LLC,  
a California limited liability company

By:   
Name: MITCHELL T. COMPTON II  
Title: CO-MANAGING PARTNER

**TENANT:**

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

By:  9/27/16  
Name: STEVEN LAMB  
Title: DIRECTOR - NETWORK

**LENDER ACKNOWLEDGEMENT**

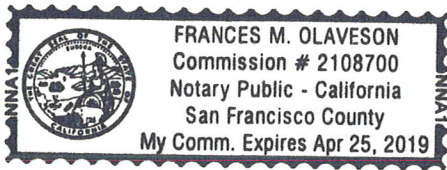
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 )  
COUNTY OF San Francisco )

On August 31, 2016, before me, Frances Olaveson, Notary Public, personally appeared Lynette Nerney, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Frances M. Olaveson  
Notary Public

(Seal)

LANDLORD ACKNOWLEDGEMENT

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

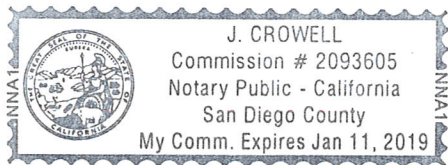
STATE OF Ca )

COUNTY OF San Diego )

On 09-29-2016, before me, J. Crowell, Notary Public, personally appeared Mitchell T. Compton II, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]  
Notary Public

(Seal)

TENANT ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA )
)
COUNTY OF ORANGE )

On September 27, 2016, before me, Trishka K. Villalta, Notary Public, personally appeared Sevenlamb, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Trishka K. Villalta
Signature of Notary Public



Place Notary Seal Above

## Exhibit "A"

### Legal Description of Landlord's Property

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

That portion of quarter Section 73 of the Rancho De La Nation, in the City of Chula Vista, County of San Diego, State of California, according to Map No. 166, filed in the Office of the County recorder of said County, described as follows:

#### Parcel 1:

Beginning at the Easterly terminus of the center line of the County Highway known as "Bonita Road No. 7," being the point of intersection of said center line with the center line of the County Highway known as "Road Survey No. 558" as said intersection is shown on the Map of said "Road Survey No. 558" on file in the Office of the County Surveyor of San Diego County;

Thence along the center line of said "Road Survey No. 558" North 55°23' East, 270 feet to the most Easterly comer of that Parcel of land described in Deed to Bonita-Sunnyside Fire Protection District, recorded March 23, 1953 in Book 4793, Page 296 of Official Records; being the true point of beginning;

Thence along the Northeasterly line of said District's land and the prolongation thereof North 34°37' West, 200 feet;

Thence North 55°23' East, 60 feet;

Thence South 34°37' East, parallel with said District's Northeasterly line, 200 feet to said center line of said County Highway;

Thence along said center line South 66°25' West, 60 feet to the true point of beginning.

#### Parcel 2:

Beginning at the Easterly terminus of the center line of the County Highway known as Bonita Road No. 7, being the point of intersection of said center line with the center line of the County Highway known as Road Survey No. 558, as said intersection is shown on Map of said Road Survey No. 558, on File in the Office of the County Surveyor of said County;

Thence along the center line of said Road Survey No. 558, North 55°23' East, 430 feet to the true point of beginning;

Thence South 55°23' West, 100.00 feet to the most Easterly comer of that Parcel of land described in Deed to Morris C. Allen and Dorothea W. Allen, husband and wife, recorded September 1, 1955 in Book 5778, Page 561 of Official Records;

Thence North 34°37' West, along the Easterly line of said Parcel and the Northerly prolongation thereof 300.00 feet to a line which is parallel with and 300.00 feet Northwesterly at right angles from said center line of Road Survey No. 558;

Thence along said Parallel line North 55°23' East 100.00 to a line which bears North 34°37' West from the true point of beginning;

Thence South 34°37' East, 300.00 feet to the true point of beginning.

Parcel 3:

Commencing at the intersection of the centerlines of Bonita Road and Willow Street as shown on Sheet 2 of 7 of Record of Survey Number 7377, of Chula Vista Municipal Golf Course, recorded March 18, 1971 in the Recorder's Office of San Diego County, State of California;  
Thence, according to said Record of Survey, North 55°22'43" East, along the centerline of Bonita Road 209.93 feet;  
Thence North 34°37'17" West, 115.10 feet to the boundary line of the Chula Vista Municipal Golf Course shown on said Record of Survey;  
Thence along the boundary of said Golf Course the following bearings and distances; North 34°38'15" West, 35.00 feet North 55°19'15" East, 60.05 feet; North 34°37'25" West, 49.94 feet;  
Thence North 55°21'20" East, 59.97 feet;  
Thence North 34°38'20" West, 99.93 feet to the true point of beginning;  
Thence leaving the boundary of said Golf Course South 55°22'43" West, 59.97 feet;  
Thence South 34°38'20" East, 49.95 feet to the point being also the Northwest corner of lot described in Corporation Grant Deed of record included in Document Number 73-318049, recorded November 14, 1973 in the recorder's Office of San Diego County, State of California;  
Thence along Northerly boundary line of said Lot, North 55°21'20" East, 59.97 feet to the point being also Northeast corner of lot described in said Grant Deed;  
Thence along the boundary of Golf Course North 34°38'20" West, 49.93 feet to the true point of beginning.

Parcel 4:

Commencing at the intersection of the centerlines of Bonita Road and Willow Street as shown on sheet 2 of 7 of Record of Survey Number 7377, of Chula Vista Municipal Golf Course, recorded March 18, 1971 in the recorder's Office of San Diego County, State of California;  
Thence, according to said Record of Survey North 55°22'43" East, along the centerline of Bonita Road 209.93 feet;  
Thence North 34°37'17" West, 115.10 feet to the boundary line of the Chula Vista Municipal Golf Course;  
Thence, along the boundary of said Golf Course the following bearings and distances: North 34°38'15" West, 35.00 feet; North 55°19'15" East, 60.05 feet; North 34°37'25" West, 49.94 feet to the true point of beginning;  
Thence North 34°38'20" West, 50.00 feet;  
Thence North 55°21'20" East, 59.97 feet;  
Thence South 34°38'20" East, 50.00 feet;  
Thence South 55°21'20" West, 59.97 feet to the true point of beginning.  
Excepting from Parcels 1 and 2 that portion conveyed to the City of Chula Vista by Deed recorded January 25 as Instrument No. No.74-020347 of Official Records.

Note: Parcels 1, 2 and 4 are also known as Parcel One of Parcel Map No. 2301, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof, filed in the Office of the County recorder of San Diego County, January 29, 1974.

Assessor's Parcel Number: 591-251-19 & 591-251-20