SAN BENITO COUNTY
VETERANS PARK COMMISSION

Angela Curro Board of Supervisors	**Mindy Sotelo** Board of Supervisors	**Richard Gallagher** Hollister VFW	**Maria Spandri** American Legion	**Vacant** San Juan Bautista VFW

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023
VETERANS PARK COMMISSION - SPECIAL MEETING-
AUGUST 27, 2026
5:00 PM

The meeting will be available through Zoom and Peak Agenda for those who wish to join or require accommodations.

Members of the public may participate remotely via zoom at the following link *https://zoom.us/join* with the following Webinar ID and Password:

Webinar ID: 846 9667 0334
Password: 665901
Join via audio: +1 408 638 0968 US (San Jose)

*Those participating by phone who would like to make a comment can use the "raise hand" feature by dialing "*9". In order to receive the full zoom experience, please make sure your application is up to date.*

Remote zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the board of supervisors reserves the right to conduct the meeting without remote access.

Remote Viewing:

Members of the public who wish to watch the meeting can view a livestream of the meeting online through:
Peak Agenda Page:* *https://cosb.granicus.com/ViewPublisher.php?view_id=1

Written Comments & Email Public Comment
Members of the public may submit comments via email by 5:00 PM prior to the meeting to the Clerk at sreck@sanbenitocountyca.gov

Public Comment Guidelines

1. *The Commission welcomes your comments.*
2. *If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.*
3. *Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.*
4. *Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.*

If you have any questions, please contact the Clerk at (831) 902-2289 or email sreck@sanbenitocountyca.gov.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ACKNOWLEDGE CERTIFICATE OF POSTING

1 CONSENT AGENDA

1.A. **PUBIC WORKS DEPARTMENT - D. KATADA-Acknowledge the certificate of posting for the August 27, 2026 Special Meeting of the Veterans Park Commission.SBC FILE NUMBER: 127**

Certificate of Posting 2026-08-27

2 DISCUSSION/ACTION ITEMS

2.A. **PUBLIC WORKS DEPARTMENT - D. KATADA-1. Receive information on urgent maintenance and capital improvement needs at Veterans Memorial Park; 2. Discuss and prioritize projects for inclusion in future state and federal budgetary funding requests; and3. Provide direction to staff regarding acquiring cost estimates, project maps, immediate maintenance items, and other needs as desired. 4. Provide direction on recommendations to go before the Board of Supervisors as desired.SBC FILE NUMBER: 127**

Supplemental Documentation - 20241007_Vets Park_Projects Update.pptx
Bertha Briggs Building Improvement - Construction Estimate
Veteran's Park Parking Lot Final Estimate
County of San Benito Final Parking Lot Plans Veteran's Park
Supplemental Documentation - Veterans Memorial Park Striping-06-28-23
Supplemental Documentation - Veterans Memorial Park_potential future phase

2.B. **ADMINISTRATION - E. COLIO WARREN-Receive update on Verizon Cell Tower in Veteran's Memorial Park, 1023 Memorial Drive, San Benito County (APN #056-250-038 and #056-250-039).SBC FILE NUMBER: 127**

72939 Final Post Closing Package

3 ADJOURNMENT

SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM

Maria Spandri	Dom Zanger	Robert Duffy	Vacant	Mindy Sotelo
Hollister VFW	Boad of Supervisors	American Legion	San Juan Bautista VFW	Board of Supervisors

Item Number: 1A

MEETING DATE: **08/27/2026**

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

PUBIC WORKS DEPARTMENT - D. KATADA-
ACKNOWLEDGE THE CERTIFICATE OF POSTING FOR THE AUGUST 27, 2026 SPECIAL MEETING OF THE VETERANS PARK COMMISSION.
SBC FILE NUMBER: 127

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Acknowledgement of the Certificate of Posting for August 27, 2026, Special Meeting of the Veterans Park Commission.

ATTACHMENTS:
Certificate of Posting 2026-08-27

San Benito County Veterans Park Commission
2301 Technology Parkway
Hollister, CA 95023

CERTIFICATE OF AGENDA POSTING

Pursuant to Government Code §59454.2(a), I *Stephanie Reck,* certify that the **SPECIAL MEETING AGENDA** for the **SAN BENITO COUNTY VETERANS PARK COMMISSION MEETING** scheduled for August 27, 2026, was posted at the following locations, freely accessible to the public, on this day of August 26, 2026:

The bulletin board outside the front entrance of the San Benito County Planning Department, 2301 Technology Parkway, Hollister, CA

AND

The bulletin board outside the front entrance of the San Benito County Administration Building, 481 Fourth Street, Hollister, CA

AND

On The San Benito County website https://cosb.granicus.com/ViewPublisher.php?view_id=1 in the "BOS/CMSN AGENDAS" page.

Stephanie Reck
Senior Planner
County of San Benito

SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM

Maria Spandri	Dom Zanger	Robert Duffy	Vacant	Mindy Sotelo
Hollister VFW	Boad of Supervisors	American Legion	San Juan Bautista VFW	Board of Supervisors

Item Number: 2A

MEETING DATE: **08/27/2026**

DEPARTMENT: VETS PARK

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

PUBLIC WORKS DEPARTMENT - D. KATADA-
1. RECEIVE INFORMATION ON URGENT MAINTENANCE AND CAPITAL IMPROVEMENT NEEDS AT VETERANS MEMORIAL PARK;
2. DISCUSS AND PRIORITIZE PROJECTS FOR INCLUSION IN FUTURE STATE AND FEDERAL BUDGETARY FUNDING REQUESTS; AND
3. PROVIDE DIRECTION TO STAFF REGARDING ACQUIRING COST ESTIMATES, PROJECT MAPS, IMMEDIATE MAINTENANCE ITEMS, AND OTHER NEEDS AS DESIRED.
4. PROVIDE DIRECTION ON RECOMMENDATIONS TO GO BEFORE THE BOARD OF SUPERVISORS AS DESIRED.
SBC FILE NUMBER: 127

AGENDA SECTION:

DISCUSSION/ACTION ITEMS

BACKGROUND/SUMMARY:

Veteran Memorial Park requires several improvements to address public safety, accessibility, infrastructure, maintenance, and the park's overall condition. The following projects are presented for evaluation and consideration to be included in future state and federal budgetary requests:

Items to include in a funding request:

1. Parking lot re-pavement*
2. Park-wide lighting, including solar lighting options*
3. Construction or improvement of a second park entrance and exit*
4. Improvement or replacement of the middle green restroom*
5. ADA-compliant sidewalk access near the picnic area*
6. Improvements to the Bertha Briggs Building/area. A cost estimate for Bertha Briggs was previously provided in February 2026 as follows:
    1. Reconstruct Bertha Briggs Building, cost $1,244,000
    2. Bertha Briggs sitework (ADA parking stalls and adjacent hardscape), cost $200,000

3. Bertha Briggs design and environmental documents cost $150,000

* Cost estimates to be determined

Intermediate items:

1. Septic System Clean Up - $250 estimation
    1. A future evaluation may be conducted to determine the feasibility of a connection to the public sewer system, which may be considered a long-term option.

Immediate items:

1. Park Wide Fencing - preliminary estimates $12,000
2. Tree Trimming and related park maintenance

Tree trimming, Fencing, and other routine maintenance needs may be reviewed for possible funding within the existing County budget or General Fund.

There is no defined fiscal impact associated with receiving this report and discussing the potential projects. Project costs and funding sources have not yet been determined. Any future expenditure or funding commitment would be presented to the Board for consideration and approval, as required.

The commission may discuss the identified projects, potential priorities, possible funding opportunities, and any additional information needed before further action is considered.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

1. Receive information on urgent maintenance and capital improvement needs at Veterans Memorial Park;
2. Discuss and prioritize projects for inclusion in future state and federal budgetary funding requests; and
3. Provide direction to staff regarding acquiring cost estimates, project maps, immediate maintenance items, and other needs as desired.
4. Provide direction on recommendations to go before the Board of Supervisors as desired.

ATTACHMENTS:

Supplemental Documentation - 20241007_Vets Park_Projects Update.pptx
Bertha Briggs Building Improvement - Construction Estimate
Veteran's Park Parking Lot Final Estimate
County of San Benito Final Parking Lot Plans Veteran's Park
Supplemental Documentation - Veterans Memorial Park Striping-06-28-23
Supplemental Documentation - Veterans Memorial Park_potential future phase

San Benito County

Resource Management Agency
Public Works Division
Veteran's Park Commission Meeting
October 7, 2024

Veterans Park Commission Meeting

ITEM NO.3.B BATHROOM UPGRADES, PROPOSED STRIPING/LIGHTING, AND A REVIEW OF THE FOOD VENDOR POLICY

Veterans Park Commission Meeting

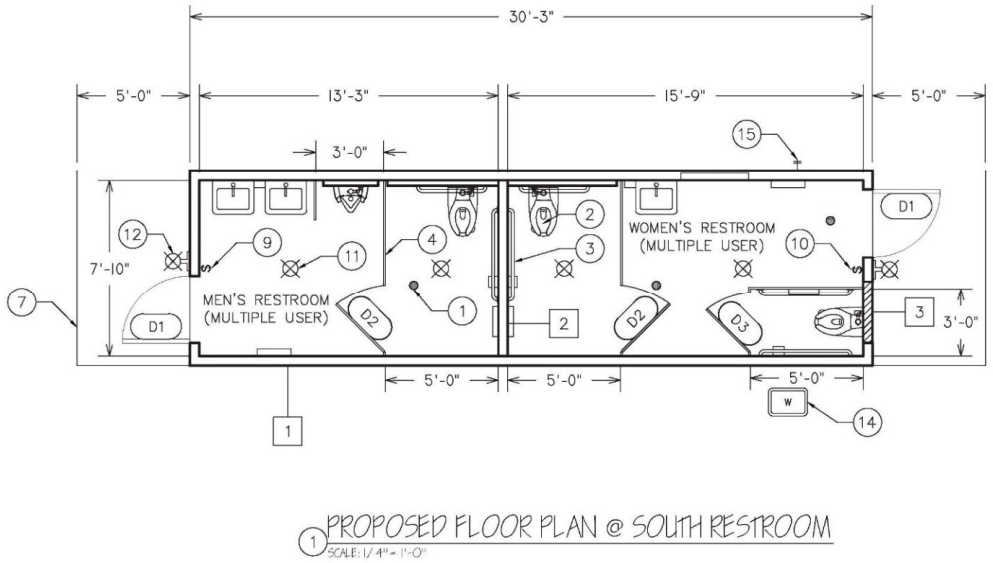
ITEM NO.3B BATHROOM UPGRADES:

SCHEDULE:

Budget: Still under budget, but minimal budget remaining due to storage costs and design modifications

Construction completion – Nov. 11th

SOUTH RESTROOM (PROPOSED):



1 PROPOSED FLOOR PLAN @ SOUTH RESTROOM

SCALE: 1/ 4" = 1'-0"

Veterans Park Commission Meeting

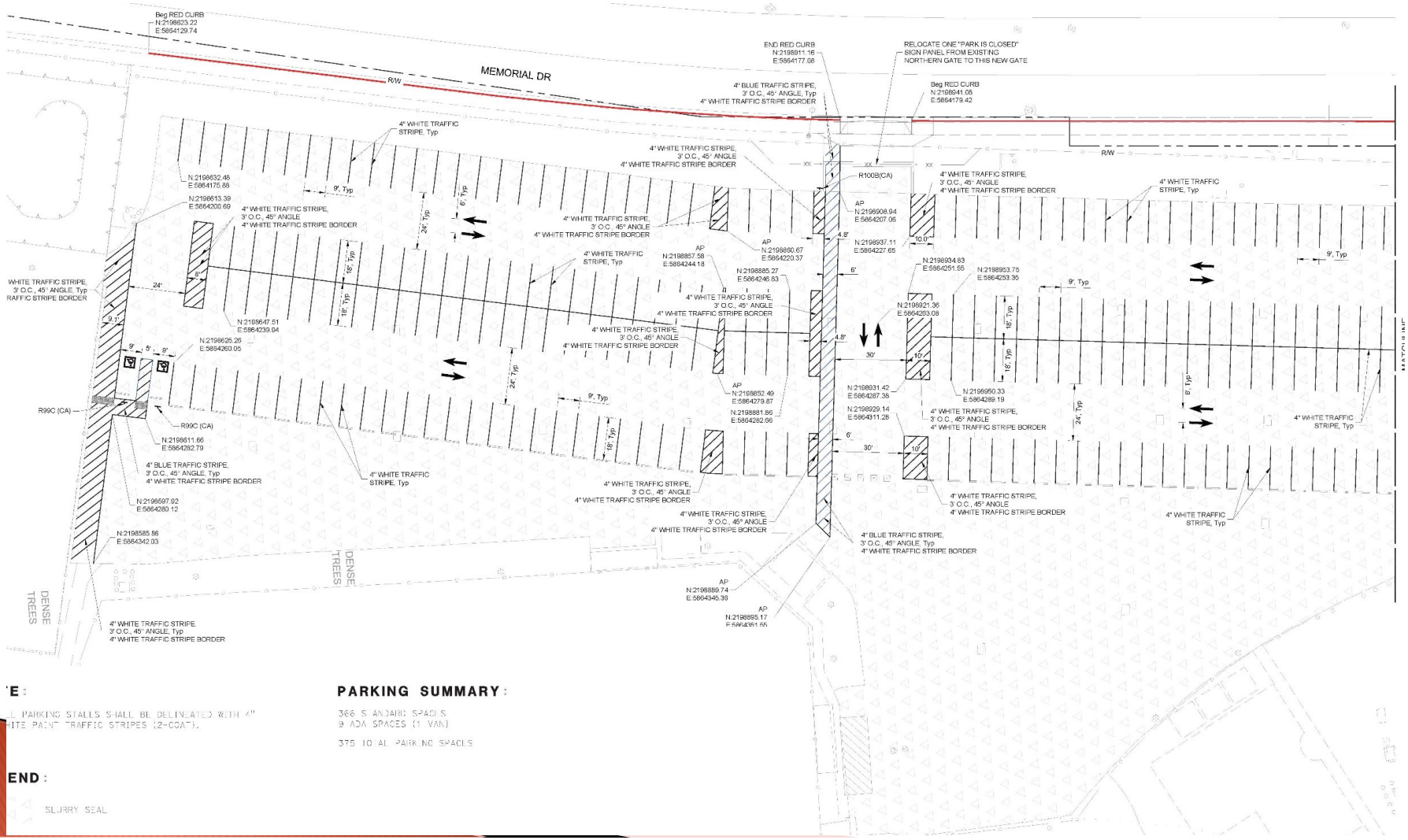
ITEM NO.3B PARKING LOT UPGRADES:

SCHEDULE:

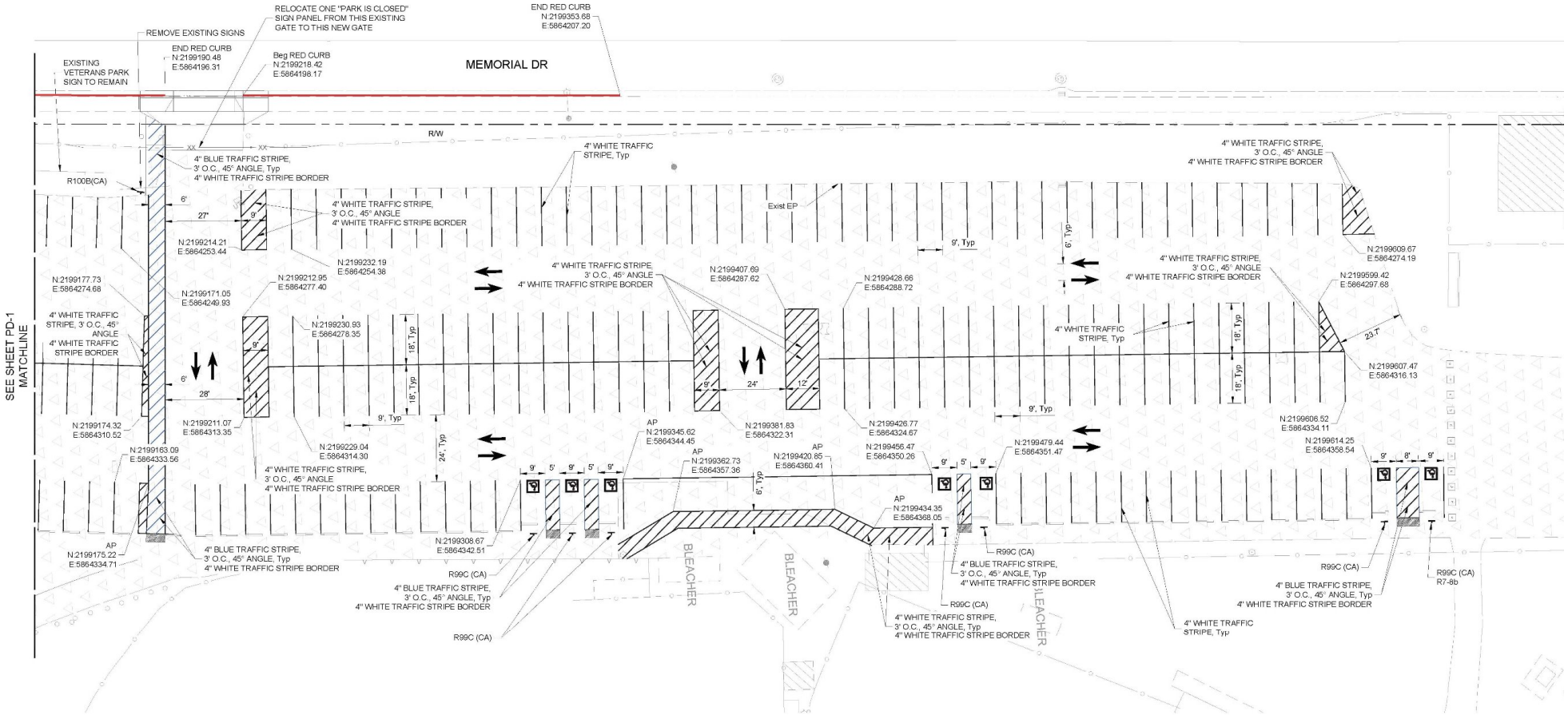
Estimated construction budget = $980K

Goal to complete construction– Early March (before Little League begins)

Veterans Park Commission Meeting



Veterans Park Commission Meeting



NOTE:

1. ALL PARKING STALLS SHALL BE DELINEATED WITH 4" WHITE TRAFFIC STRIPES.

PARKING SUMMARY:

366 STANDARD SPACES
9 ADA SPACES (1 VAN)

375 TOTAL PARKING SPACES

Veterans Park Commission Meeting

ITEM NO.3B FOOD TRUCK/VENDOR STATUS :

COUNTY CODE:

§ 25.02.004 TEMPORARY USE PERMITS.

- (f) *Food trucks.* Food trucks may operate in fixed locations or at any given location for more than four hours after obtaining a temporary use permit. The temporary use permit may be used by one truck to operate in up to four locations.
- 1. The following standards apply to the operation of food trucks:
- a. Food trucks shall operate with all required health and other permits as required by the San Benito County Code and other applicable state and local regulations.
- b. Food trucks and any associated improvements or accessories (such as picnic tables or seating) shall not occupy parking which is required to meet the needs of permanent uses on the parcel, and shall not block vehicle circulation or emergency access.
- c. Restroom and other facilities shall be provided as required by the County Department of Environmental Health.
- d. Food trucks shall be parked safely and out of the public right of way.

Veterans Park Commission Meeting

ITEM NO.3B FOOD TRUCK/VENDOR STATUS :

COUNTY CODE:

§ 25.02.004 TEMPORARY USE PERMITS.

- 2. The temporary use permit for a food truck shall specify:
- a. Address(es) at which the truck will operate, up to a maximum of four locations.
- b. Site plan for the placement of the food truck and any accessories.
- c. Any requirements from the Department of Environmental Health or other County departments.
- d. Schedule of operation at each location, including days and hours.
- 3. Each temporary use permit for a food truck shall be valid for a period of up to one calendar year, starting on the day the permit is issued.
- 4. A temporary use permit for an event may specify the location(s) and number of food trucks to be operated during the event, *in which case temporary use permit(s) for individual food trucks are not needed.*

Veterans Park Commission Meeting

ITEM NO.3C FENCING REPAIRS NEEDED

- The larger repairs have been completed

- The small repairs to sagging fence fabric are not urgent and will not be repaired.

The construction budget for lighting/striping was $740K. New budget will need to be approximately $980K (additional $240K required from Park Impact Funds)

Veterans Park Commission Meeting

ITEM NO.3D DISCUSSION FOR INCREASING COMMUNITY INVOLVEMENT

Veterans Park Commission Meeting

ITEM NO.3E DISCUSSION ON SHEDS IN THE LITTLE LEAGUE AREA OF THE PARK

Questions/Comments

Bertha Briggs Building



Address: 1221 Memorial Drive, Hollister
Year Built:



No. of Stories: 1
Square Feet: 1,200

Summary: The Bertha Briggs Building is located within Veterans Memorial Park and is intended for public rental and community use. The facility has been vacant for several years and is generally in poor condition, with multiple building systems exhibiting deterioration associated with prolonged vacancy and deferred maintenance.
Summary Date: 01/22/2026

Bertha Briggs Building Facility Condition Assessment Deficiency and Cost Summary			
	Square Footage		1,200
	Number of Floors		1
	Year of Construction		
	Replacement Value ($1,020/sf)		$1,224,000
	Facility Condition Index (FCI) = Deficiency Total / Replacement Value		***63.99%***
	Building System	Deficiency Summary	Cost
1.	Substructure/Structure	Necessary Upgrades	$ 70,000
2.	Exterior Envelope	Repair and paint walls; replace windows and doors	$ 74,000
3.	Interior Construction/Finishes	New interior finishes throughout	$ 98,000
4.	Roof	Repairs, Gutter, Downspout	$ 45,000
5.	Plumbing	Replace all fixtures, valves, etc.	$ 37,979
6.	HVAC	Update HVAC system and controls	$ 204,360
7.	Fire Protection	Verify requirements to add fire protection, verify device	$ 8,183
8.	Electrical	Replace lighting and verify branch wiring/panels based on	$ 68,670
9.	Equipment & Furnishings	Replace equipment and furnishings	$ 27,639
10.	Site Improvements/Utilities	Replace sidewalks and walkways, replace canopy	$ 47,300
11.	Soft Cost	15% - Design, Environmental Reports, Administration	$ 102,170
		DEFICIENCY TOTAL:	**$ 783,301**

FINAL SUBMITTAL

VETERANS MEMORIAL PARK

IN THE CITY OF HOLLISTER
IN SAN BENITO COUNTY
WALLACE GROUP PROJECT No. 1274-0016

December 11, 2024

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	120100	TRAFFIC CONTROL SYSTEM	1	LS	$ 7,200	$ 7,200
2	130100	JOB SITE MANAGEMENT	1	LS	$ 6,600	$ 6,600
3	130201	WATER POLLUTION CONTROL PROGRAM	1	LS	$ 4,100	$ 4,100
4	130620	TEMPORARY DRAINAGE INLET PROTECTION	5	EA	$ 500	$ 2,500
5	15XXXX	REMOVE TREE	13	EA	$ 750	$ 9,750
6	190101	ROADWAY EXCAVATION	280	CY	$ 250	$ 70,000
7	205050A	REMOVABLE BOLLARD AND SLEEVES	20	EA	$ 3,500	$ 70,000
8	205050B	REMOVE BOLLARD	1	EA	$ 250	$ 250
9	260203	CLASS 2 AGGREGATE BASE	170	CY	$ 300	$ 51,000
10	377501	SLURRY SEAL	130	TON	$ 1,100	$ 143,000
11	390132	HOT MIX ASPHALT (TYPE A)	130	TON	$ 350	$ 45,500
12	394073	PLACE HOT MIX ASPHALT DIKE (TYPE A)	80	LF	$ 60	$ 4,800
13	730070	DETECTABLE WARNING SURFACE	110	SQFT	$ 80	$ 8,800
14	731504	MINOR CONCRETE (CURB AND GUTTER)	3	CY	$ 2,700	$ 8,100
15	731516	MINOR CONCRETE (DRIVEWAY)	20	CY	$ 1,600	$ 32,000
16	731521	MINOR CONCRETE (SIDEWALK)	4	CY	$ 2,100	$ 8,400
17	731820	REMOVE CONCRETE SIDEWALK AND DRIVEWAY	70	SQYD	$ 275	$ 19,250
18	731840	REMOVE CONCRETE (CURB AND GUTTER)	100	LF	$ 60	$ 6,000
19	77xxxx	INSTALL 6" WATER METER BOX	1	EA	$ 2,000	$ 2,000
20	780500	PARKING BUMPER (PRECAST CONCRETE)	93	EA	$ 200	$ 18,600
21	79xxxx	CONSTRUCTION SURVEYING	1	LS	$ 10,000	$ 10,000
22	800360	CHAIN LINK FENCE (TYPE CL-6)	120	LF	$ 50	$ 6,000
23	802440A	20' CANTILEVER CHAIN LINK GATE	4	EA	$ 5,500	$ 22,000
24	803020	REMOVE FENCE	160	LF	$ 25	$ 4,000
25	803060	REMOVE GATE	2	EA	$ 880	$ 1,760
26	820250	REMOVE ROADSIDE SIGN	2	EA	$ 200	$ 400
27	820650	RELOCATE SIGN PANEL	2	EA	$ 430	$ 860
28	820750	FURNISH SINGLE SHEET ALUMINUM SIGN (0.063"-UNFRAMED)	30	SQFT	$ 40	$ 1,200
29	820840	ROADSIDE SIGN - ONE POST	11	EA	$ 625	$ 6,875
30	840656	PAINT TRAFFIC STRIPE (2-COAT)	13200	LF	$ 2	$ 26,400
31	840666	PAINT PAVEMENT MARKING (2-COAT)	520	SQFT	$ 25	$ 13,000
32	870200	LIGHTING SYSTEM	1	LS	$ 313,000	$ 313,000
33	999990	MOBILIZATION (10%)	1	LS	$ 92,400	$ 92,400
					SUBTOTAL BASE	**$ 1,015,745**
					CONTINGENCY (5%)	**$ 51,000**
					TOTAL BASE BID (Rounded to Nearest $1k)	**$ 1,067,000**

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

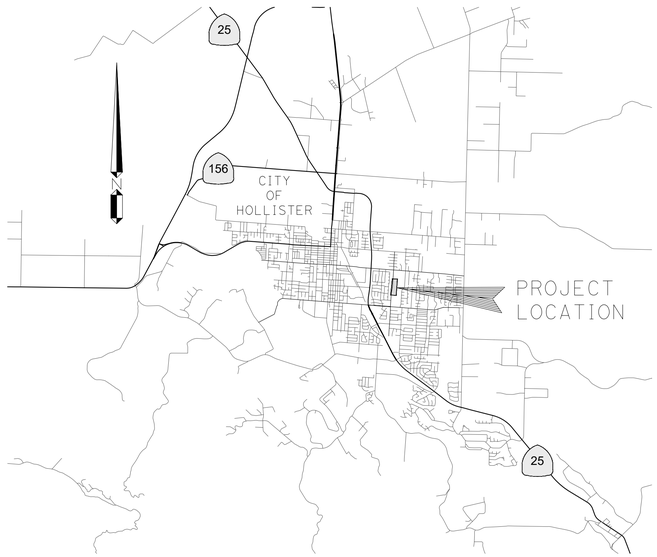
SHEET LIST TABLE

SHEET No	SHEET NUMBER	SHEET TITLE
1	T-1	TITLE SHEET
2	GN-1	GENERAL NOTES
3	PC-1	PROJECT CONTROL PLAN
4	DM-1	DEMOLITION PLAN
5	DM-2	DEMOLITION PLAN
6	L-1	LAYOUT PLAN
7	L-2	LAYOUT PLAN
8	C-1	CONSTRUCTION DETAILS
9	C-2	CONSTRUCTION DETAILS
10	C-3	CONSTRUCTION DETAILS
11	PD-1	STRIPING AND SIGNAGE PLAN
12	PD-2	STRIPING AND SIGNAGE PLAN
13	E0.1	SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
14	E0.2	CA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)
15	E1.1	SINGLE LINE DIAGRAM AND PANELBOARD SCHEDULES
16	E2.1	ELECTRICAL OVERALL SITE PLAN
17	E2.2	ENLARGED SITE PLAN - SOUTH
18	E2.2P	PHOTOMETRICS PLAN - SOUTH
19	E2.3	ENLARGED SITE PLAN - NORTH
20	E2.3P	PHOTOMETRICS PLAN - NORTH
21	E4.1	ELECTRICAL SPECIFICATIONS

COUNTY OF SAN BENITO
DEPARTMENT OF PUBLIC WORKS

PROJECT PLANS FOR CONSTRUCTION OF
VETERANS MEMORIAL PARK

FINAL PLANS



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

COUNTY OF SAN BENITO

STEVE LOUPE, PE
RCE 63575
COUNTY ENGINEER

DATE

Know what's **below.**
Call before you dig.

THE COUNTY OF SAN BENITO & WALLACE GROUP OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THESE PLANS.

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
TITLE SHEET

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24
DRAWING NO.
T-1
1 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5

GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2023 CALTRANS STANDARD PLANS, SPECIFICATIONS AND REVISED STANDARD PLANS, AND CITY OF HOLLISTER STANDARDS.
2. THE CONTRACTOR SHALL POSSESS THE CLASS OR CLASSES OF LICENSE AS SPECIFIED IN THE "NOTICE INVITING BIDS".
3. THE CONTRACTOR SHALL COORDINATE THE WORK WITH UTILITY AGENCIES AND PRIVATE LANDOWNER USERS, AS WELL AS OTHER CONSTRUCTION WORK IN THE AREA.
4. THE CONTRACTOR SHALL NOT START WORK UNTIL A NOTICE TO PROCEED IS ISSUED BY THE COUNTY ENGINEER.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL PRACTICE SAFETY AT ALL TIMES AND SHALL FURNISH, ERECT, AND MAINTAIN SUCH FENCES, BARRICADES, LIGHTS AND SIGNS NECESSARY TO GIVE ADEQUATE PROTECTION TO THE PUBLIC AT ALL TIMES.
7. THE CONTRACTOR SHALL PROVIDE ALL AS-BUILT REVISIONS PRIOR TO THE ACCEPTANCE OF IMPROVEMENTS BY THE COUNTY.
8. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING APPROVED REVISIONS, FOR THIS PROJECT ON THE SITE AT ALL TIMES AND CONTRACTOR SHALL BE FAMILIAR WITH ALL APPLICABLE DETAILS, STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS, VEHICLES TRAVELING THROUGH THE SITE, AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT. EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OR ENGINEER.
10. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, AND/OR THE SPECIFICATIONS THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO THE COMMENCEMENT OF SAID WORK.

ENVIRONMENTAL NOTES

11. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) FOR WATER POLLUTION CONTROL IN ACCORDANCE WITH THE COUNTY'S STATE WATER CONTROL BOARD PERMIT, AND AS DIRECTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL TAKE EFFECTIVE MEASURES TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
13. TEMPORARY DRAINAGE INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS WITHIN PROJECT VICINITY PER CALTRANS STANDARD PLAN T62.

SURVEY NOTES

14. SEE PROJECT CONTROL SHEET FOR ADDITIONAL SURVEY NOTES NOT SHOWN HERE.

TRAFFIC NOTES

15. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN A MINIMUM OF ONE 10' LANE IN EACH DIRECTION OPEN TO TRAFFIC ON ALL ROADWAYS WITHIN PROJECT LIMITS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
16. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.
17. ALL TRAFFIC CONTROL DEVICES TO BE INSTALLED SHALL CONFORM TO THE CURRENT EDITION OF THE STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD).
18. COMMERCIAL AND RESIDENTIAL ACCESS SHALL BE MAINTAINED AT ALL TIMES.
19. MAINTAIN PEDESTRIAN AND BICYCLE ACCESS, AT ALL TIMES, MINIMUM WIDTH 4 FEET.

UTILITY NOTES

20. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL PROGRAM 811 AND THE COUNTY AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL UTILITY SERVICE PROVIDERS, THE COUNTY OF SAN BENITO AND CITY OF HOLLISTER FOR WORK AFFECTING THEIR FACILITIES.

EARTHWORK NOTES

THE FOLLOWING EARTHWORK VOLUMES ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR REMOVAL OF VEGETATION OR FOR ROCK INCURRED DURING EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES AND ACCOUNT FOR SHRINKAGE AND SUBSIDENCE DURING CONSTRUCTION.

CUT = 230 CY

DISTURBED AREA

7,368 SF ±, 0.17 AC.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
Beg	BEGIN
BMP	BEST MANAGEMENT PRACTICES
CY	CUBIC YARD
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
Exist	EXISTING
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
FT	FEET
GB	GRADE BREAK
HMA	HOT MIX ASPHALT
INV	INVERT
O.C.	ON CENTER
PA	PLANTING AREA
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
TC	TOP OF CURB
Typ	TYPICAL
Var	VARIES

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

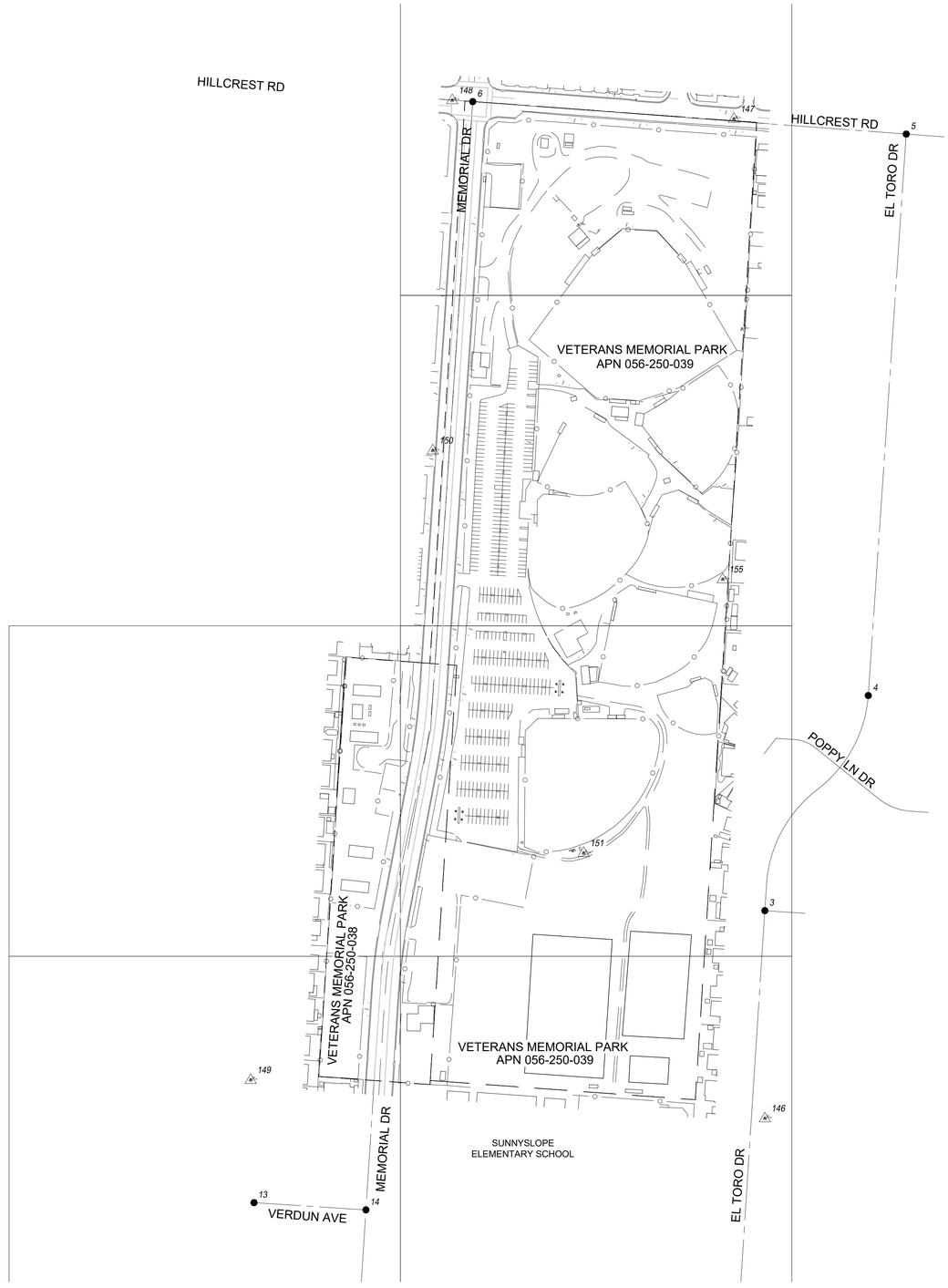
COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
GENERAL NOTES

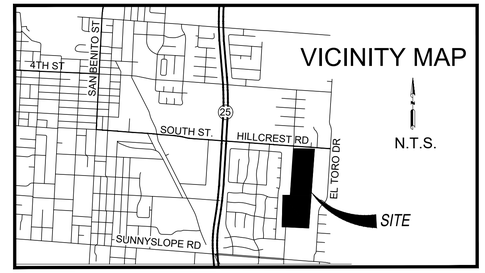
JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
GN-1
2 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5

SURVEY CONTROL





SURVEYOR'S STATEMENT

THIS MAP REPRESENTS A SURVEY MADE BY ME AT THE REQUEST OF THE COUNTY OF SAN BENITO. THE FIELD SURVEY WAS PERFORMED ON DECEMBER 13, 2021.

DATE: 10/10/2024

GEORGE MARCHENKO, LS 6964

FOUND MONUMENT COORDINATE TABLE

PT. NO.	NORTHING	EASTING	ELEV.	DESC.
3	2198441.37	5864910.75	325.1	FD BC PUNCH NOT TAGGED
4	2198936.19	5865148.70	322.7	FD BC RCE18764
5	2200227.61	5865235.94	314.0	FD BC RCE18764
6	2200302.27	5864239.08	298.4	FD BC 29003
8	2197226.51	5863971.36	324.2	FD BC RCE18764
10	2197165.91	5864784.55	346.5	FD BC RCE18764
13	2197769.74	5863736.06	308.6	FD BC 17611
14	2197753.10	5863993.47	315.2	FD BC 17611

SURVEY CONTROL POINTS

PT. NO.	NORTHING	EASTING	ELEV.	DESC.
146	2197964.29	5864910.91	332.42	SET MAG STOPBAR
147	2200263.19	5864839.84	305.70	SET AT PI T
148	2200306.14	5864191.97	299.38	SET AT PI MAG STOPBAR
149	2198052.58	5863728.26	307.40	SET MAG WG WASH AERL TRGT
150	2199500.50	5864147.13	304.83	SET AT PI NECOR HV3
151	2198574.47	5864494.15	319.99	SET AT PI E COR PAD
155	2199204.12	5864813.88	310.90	SET AT 60D WG WASH

SURVEY NOTES

1. *ALL UNITS ARE IN U.S. SURVEY FEET.*
2. *THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD83(2007)), EPOCH DATE OF 2007.00.*
3. *THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 4 PROJECTION.*
4. *THIS SURVEY BASED ON 2 NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS. THOSE STATIONS ARE THE NGS POINTS DESIGNATED PID GU2612 "HOLLISTER", HAVING A PUBLISHED POSITION OF: NORTHING 2203485.77', EASTING 5857502.00'; AND PID GU3630 "HOLLAIR", HAVING A PUBLISHED POSITION OF: NORTHING 2217094.29', EASTING 5859397.50'. THE RESULTING BEARING FROM "HOLLISTER" TO "HOLLAIR" BEING: N 07°55'46.5" E. THE BEARINGS SHOWN HEREON ARE REFERENCED TO CCS83, ZONE 4 GRID NORTH.*
5. *THE VERTICAL DATUM FOR THIS SURVEY IS THE CITY OF HOLLISTER VERTICAL CONTROL NETWORK AS PROVIDED BY MR. DAVID RUBCIC, PE, PLS - ASSOCIATED CIVIL ENGINEER, CITY OF HOLLISTER. THIS SURVEY IS BASED ON THE FOLLOWING BENCHMARKS:*
   BM5 - HAVING A PUBLISHED ELEVATION OF 310.172
   BM10 - HAVING A PUBLISHED ELEVATION OF 484.86
   BM 22 - HAVING A PUBLISHED ELEVATION OF 281.706
   BM 31 - HAVING A PUBLISHED ELEVATION OF 231.307

THE BOUNDARY PLOTTED HEREON IS FOR LAND PLANNING PURPOSES AND BASED ON THE LEGAL DESCRIPTION PROVIDED IN CONDITION OF TITLE GUARANTEE NO. 5026900-6734035 BY FIRST AMERICAN TITLE (THE REPORT). THE REPORT WAS FOR PROPERTIES DESIGNATED AS APN: 056-250-039 AND 056-250-038.

0 75 150 300
1 INCH = 150 FEET

N

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

LICENSED LAND SURVEYOR
George Y. Marchenko
No. 6964
STATE OF CALIFORNIA

SIGNATURE
DATE: 10/10/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

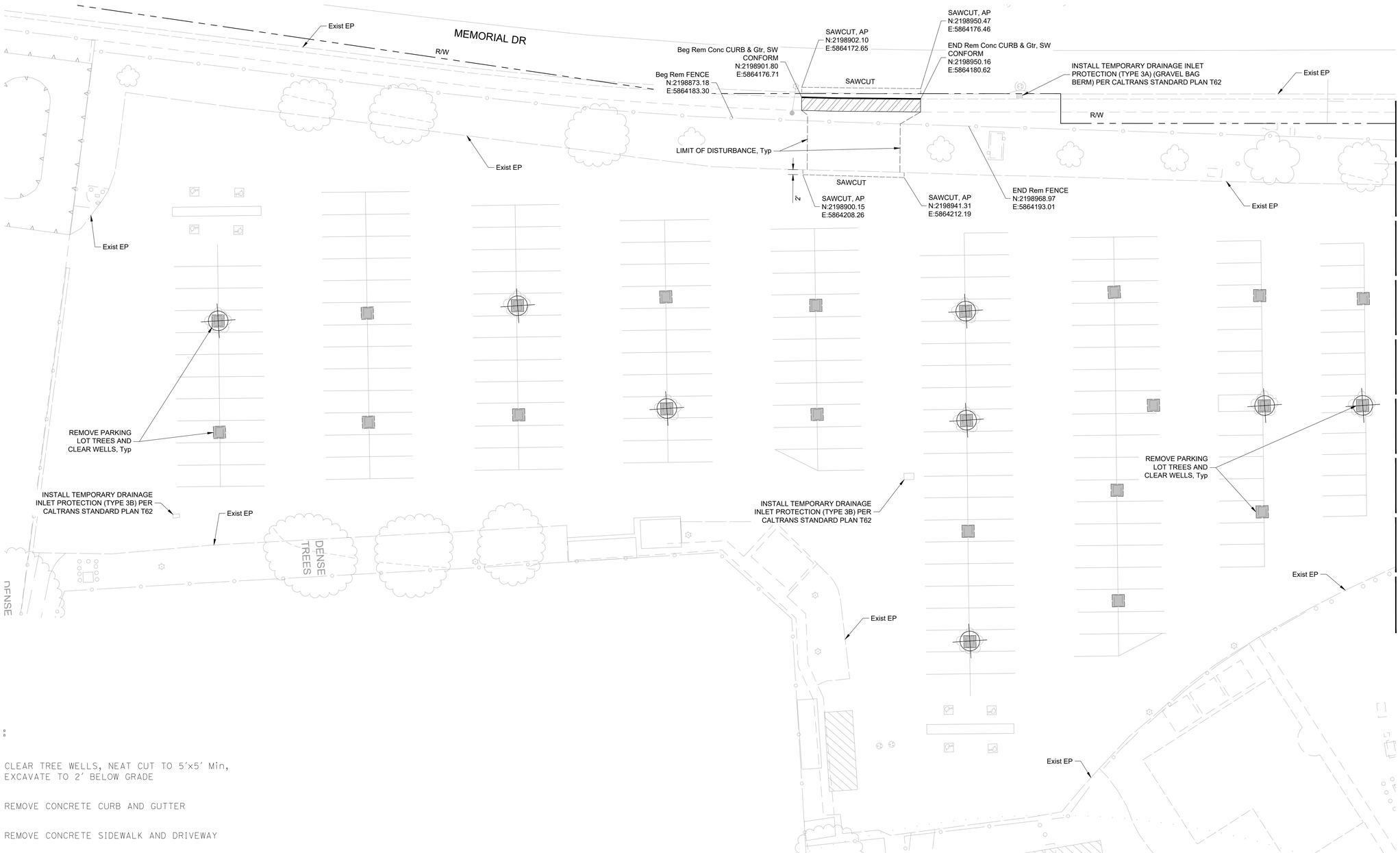
Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
PROJECT CONTROL PLAN

JOB #: 1274-0016
SURVEYOR: GM
DRAWN BY: RB
DATE: 10/10/24

DRAWING NO.
PC-1
3 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3



LEGEND:

- CLEAR TREE WELLS, NEAT CUT TO 5'x5' Min, EXCAVATE TO 2' BELOW GRADE
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE CONCRETE SIDEWALK AND DRIVEWAY
- REMOVE TREE

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

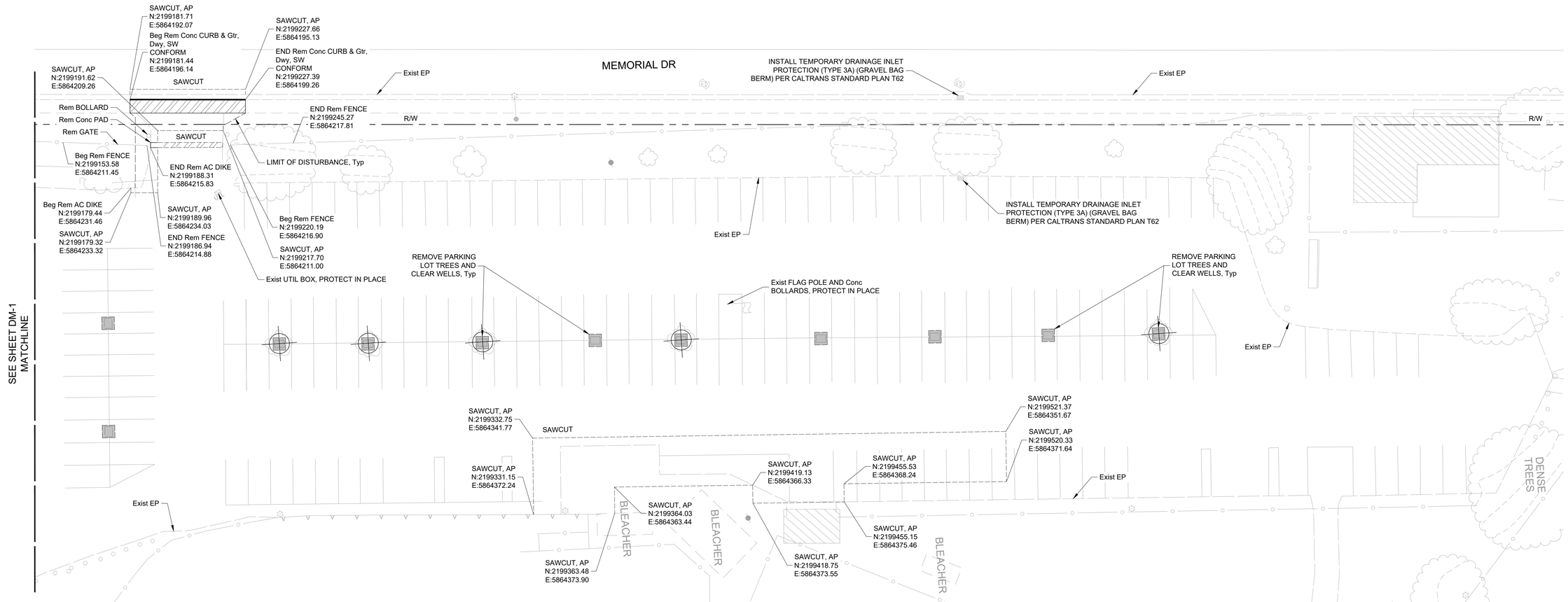
Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
DEMOLITION PLAN

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
DM-1
4 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5



LEGEND:

- CLEAR TREE WELLS, NEAT CUT TO 5'x5' Min, EXCAVATE TO 2' BELOW GRADE
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE CONCRETE SIDEWALK AND DRIVEWAY
- REMOVE TREE

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

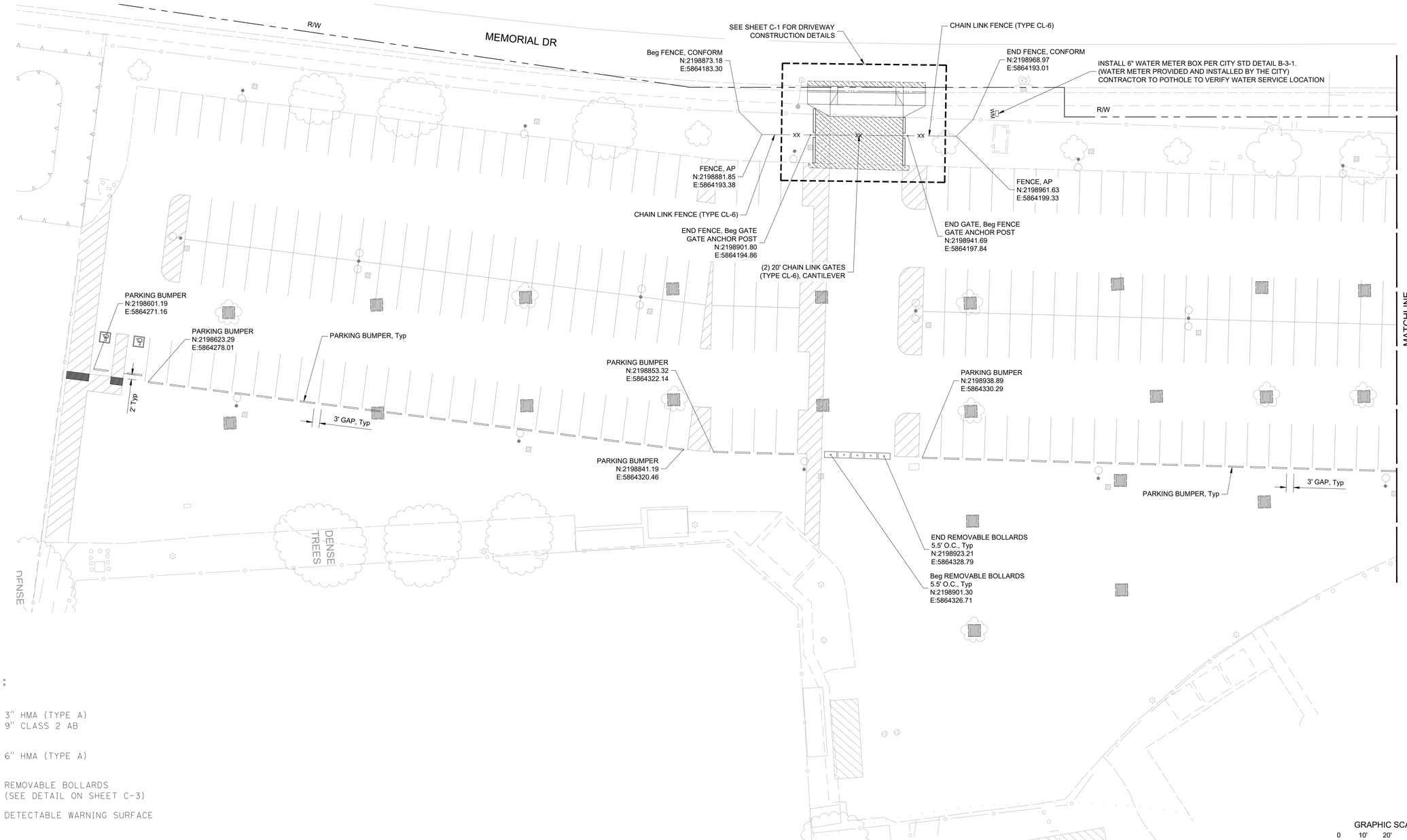
COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
DEMOLITION PLAN

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24
DRAWING NO.
DM-2
5 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

NOTES:

1. SEE C SHEETS FOR DRIVEWAY, SIDEWALK, CURB & GUTTER, AND BOLLARD DETAILS NOT SHOWN.
2. SEE PD SHEETS FOR PAVEMENT DELINEATION, SIGNAGE AND SLURRY SEAL DETAILS. PARKING STRIPING SHOWN ON THIS SHEET FOR REFERENCE ONLY.
3. ROAD EXCAVATION, DEMOLITION, CONFORM PAVING AND RECONSTRUCTION, AND BOLLARD INSTALLATION TO OCCUR PRIOR TO SLURRY SEAL
4. INSTALLATION OF CURB STOPS, DETECTABLE WARNING SURFACES, CHANNELIZERS AND PAVEMENT DELINEATION TO OCCUR AFTER SLURRY SEAL.



LEGEND:

- 3" HMA (TYPE A) / 9" CLASS 2 AB
- 6" HMA (TYPE A)
- REMOVABLE BOLLARDS (SEE DETAIL ON SHEET C-3)
- DETECTABLE WARNING SURFACE

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
LAYOUT PLAN

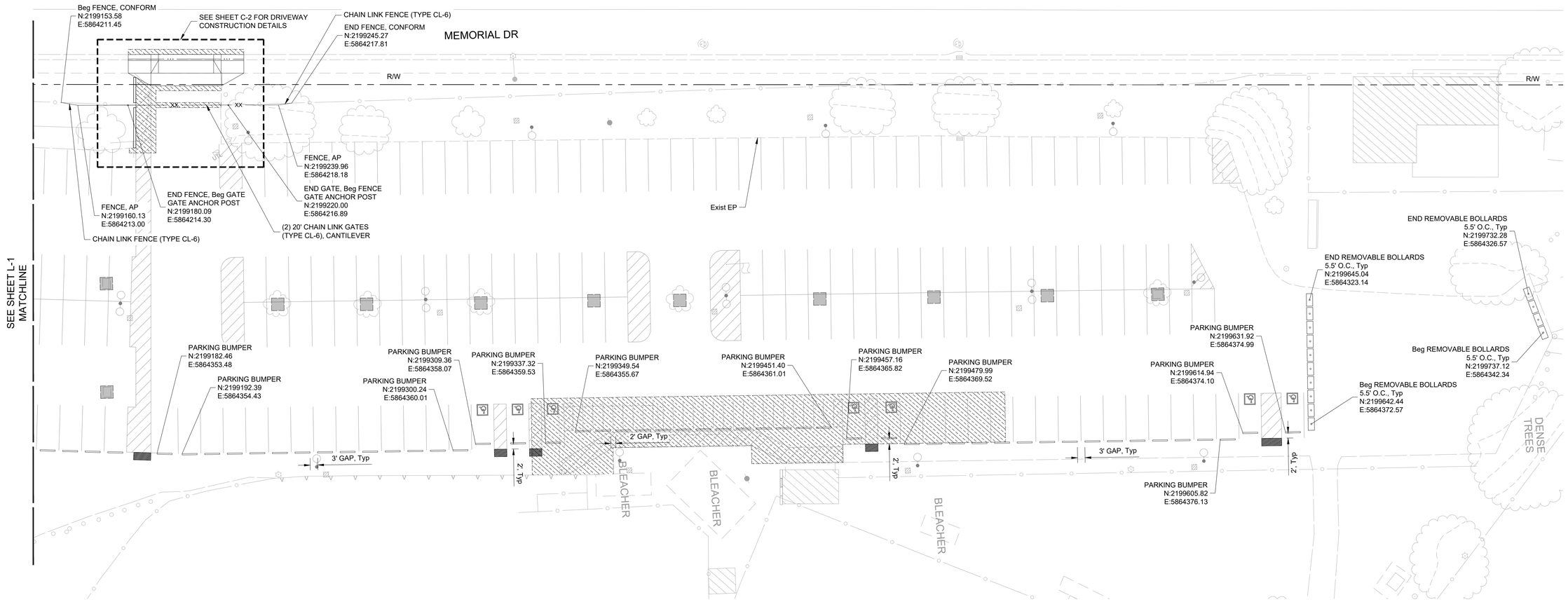
JOB #:	1274-0016
DESIGNERS:	EMP
DRAWN BY:	EMP
DATE:	12/11/24

DRAWING NO.
L-1
6 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

NOTES:

1. SEE C SHEETS FOR DRIVEWAY, SIDEWALK, CURB & GUTTER, AND BOLLARD DETAILS NOT SHOWN.
2. SEE PD SHEETS FOR PAVEMENT DELINEATION, SIGNAGE AND SLURRY SEAL DETAILS. PARKING STRIPING SHOWN ON THIS SHEET FOR REFERENCE ONLY.
3. ROAD EXCAVATION, DEMOLITION, CONFORM PAVING AND RECONSTRUCTION, AND BOLLARD INSTALLATION TO OCCUR PRIOR TO SLURRY SEAL
4. INSTALLATION OF CURB STOPS, DETECTABLE WARNING SURFACES, CHANNELIZERS AND PAVEMENT DELINEATION TO OCCUR AFTER SLURRY SEAL.



LEGEND:

- 3" HMA (TYPE A) 9" CLASS 2 AB
- 6" HMA (TYPE A)
- REMOVABLE BOLLARDS (SEE DETAIL ON SHEET C-3)
- DETECTABLE WARNING SURFACE

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
LAYOUT PLAN

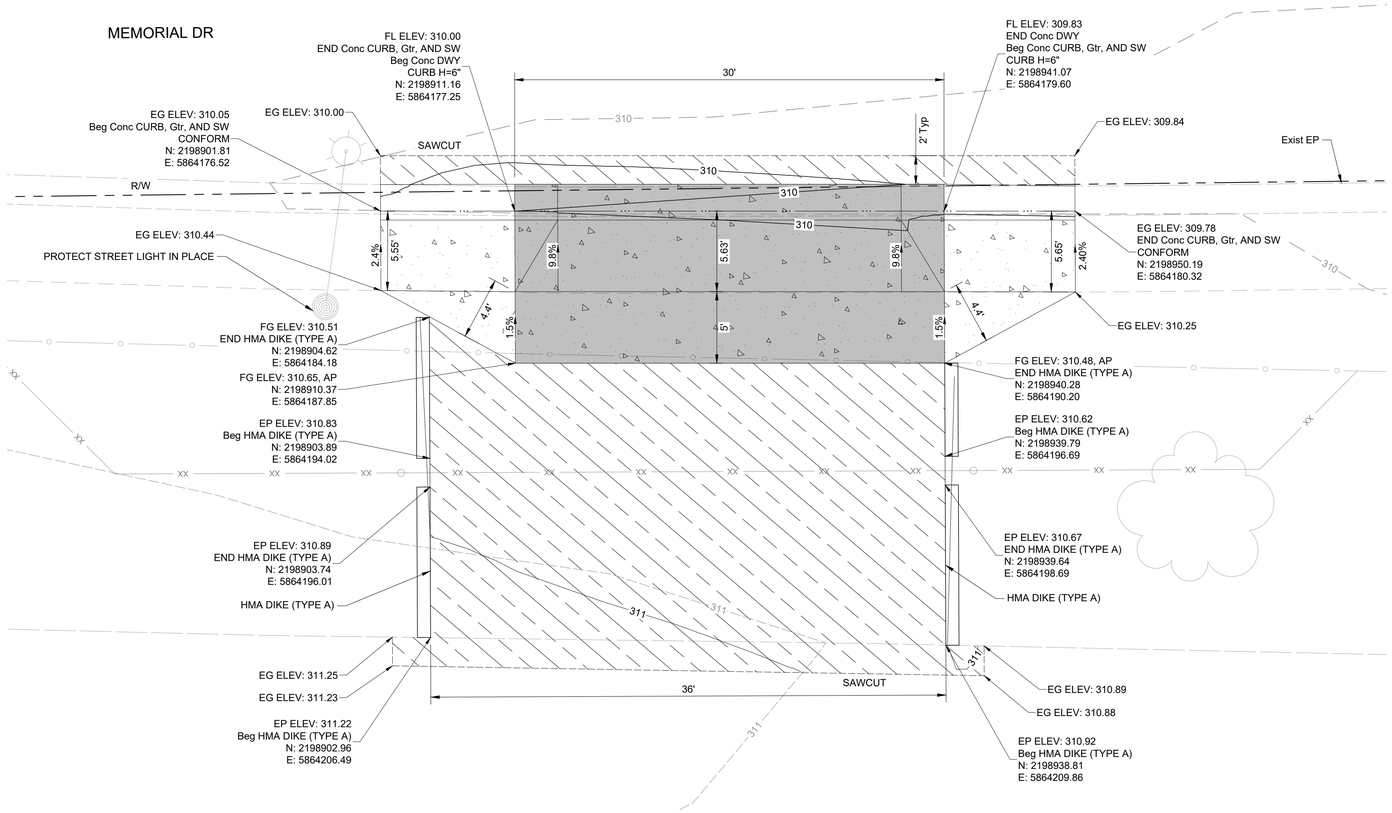
JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
L-2
7 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5

NOTES:

1. FOR DRIVEWAY DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLAN A-11.
2. FOR SIDEWALK DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLANS A-9-1 AND A-9-2.
3. FOR CURB AND GUTTER DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLANS A-8-1 AND A-8-2.
4. FOR GATE AND FENCE DETAILS NOT SHOWN, SEE L SHEETS AND SHEET C-3.



LEGEND:

3" HMA (TYPE A)
9" CLASS 2 AB

CONCRETE DRIVEWAY
6" MINOR CONCRETE (DRIVEWAY)
6" CLASS 2 AB
(CITY OF HOLLISTER STANDARD PLAN A-11)

CONCRETE SIDEWALK
4" MINOR CONCRETE (SIDEWALK)
6" CLASS 2 AB
(CITY OF HOLLISTER STANDARD PLAN A-9-1 AND A-9-2)

GRAPHIC SCALE
0 2.5' 5' 10'
(IN FEET)
1 IN = 5 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
CONSTRUCTION DETAILS

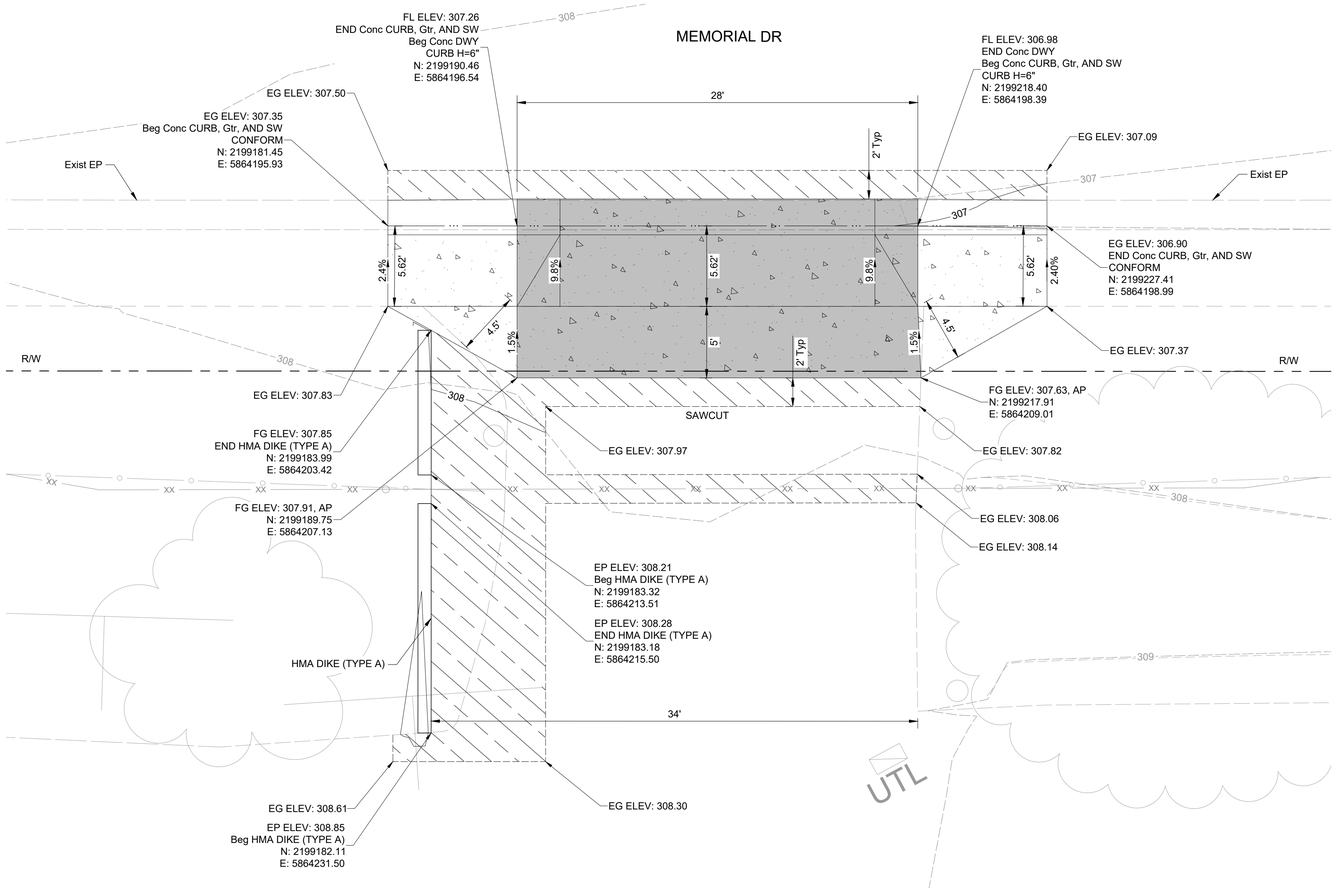
JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
C-1
8 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3

NOTES:

1. FOR DRIVEWAY DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLAN A-11.
2. FOR SIDEWALK DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLANS A-9-1 AND A-9-2.
3. FOR CURB AND GUTTER DETAILS NOT SHOWN, SEE CITY OF HOLLISTER STANDARD PLANS A-8-1 AND A-8-2.
4. FOR GATE AND FENCE DETAILS NOT SHOWN, SEE L SHEETS AND SHEET C-3.



LEGEND:

- 3" HMA (TYPE A)
  9" CLASS 2 AB
- CONCRETE DRIVEWAY
  6" MINOR CONCRETE (DRIVEWAY)
  6" CLASS 2 AB
  (CITY OF HOLLISTER STANDARD PLAN A-11)
- CONCRETE SIDEWALK
  4" MINOR CONCRETE (SIDEWALK)
  6" CLASS 2 AB
  (CITY OF HOLLISTER STANDARD PLAN A-9-1 AND A-9-2)

GRAPHIC SCALE
0 2.5' 5' 10'
(IN FEET)
1 IN = 5 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

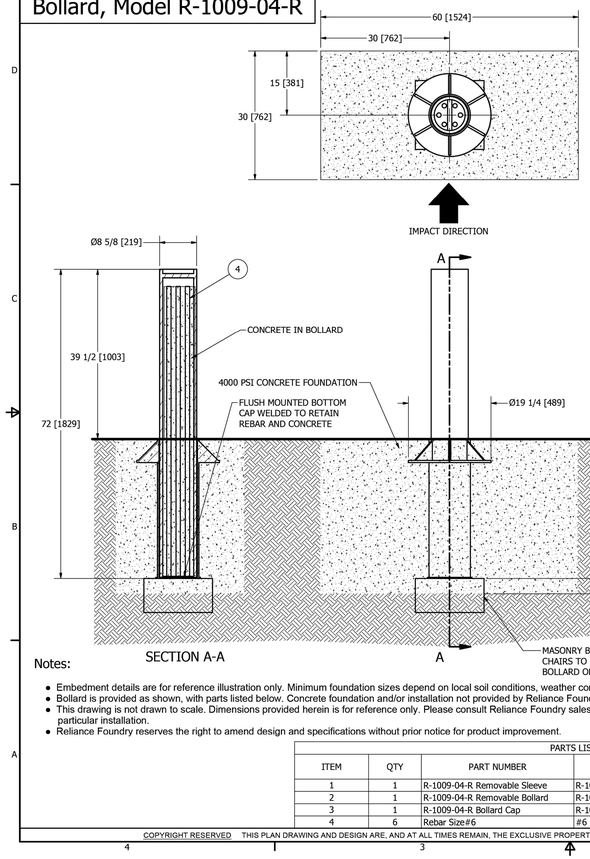
COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
CONSTRUCTION DETAILS

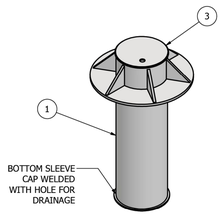
JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
C-2
9 OF 21 SHEETS

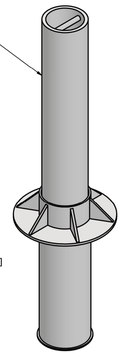
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3

Bollard, Model R-1009-04-R





BOLLARD SLEEVE WITH CAP



PATRIOT
BUY AMERICA

General Description:

R-1009-04-R ASTM M30 crash engineered bollards by Reliance Foundry can be relied upon to stop dangerous vehicle intrusion into pedestrian-friendly zones. This anti-ram bollard is engineered to ASTM F2656-07 M30 P1 with the ability to stop a 15,000-pound vehicle traveling at 30 mph. Although crash-rated, installing these security bollards is simple and convenient - no assembly or specialty subgrade required. Crash engineered bollards ship pre-assembled and will not require any welding or bolting. 6 pieces of #6 rebar come included with the bollard to be installed inside the bollard pipe. Removing the bollard is easy; simply insert a lifting handle through the top of the bollard and use a forklift to lift the bollard out of the bollard sleeve. Consider decorative covers to enhance aesthetics.

For more information on bollard post installation, please visit:
www.reliance-foundry.com/bollard/installation-bollards

Specifications:

Total Height: 72" [1829]

Height above grade: 39 1/2" [1003]

Height below grade: 32 1/2" [826]

Body Diameter: 19 1/4" [489]

Weight: 126 lbs [57 kg]

Material: Steel

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements.
- Bollard is provided as shown, with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	WEIGHT (lbs)
1	1	R-1009-04-R Removable Sleeve	R-1009-04-R Removable Sleeve	367
2	1	R-1009-04-R Removable Bollard	R-1009-04-R Removable Bollard	126
3	1	R-1009-04-R Bollard Cap	R-1009-04-R Bollard Cap	6.4
4	6	Rebar Size#6	#6 Rebar - 68in Long (Included with Bollard)	8.5

COPYRIGHT RESERVED THIS PLAN DRAWING AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF RELIANCE FOUNDRY CO. LTD.

RELIANCE FOUNDRY
SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE: Bollard R-1009-04-R

SIZE C | DWG NO R-1009-04-R_public | REV A07

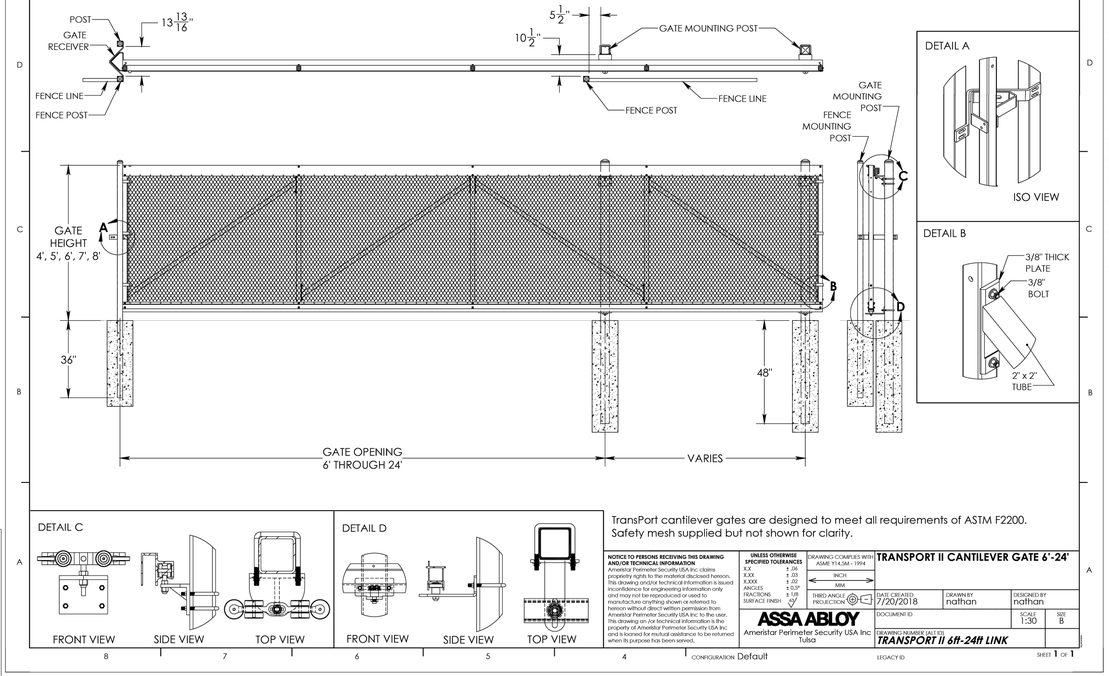
UNLESS OTHERWISE SPECIFIED: NOT TO SCALE | DIMS ARE IN INCHES [MILLIMETERS] | SHEET 1 OF 1

REMOVEABLE BOLLARD DETAIL

NOT TO SCALE

NOTE: RELIANCE FOUNDRY M30 CRASH RATED BOLLARD, OR APPROVED EQUAL

REV	DESCRIPTION	DATE	ENGINEER



TransPort cantilever gates are designed to meet all requirements of ASTM F2200.
Safety mesh supplied but not shown for clarity.

NOTICE TO PERSONS RECEIVING THIS DRAWING AND/OR TECHNICAL INFORMATION
Ameristar Perimeter Security USA Inc claims proprietary rights to the material disclosed hereon. This drawing and/or technical information is issued in confidence for engineering information only and may not be reproduced or used to manufacture anything shown or referred to hereon without direct written permission from Ameristar Perimeter Security USA Inc. to the user. The drawing and/or technical information is the property of Ameristar Perimeter Security USA Inc. and is loaned for mutual assistance to be returned when its purpose has been served.

UNLESS OTHERWISE SPECIFIED TOLERANCES
X.X ± .06
X.XX ± .03
X.XXX ± .02
ANGLES ± 0.5°
FRACTIONS ± 1/8
SURFACE FINISH

DRAWING COMPLIES WITH ASME Y14.5M - 1994
INCH
MM
THIRD ANGLE PROJECTION

TRANSPORT II CANTILEVER GATE 6'-24'

DATE CREATED 7/20/2018 | DRAWN BY nathan | DESIGNED BY nathan

ASSA ABLOY
Ameristar Perimeter Security USA Inc
Tulsa

DOCUMENT ID | SCALE 1:30 | SIZE B

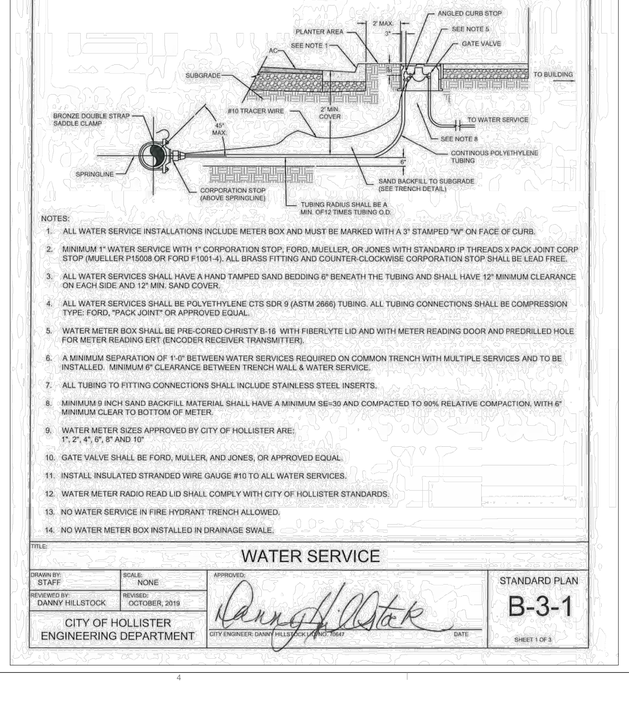
DRAWING DESIGNED AS (CAD ID) TRANSPORT II 6ft-24ft LINK

CONFIGURATION Default | LEGACY ID | SHEET 1 OF 1

20' CHAIN LINK CANTILEVER GATE DETAIL

NOT TO SCALE

NOTE: 20' TRANSPORT II CANTILEVER GATE, OR APPROVED EQUAL



NOTES:

1. ALL WATER SERVICE INSTALLATIONS INCLUDE METER BOX AND MUST BE MARKED WITH A 3" STAMPED "W" ON FACE OF CURB.
2. MINIMUM 1" WATER SERVICE WITH 1" CORPORATION STOP, FORD, MUELLER, OR JONES WITH STANDARD IP THREADS X PACK JOINT CORP STOP (MUELLER P15008 OR FORD F1001-4). ALL BRASS FITTING AND COUNTER-CLOCKWISE CORPORATION STOP SHALL BE LEAD FREE.
3. ALL WATER SERVICES SHALL HAVE A HAND TAMPED SAND BEDDING 6" BENEATH THE TUBING AND SHALL HAVE 12" MINIMUM CLEARANCE ON EACH SIDE AND 12" MIN. SAND COVER.
4. ALL WATER SERVICES SHALL BE POLYETHYLENE CTS SDR 9 (ASTM 2666) TUBING. ALL TUBING CONNECTIONS SHALL BE COMPRESSION TYPE: FORD, "PACK JOINT" OR APPROVED EQUAL.
5. WATER METER BOX SHALL BE PRE-CORED CHRISTY B-16 WITH FIBERLYTE LID AND WITH METER READING DOOR AND PREDRILLED HOLE FOR METER READING ERT (ENCODER RECEIVER TRANSMITTER).
6. A MINIMUM SEPARATION OF 1'-0" BETWEEN WATER SERVICES REQUIRED ON COMMON TRENCH WITH MULTIPLE SERVICES AND TO BE INSTALLED. MINIMUM 6" CLEARANCE BETWEEN TRENCH WALL & WATER SERVICE.
7. ALL TUBING TO FITTING CONNECTIONS SHALL INCLUDE STAINLESS STEEL INSERTS.
8. MINIMUM 9 INCH SAND BACKFILL MATERIAL SHALL HAVE A MINIMUM SE=30 AND COMPACTED TO 90% RELATIVE COMPACTION. WITH 6" MINIMUM CLEAR TO BOTTOM OF METER.
9. WATER METER SIZES APPROVED BY CITY OF HOLLISTER ARE; 1", 2", 4", 6", 8" AND 10"
10. GATE VALVE SHALL BE FORD, MULLER, AND JONES, OR APPROVED EQUAL.
11. INSTALL INSULATED STRANDED WIRE GAUGE #10 TO ALL WATER SERVICES.
12. WATER METER RADIO READ LID SHALL COMPLY WITH CITY OF HOLLISTER STANDARDS.
13. NO WATER SERVICE IN FIRE HYDRANT TRENCH ALLOWED.
14. NO WATER METER BOX INSTALLED IN DRAINAGE SWALE.

TITLE: WATER SERVICE

DRAWN BY: STAFF | SCALE: NONE | APPROVED:
REVIEWED BY: DANNY HILLSTOCK | REVISED: OCTOBER, 2019
CITY OF HOLLISTER ENGINEERING DEPARTMENT
CITY ENGINEER: DANNY HILLSTOCK | DATE:

STANDARD PLAN B-3-1

SHEET 1 OF 3

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

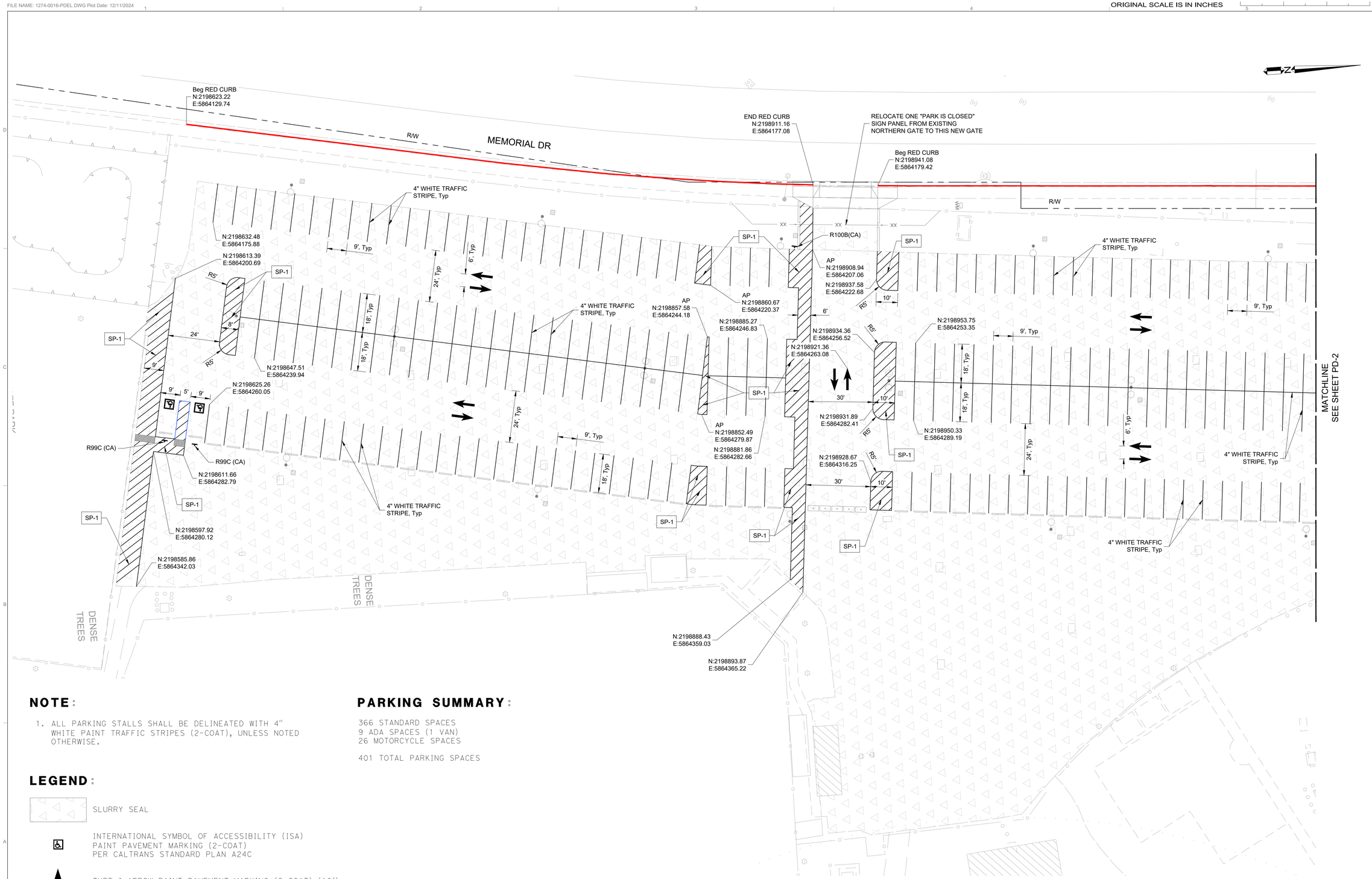
Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
CONSTRUCTION DETAILS

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
C-3
10 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3



NOTE:

1. ALL PARKING STALLS SHALL BE DELINEATED WITH 4" WHITE PAINT TRAFFIC STRIPES (2-COAT), UNLESS NOTED OTHERWISE.

PARKING SUMMARY:

366 STANDARD SPACES
9 ADA SPACES (1 VAN)
26 MOTORCYCLE SPACES

401 TOTAL PARKING SPACES

LEGEND:

SLURRY SEAL

INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
PAINT PAVEMENT MARKING (2-COAT)
PER CALTRANS STANDARD PLAN A24C

TYPE I ARROW PAINT PAVEMENT MARKING (2-COAT) (10')

ROADSIDE SIGN (ONE-POST)

SP-1 — 4" WHITE TRAFFIC STRIPE, 3' O.C., 45° ANGLE, Typ
4" WHITE TRAFFIC STRIPE BORDER

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

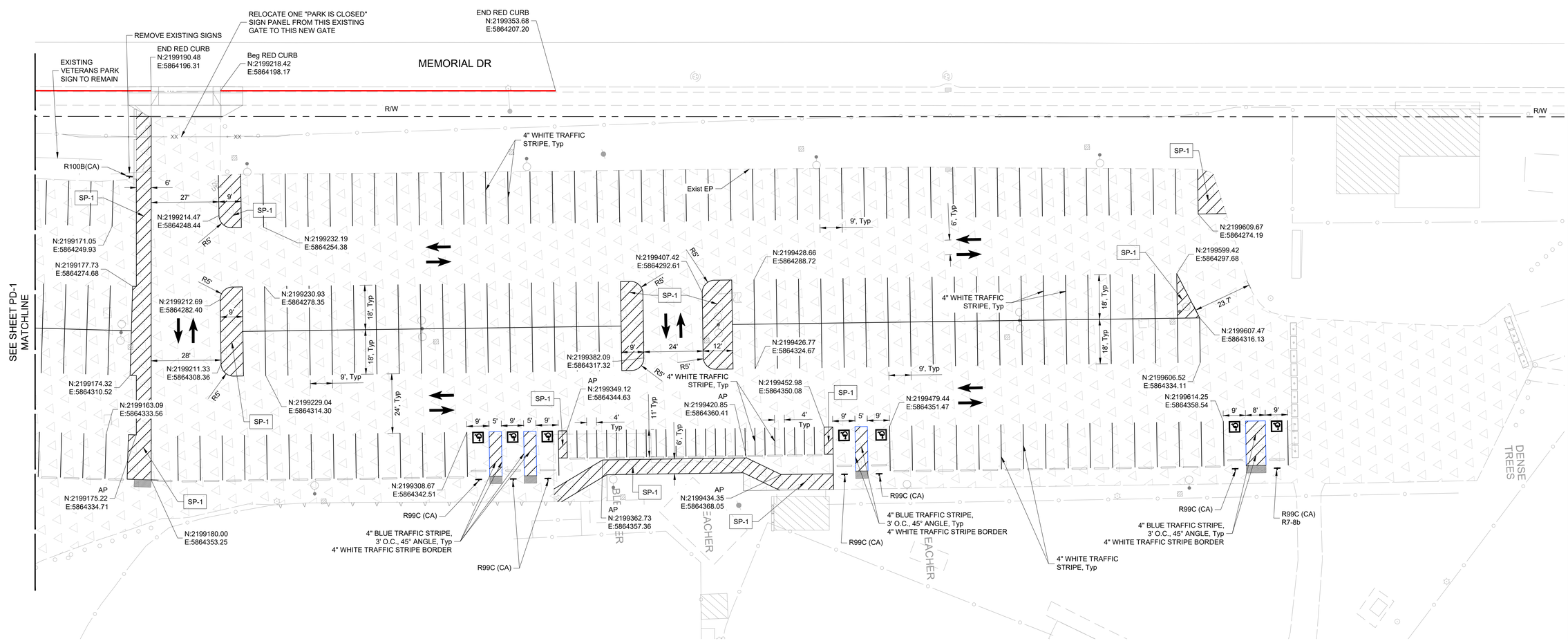
Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
STRIPING AND SIGNAGE PLAN

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
PD-1
11 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5



NOTE:

1. ALL PARKING STALLS SHALL BE DELINEATED WITH 4" WHITE PAINT TRAFFIC STRIPES (2-COAT), UNLESS NOTED OTHERWISE.

PARKING SUMMARY:

366 STANDARD SPACES
9 ADA SPACES (1 VAN)
26 MOTORCYCLE SPACES

401 TOTAL PARKING SPACES

LEGEND:

SLURRY SEAL

INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAINT PAVEMENT MARKING (2-COAT) PER CALTRANS STANDARD PLAN A24C

TYPE I ARROW PAINT PAVEMENT MARKING (2-COAT) (10')

ROADSIDE SIGN (ONE-POST)

SP-1 — 4" WHITE TRAFFIC STRIPE, 3' O.C., 45° ANGLE, Typ
4" WHITE TRAFFIC STRIPE BORDER

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ETHAN MILES PENCE
No. 95004
CIVIL
STATE OF CALIFORNIA

SIGNATURE
12/11/2024
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2024 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
STRIPING AND SIGNAGE PLAN

JOB #: 1274-0016
DESIGNERS: EMP
DRAWN BY: EMP
DATE: 12/11/24

DRAWING NO.
PD-2
12 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, DESIGN ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE CIVIL ENGINEER.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE CIVIL ENGINEER A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
13. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
14. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES.
15. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
16. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO EXISTING UNDERGROUND SYSTEMS AS A RESULT OF NEW WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.
18. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
19. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY THE CIVIL ENGINEER BEFORE ROUGH-IN. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE CIVIL ENGINEER . NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE CIVIL ENGINEER WILL BE MADE.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC — DIMMER ROOM CONTROLLER
- PC — PLUG LOAD CONTROLLER
- RC — ROOM LIGHTING CONTROLLER
- LCP — LIGHTING CONTROL PANEL
- DL — DIGITAL DAYLIGHT SENSOR
- SINGLE POLE SWITCH ★★
- SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- THREE WAY SWITCH★★
- FOUR WAY SWITCH★★
- MANUAL MOTOR STARTER
- KEY OPERATED SWITCH★★
- LIGHTING DIMMER★★
- DIGITAL ON/OFF SWITCH ★★
- DIGITAL DIMMER SWITCH ★★
- DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR ★★
- WALL OCCUPANCY SENSOR ★★
- DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★

- SECURITY DOOR CONTACTS
- MD — SECURITY MOTION DETECTOR
- SC — CCTV CAMERA
- KP — SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH — DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX★
- HALF SWITCHED DUPLEX RECEPTACLE ★
- SINGLE RECEPTACLE★
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC — LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C — LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE★
- POWER POLE
- WALL TELEPHONE OUTLET ★★
- [#] — VOICE/DATA WALL OUTLET ★
- [#] — VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] — SURFACE MOUNTED VOICE/DATA WALL OUTLET ★
- [#] — SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] — VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ★
- [#] — VOICE/DATA OUTLET - CEILING MOUNTED
- S — INTERIOR SPEAKERS CEILING MOUNTED
- S — INTERIOR SPEAKERS WALL MOUNTED
- C — CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION

- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M — METER W/ CURRENT TRANSFORMER
- J — JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E — CONDUIT EMERGENCY SYSTEM
- LV — LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- E — CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 — CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- 2 — SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 — SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET

- X — DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X.XX — DETAIL NUMBER; DETAIL OR SECTION REFERENCE; SHEET NUMBER
- FXXX — FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X — INDICATES QUANTITY OF TELEPHONE OUTLETS; INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT INTERRUPTING	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI		OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
CATV	CABLE TV	INCAND	INCANDESCENT	PF	POWER FACTOR
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PH	PHASE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PIR	PASSIVE INFRARED
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PNL	PANEL
CL	CENTER LINE	KW	KILOWATT	PV	PHOTOVOLTAIC
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PVC	POLYVINYL CHLORIDE
C.O.	CONDUIT ONLY			PWR	POWER
CTR	CENTER	LTG	LIGHTING	(R)	RELOCATE
D	DIMMER	LV	LOW VOLTAGE	(RP)	REMOVABLE POLE
DIM	DIMENSION	KCM	THOUSAND CIRCULAR MILS	RECPT'S	RECEPTACLES
DIST	DISTRIBUTION			REQD	REQUIRED
(E)	EXISTING	M.B.	MAIN CIRCUIT BREAKER	REQMT'S	REQUIREMENT(S)
EC	ELECTRICAL CONTRACTOR	MCA	MINIMUM CIRCUIT AMPS	SHT	SHEET
(EL)	EVENING LIGHT	MDF	MAIN DISTRIBUTION FRAME	SLD	SINGLE LINE DIAGRAM
EM	EMERGENCY	MECH	MECHANICAL	STC	SYSTEMS TERMINATION CABINET
EMT	ELECTRICAL METALLIC TUBING	MH	METAL HALIDE	SW	SWITCH
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MLO	MAIN LUGS ONLY	SWBD	SWITCHBOARD
		MPOE	MAIN POINT OF ENTRANCE	TTB	TELEPHONE TERMINAL BACKBOARD
EQUIP	EQUIPMENT	MTD	MOUNTED	TYP	TYPICAL
EV	ELECTRICAL VEHICLE	MTG	MOUNTING	UON	UNLESS OTHERWISE NOTED
FA	FIRE ALARM	MOCP	MAXIMUM OVER CURRENT PROTECTION	UG	UNDERGROUND
FACP	FIRE ALARM CONTROL PANEL	(N)	NEW	V	VOLT
FC	FOOT CANDLE	NIC	NOT IN CONTRACT	VD	VOLTAGE DROP
FIN	FINISH	NIEC	NOT IN ELECTRICAL CONTRACT	W	WATT
FL	FLOOR	(NL)	NIGHT LIGHT	W/	WITH
FLA	FULL LOAD AMPS	NO.	NUMBER	WP	WEATHERPROOF
FLUOR	FLUORESCENT	NOM	NOMINAL	XFMR	TRANSFORMER
(F)	FUTURE				
GC	GENERAL CONTRACTOR				

FIRE ALARM

NOTE: SEE FIRE ALARM DRAWINGS FOR QUANTITIES AND MOUNTING HEIGHTS.

- P — MANUAL PULL STATION
- STROBE ONLY
- HORN ONLY
- M — MINI HORN
- HORN/STROBE
- CHIME/STROBE
- HEAT DETECTOR
- SMOKE DETECTOR
- CO — CARBON MONOXIDE ALARM
- 2 — DUCT SMOKE DETECTOR
- TAMPER SWITCH
- FLOW SWITCH
- POST INDICATING VALVE
- FIRE SMOKE DAMPER
- BELL (GONG)
- FCP — FIRE ALARM CONTROL PANEL
- DOOR HOLDER
- APS — AUXILIARY POWER SUPPLY
- FSA — FIRE SYSTEM ANNUNCIATOR
- FTR — FIRE ALARM TRANSPONDER OR TRANSMITTER
- ESR — ELEVATOR STATUS/RECALL
- FAC — FIRE ALARM COMMUNICATOR
- ANN — REMOTE ANNUNCIATORS
- EOL — END OF LINE

★ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
★★ +48" A.F.F. TO TOP OF BOX, U.O.N.
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3000° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER	MOUNTING DETAIL
XA1	15" SQ. POLE MOUNTED LED LIGHT FIXTURE, ARM MOUNT, FULL CUTOFF, DIE-CAST ALUMINUM HOUSING AND DOOR FRAME, TYPE T2S DISTRIBUTION, MOTION RESPONSE AT 50% LOW MOUNTED SENSOR, 6000 LUMENS, FINISH PER OWNER, UNIVERSAL VOLTAGE. MOUNT ON 18 FT. 4" ROUND ALUMINUM POLE.	53 W LED 3000°K 5598 LUMENS	SIGNIFY GARDCO PUREFORM P15 SERIES SRA SERIES POLE	4 / E1.1
XA2	TWO 15" SQ. POLE MOUNTED LED LIGHT FIXTURES, ARM MOUNT AT 180°, FULL CUTOFF, DIE-CAST ALUMINUM HOUSING AND DOOR FRAME, TYPE T2S DISTRIBUTION, MOTION RESPONSE AT 50% LOW MOUNTED SENSOR, 6000 LUMENS, FINISH PER OWNER, UNIVERSAL VOLTAGE. MOUNT ON 18 FT. 4" ROUND ALUMINUM POLE.	(2) 53 W LED 3000°K (2) 5598 LUMENS	SIGNIFY GARDCO PUREFORM P15 SERIES SRA SERIES POLE	4 / E1.1

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
7. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
8. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
9. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
10. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
11. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
12. COUNTY OF SAN BENITO ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E0.1	SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.
E0.2	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).
E1.1	ELECTRICAL SINGLE LINE DIAGRAM & PANELBOARD SCHEDULES & ELECTRICAL DETAILS.
E2.1	ELECTRICAL OVERALL SITE PLAN.
E2.2	ENLARGED ELECTRICAL SITE PLAN - SOUTH.
E2.2P	PHOTOMETRICS PLAN - SOUTH.
E2.3	ENLARGED ELECTRICAL SITE PLAN - NORTH.
E2.3P	PHOTOMETRICS PLAN - NORTH.
E4.1	ELECTRICAL SPECIFICATIONS.

WALLACE GROUP®
AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3304 • www.aurumc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E0.1
13 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 1 of 7)
Project Address: Veterans Memorial Park, Hollister, CA 95023	**Date Prepared:** 2024-08-13T19:55:34-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Hollister	04	Total Illuminated Hardscape Area (ft²)	175236
02	Climate Zone	4			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 4 of 7)
	Date Prepared: 2024-08-13T19:55:34-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Parking Lot : "XA1"	Astronomical Timer	Provided	Provided	☐	☐
Parking Lot : "XA2"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Address: Veterans Memorial Park, Hollister, CA 95023	**Date Prepared:** 2024-08-13T19:55:34-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Signature Date: 08/09/2024
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Eldridge O. Bell	Responsible Designer Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Date Signed: 08/09/2024
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/26
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 2 of 7)
	Date Prepared: 2024-08-13T19:55:34-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
4,532.16	+	---	+	---	+	---	+	---	OR	---	=	4,532.16	≥	1,908	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 5 of 7)
	Date Prepared: 2024-08-13T19:55:34-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
		"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Parking Lot	175236	0.021	3679.96	3011	0.2	602.2	4282.16
Initial Wattage Allowance for Entire Site (Watts):							250
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							4532.16

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 3 of 7)
	Date Prepared: 2024-08-13T19:55:34-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
XA1	15"Square pole light LED fixture	☐ Linear	53	Mfr. Spec	20	New	☐	1,060	NA: < 6200 lumens	☐	☐
XA2	15"Square pole light LED fixture with dual heads	☐ Linear	106	Mfr. Spec	8	New	☐	848	NA: < 6200 lumens	☐	☐
							Total Design Watts:	1908			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Veteran's Park Hollister - Parking Lot Lighting	**Report Page:** (Page 6 of 7)
	Date Prepared: 2024-08-13T19:55:34-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Parking Lot : "XA1"; Parking Lot : "XA2"

Generated Date/Time: — Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 216251-0824-0006 — Report Generated: 2024-08-13 16:55:36

WALLACE GROUP®
AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St • Suite 100 • Monterey, CA 93940
T 831.646.3330 • F 831.646.3330 • www.aurumce.com
REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

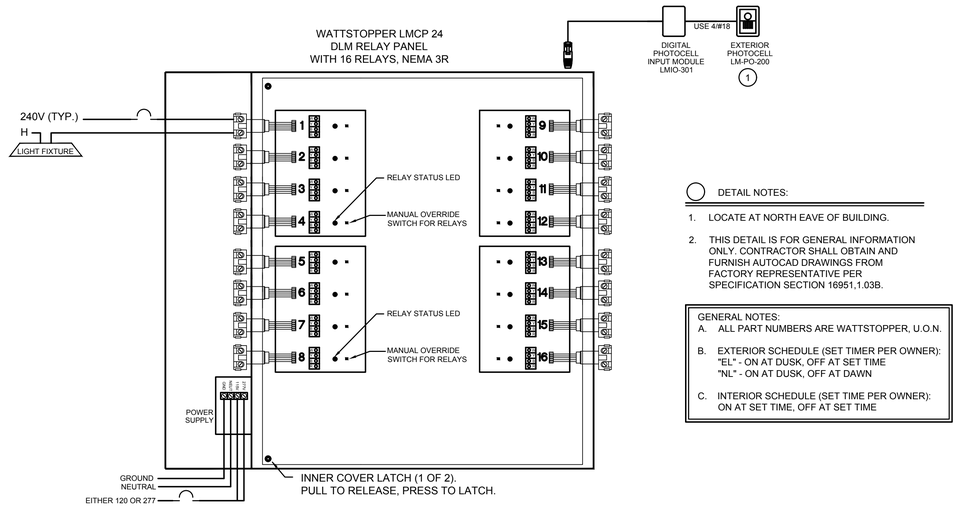
These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E0.2
14 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3 5



DETAIL NOTES:

1. LOCATE AT NORTH EAVE OF BUILDING.
2. THIS DETAIL IS FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL OBTAIN AND FURNISH AUTOCAD DRAWINGS FROM FACTORY REPRESENTATIVE PER SPECIFICATION SECTION 16951,1.03B.

GENERAL NOTES:
A. ALL PART NUMBERS ARE WATTSTOPPER, U.O.N.

B. EXTERIOR SCHEDULE (SET TIMER PER OWNER):
"EL" - ON AT DUSK, OFF AT SET TIME
"NL" - ON AT DUSK, OFF AT DAWN

C. INTERIOR SCHEDULE (SET TIME PER OWNER):
ON AT SET TIME, OFF AT SET TIME

5 INTERIOR/EXTERIOR LIGHTING CONTROL - 'LCP'

NO SCALE

PANELBOARD SCHEDULES

Voltage:	120/240V.1ø
Wire:	3W
Type:	NEMA 3R
Mains:	225/2

3 **(E) PANEL A**

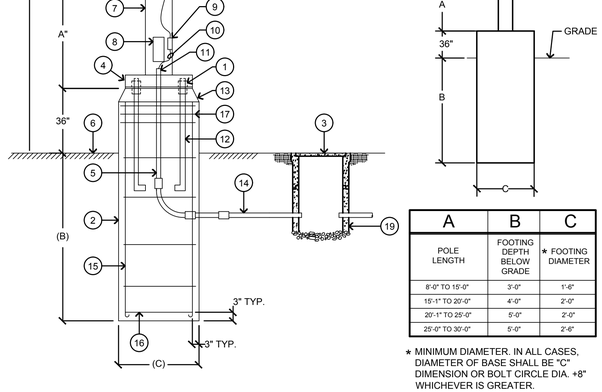
Bussing:	225A
Feed:	BOTTOM
Mounting:	SURFACE
3 A.I.C.	22,000

	Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load	
1	LTG - FIRST BASE DUGOUT	1000		30/2	1		2	30/2	1000		LTG - RIGHT FIELD	
1	LTG - FIRST BASE DUGOUT		1000		3		4			1000	LTG - RIGHT FIELD	
1	LTG - RIGHT CENTER FIELD	2000		50/2	5		6	50/2	2000		LTG - THIRD BASE DUGOUT	
1	LTG - RIGHT CENTER FIELD		2000		7		8			2000	LTG - THIRD BASE DUGOUT	
1	LTG - LEFT CENTER FIELD	1500		40/2	9		10	40/2	1500		LTG - LEFT CENTER FIELD	
1	LTG - LEFT CENTER FIELD		1500		11		12			1500	LTG - LEFT CENTER FIELD	
1	RECEPT.	180		20/1	13		14	15/1	180		RECEPT.	
2	LTG - PARKING LOT SOUTH		133	20/2	15		16	20/2		106	LTG - PARKING LOT NORTH	2
2	LTG - PARKING LOT SOUTH	133			17		18		106		LTG - PARKING LOT NORTH	2
2	LTG - PARKING LOT SOUTH		292	20/2	19		20	20/2		186	LTG - PARKING LOT NORTH	2
2	LTG - PARKING LOT SOUTH	292			21		22		186		LTG - PARKING LOT NORTH	2
2	LTG - PARKING LOT SOUTH		133	20/2	23		24	20/2		106	LTG - PARKING LOT NORTH	2
2	LTG - PARKING LOT SOUTH	133			25		26		106		LTG - PARKING LOT NORTH	2
	SPACE ONLY			20/1	27		28				SPACE ONLY	
	SPACE ONLY			20/1	29		30				SPACE ONLY	
	SPACE ONLY			20/1	31		32				SPACE ONLY	
	SPACE ONLY			20/1	33		34				SPACE ONLY	
	SPACE ONLY			20/1	35		36				SPACE ONLY	
	SPACE ONLY			20/1	37		38				SPACE ONLY	
	SPACE ONLY			20/1	39		40			3000	PANEL 'A1'	1
2	LIGHTING CONTROL PANEL	180		15/1	41		42		3000		PANEL 'A1'	1
		5418	5058						8078	7898		

1 EXISTING LOAD.
2 PROVIDE AND INSTALL (N) CIRCUIT BREAKER IN E BREAKER SPACE.
3 PROVIDE A NEW TYPED PANELBOARD DIRECTORY.

KVA Phase A	13.5
KVA Phase B	13.0

Total Load KVA	26.5
Total Load Amperes	110



A	B	C
POLE LENGTH	FOOTING DEPTH BELOW GRADE	✶ FOOTING DIAMETER
8'-0" TO 15'-0"	3'-0"	1'-6"
15'-1" TO 20'-0"	4'-0"	2'-0"
20'-1" TO 25'-0"	5'-0"	2'-0"
25'-0" TO 30'-0"	5'-0"	2'-6"

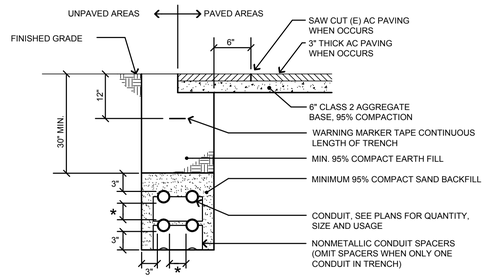
✶ MINIMUM DIAMETER. IN ALL CASES, DIAMETER OF BASE SHALL BE "C" DIMENSION OR BOLT CIRCLE DIA. +8" WHICHEVER IS GREATER.

DETAIL NOTES:

1. LEVELING NUTS.
2. CONCRETE BASE, MINIMUM 3000 PSI (COMPRESSIVE STRENGTH - 28 DAYS MIN).
3. CONTRACTOR SHALL PROVIDE AND INSTALL CHRISTY #N16 PULLBOX WITH LID LABELED "LIGHTING"; U.O.N.; SEE E2.2 AND E2.3.
4. BASE COVER.
5. RIGID STEEL ELBOWS AND CONDUIT, WRAP WITH PVC TAPE OVERLAPPED 50%.
6. FINISHED GRADE.
7. LUMINAIRE POLE.
8. HAND HOLE.
9. GROUNDING LUG.
10. GROUND CONDUCTOR.
11. BUSHING, ON CONDUIT(S), CAP BEFORE POURING CONCRETE.
12. ANCHOR BOLT; QUANTITY & SIZE PER POLE MFGR. FURNISHED WITH POLE. ANCHOR BOLTS SHALL BE WITHIN VERTICAL REBAR CAGE
13. GROUT FILL WITH 45 DEGREE BEVEL.
14. PVC SCH 40 FROM RIGID STEEL ELBOWS TO PULLBOX.
15. SIX VERTICAL REBAR (#4 GRADE 40 MINIMUM), EQUAL SPACING & HOOK ENDS.
16. HORIZONTAL TIES REBAR (#4 GRADE 40 MINIMUM), 9" O.C.
17. 3 #3 TIES IN UPPER 5" OF BASE.
18. #10 EQUIPMENT GROUNDING CONDUCTOR FROM POLE GROUND LUG TO LUMINAIRE.
19. TYPICAL PULLBOX INSTALLATION, SEE 2/E1.1.
20. APPROX. 24" FROM FRONT EDGE OF PARKING STALL, TYP. (PERIMETER LIGHTS ONLY)

4 POLE BASE DETAIL

NO SCALE



✶ = REQUIRED SEPARATION SHALL BE:
12" MINIMUM BETWEEN LOW VOLTAGE & LINE VOLTAGE CONDUITS
LIKE SYSTEMS REQUIRE 3" SEPARATION

NOTES:

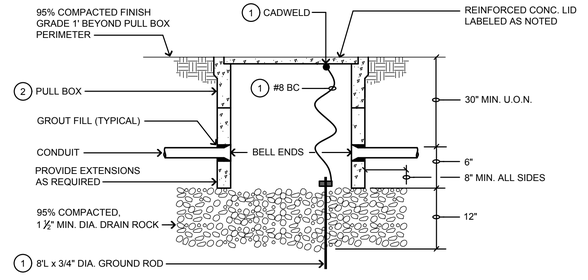
1. SAW CUT, TRENCH & BACKFILL FOR NEW CONDUITS. PATCH WALKWAY TO MATCH (E) SURROUNDING SURFACES. CARE SHALL BE TAKEN TO PROTECT EXISTING TREES. RESEED OR RESOD (E) DISTURBED PLANTED AREAS TO ARCHITECT'S SATISFACTION.
2. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.

3 TYPICAL TRENCH SECTION

NO SCALE

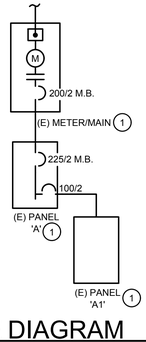
DETAIL NOTES:

1. FOR BOXES WITH METAL LIDS ONLY, PROVIDE GROUND ROD W/BC CABLE. PROVIDE ENOUGH SLACK TO ALLOW FOR REMOVAL OF LID (120/208 & 277/480V ONLY)
2. SIZE(S) & MFGR. AS NOTED ON [PULLBOX SCHEDULE] [DRAWINGS].



2 TYPICAL PULLBOX DETAIL

NO SCALE



PHENOLIC LABELS FOR ELECTRICAL SERVICE EQUIPMENT

COLOR	SIZE	LINE 1	LINE 2	LINE 3
WHITE	1.5"X6"	METER/MAIN	200A, 120/240V, 1Ø, 3W	FED FROM PG&E TRANSFORMER
WHITE	1.5"X6"	PANEL 'A'	200A, 120/240V, 1Ø, 3W	FED FROM METER/MAIN
WHITE	1.5"X6"	PANEL 'A1'	100A, 120/240V, 1Ø, 3W	FED FROM PANEL 'A'
WHITE	1.5"X6"	LIGHTING CONTROL PANEL 'LCP'	16 POLE	FED FROM PANEL 'A'

DETAIL NOTES:

1. PROVIDE AND INSTALL PHENOLIC LABEL. PER THE PHENOLIC LABEL TABLE.

1 SINGLE LINE DIAGRAM

NO SCALE

WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3329 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

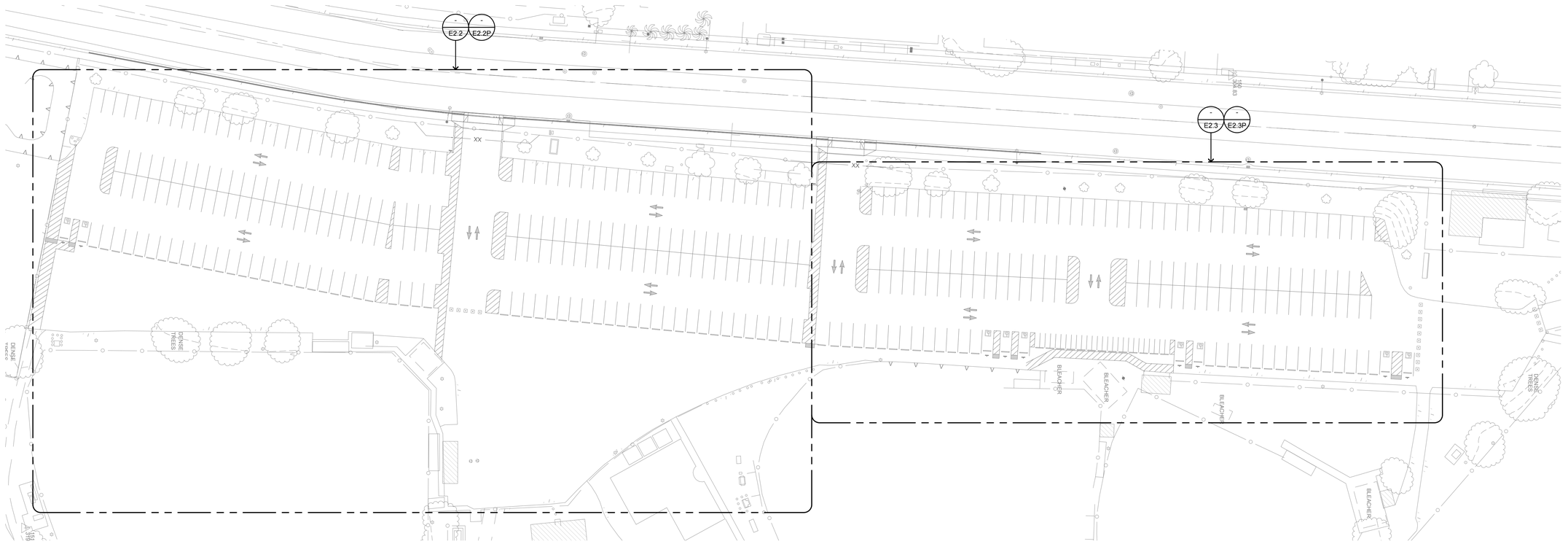
These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
ELECTRICAL SINGLE LINE DIAGRAM & PANELBOARD SCHEDULES

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E1.1
15 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3



WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3339 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

40' 0' 20' 40'
SCALE: 1"=40'-0"

NORTH

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
ELECTRICAL OVERALL SITE PLAN

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E2.1
16 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

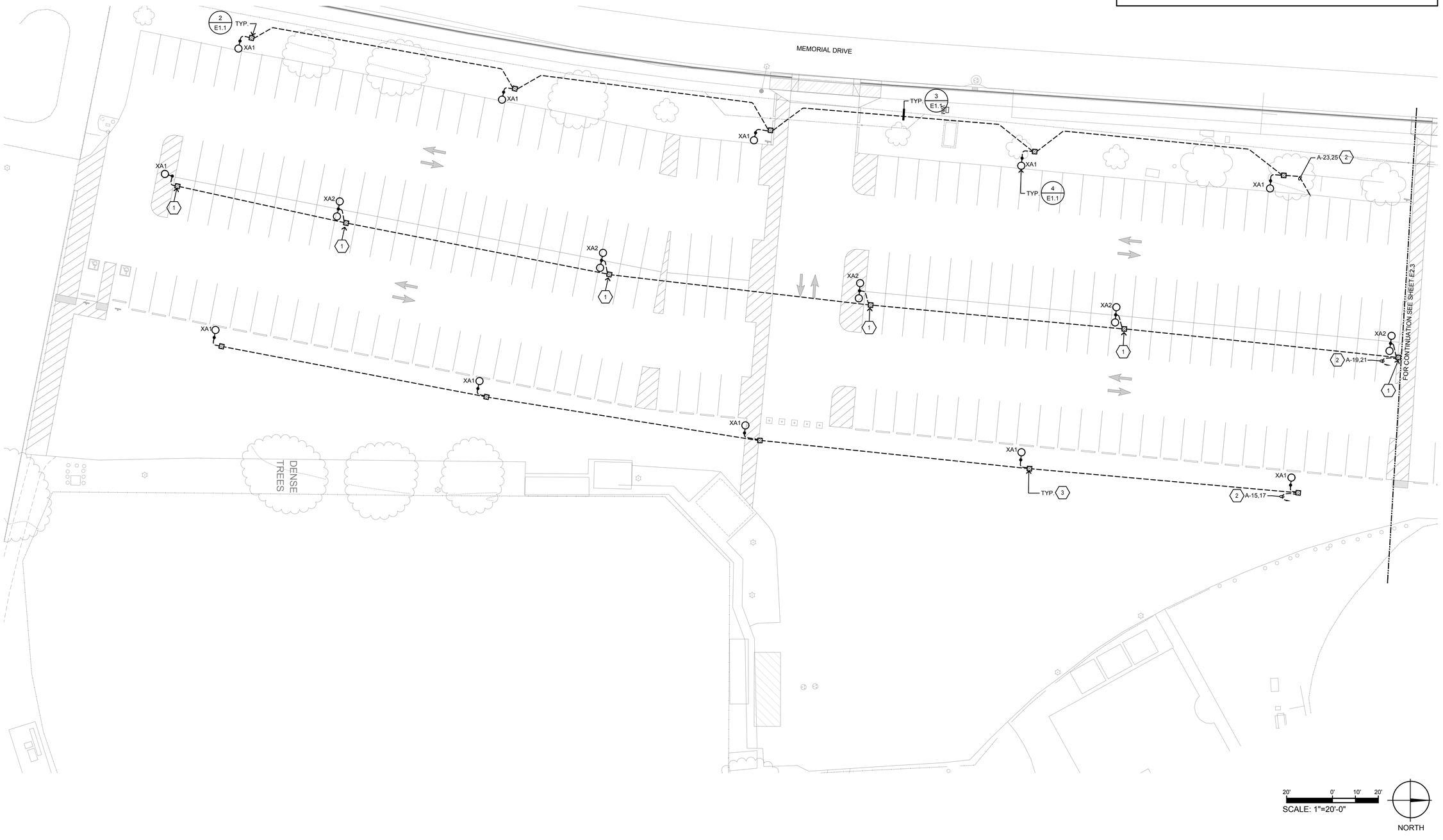
NOTES:

A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

SHEET NOTES

1. CHRISTY #B1017 TRAFFIC RATED IN-GRADE PULLBOX WITH METAL LID LABELED "LIGHTING".
2. CONNECT VIA 'LCP'. SEE SHEET E2.3 FOR LOCATION.
3. CHRISTY #N16 IN-GRADE CONCRETE PULLBOX WITH LID LABELLED "LIGHTING" .



20' 0' 10' 20'
SCALE: 1"=20'-0"

NORTH

WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3339 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
ENLARGED SITE PLAN - SOUTH

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E2.2
17 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	XA1	20	GARDCO	P15-C-A03-830-T2S	Pureform Area Small 15" Square, 196 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	5598	0.89	53
	XA2	8	GARDCO	P15-C-A03-830-T2S	Pureform Area Small 15" Square, 196 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	(2) 5598	0.89	106

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Zone - Parking Lot	+	1.1 fc	4.2 fc	0.2 fc	21.0:1	5.5:1



20' 0' 10' 20'
SCALE: 1"=20'-0"
NORTH

WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3339 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
PHOTOMETRICS PLAN - SOUTH

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E2.2P
18 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

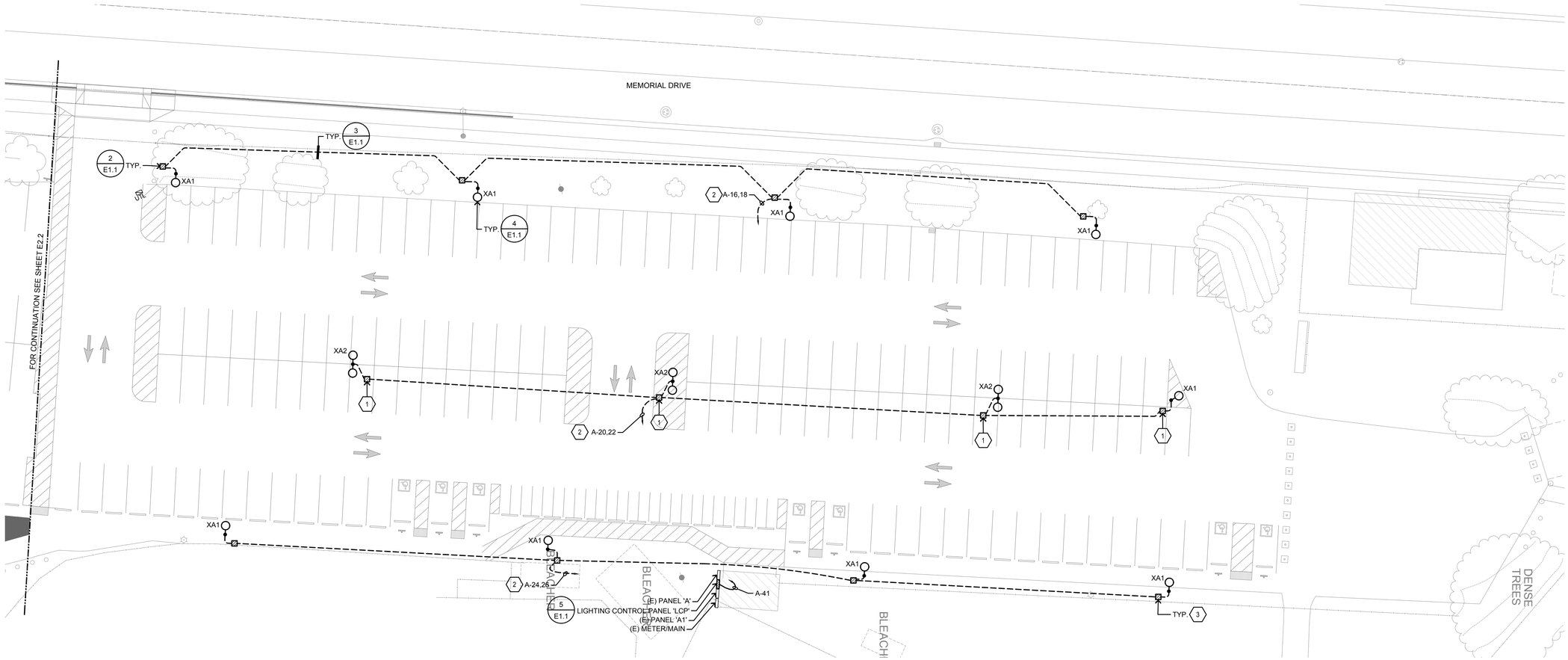
NOTES:

A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

SHEET NOTES

1. CHRISTY #B1017 TRAFFIC RATED IN-GRADE PULLBOX W/ METAL LID LABELED "LIGHTING".
2. CONNECT VIA 'LCP'. SEE SHEET E2.3 FOR LOCATION.
3. CHRISTY #N16 IN-GRADE CONCRETE PULLBOX WITH LID LABELLED "LIGHTING" .



20' 0' 10' 20'
SCALE: 1"=20'-0"

NORTH

WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3333 • F 831.646.3339 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
ENLARGED SITE PLAN - NORTH

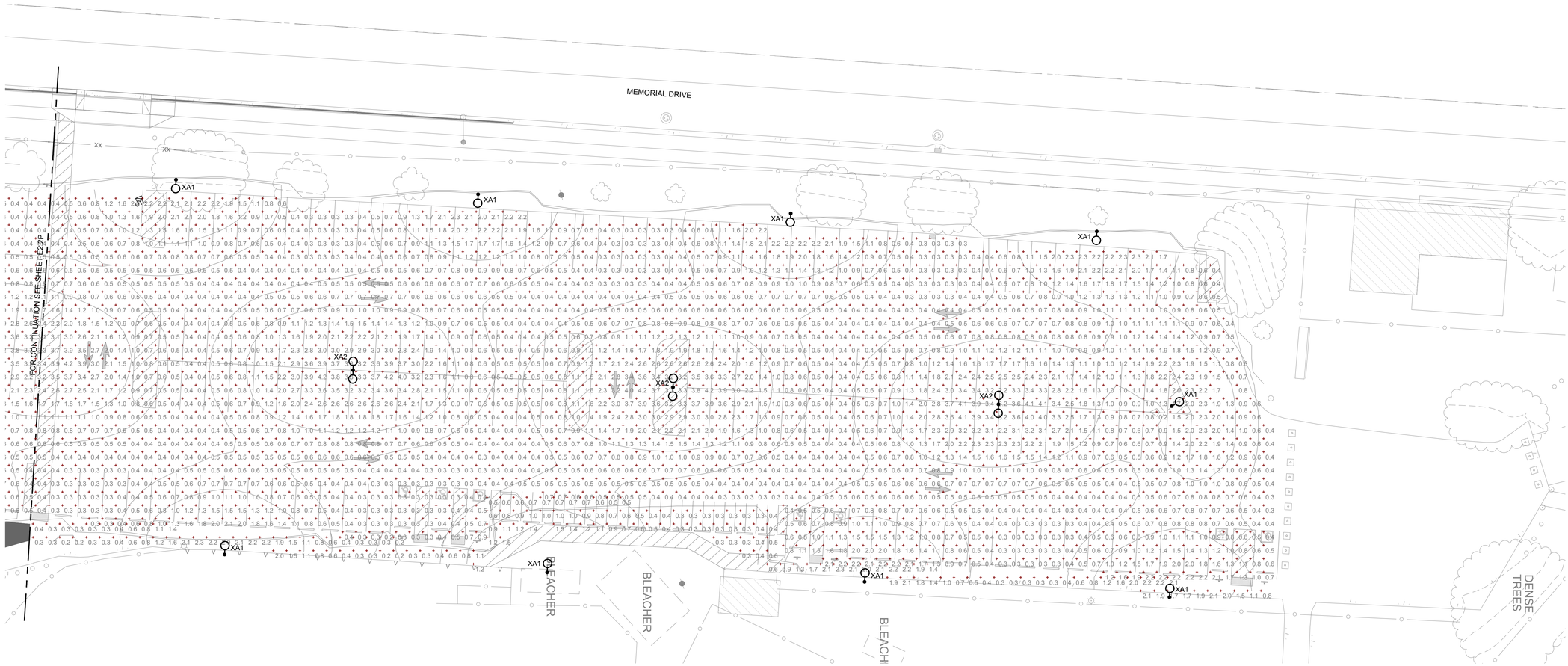
JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E2.3
19 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	XA1	20	GARDCO	P15-C-A03-830-T2S	Pureform Area Small 15" Square, 196 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	5598	0.89	53
	XA2	8	GARDCO	P15-C-A03-830-T2S	Pureform Area Small 15" Square, 196 LED's, 3000K CCT, TYPE T2S OPTIC, 80CRI	1	(2) 5598	0.89	106

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Zone - Pathway	+	0.9 fc	2.3 fc	0.2 fc	11.5:1	4.5:1
Zone - Parking Lot	+	1.1 fc	4.2 fc	0.2 fc	21.0:1	5.5:1



SCALE: 1"=20'-0"
20' 0' 10' 20'

NORTH

WALLACE GROUP®

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3339 • www.aurmc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
PHOTOMETRICS PLAN - NORTH

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E2.3P
20 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3
5

SECTION 26 05 73

GENERAL ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

1.01 Description of Work.
A. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.

1.02 Submittals:
A. As specified in Division 01. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of catalogued products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site.
B. Proposed substitutions of products will not be reviewed or approved prior to awarding of the Contract.
C. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.
D. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.
E. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.

1.03 Quality Assurance:
A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions of the following applicable codes:
1. California Electrical Code (CEC).
2. Occupational Safety and Health Act (OSHA) standards.
3. All applicable local codes, rules and regulations.
4. Electrical Contractor shall posses a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.
B. Variances: In instances where two or more codes are at variance, the most restrictive requirement shall apply.
C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI); Electronics Industries Association (EIA), Institute of Electrical and Electronics Engineers (IEEE), and National Electrical Manufacturers Association (NEMA).
D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all equipment required by the NEC to have such labels.
E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.
F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

1.04 Contract Documents:
A. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.
1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation.
2. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect.
3. All drawings and divisions of these specifications shall be considered as whole. The contractor shall report any apparent discrepancies to the Architect prior to submitting bids.
4. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

1.05 Closeout Submittals:
A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 01.

1.06 Coordination:
A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect.

B. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.
C. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.
D. When two trades join together in an area, make certain that no electrical work is omitted.

1.07 Job Conditions:
A. Operations: Perform all work in compliance with Division 01
1. Keep the number and duration of power shutdown periods to a minimum.
2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.
3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.
B. Construction Power: Unless otherwise noted in Division 1 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power from the owner's on site source. Energy costs shall be paid for by the Owner.

1.08 Safety and Indemnity:
A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. as designated by Federal injury to people or damage to property.
B. The Contractor performing work under this Division of the Specifications shall hold harmless, indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.
C. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurum Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

1.09 Access Doors:
A. The contractor shall install access panels as required where floors, walls or ceilings must be penetrated for access to electrical, control, fire alarm or other specified electrical devices. The minimum size panel shall be 14" x 14" in usable opening. Where access by a service person is required, minimum usable opening shall be 18" x 24".

1.10 Arc Flash:
A. The contractor shall install a clearly visible arc flash warning to the inside door of all panelboards and industrial control panels, as well as to the front of all switchboards and motor control centers that are a part of this project.
B. The warning shall have the following wording: line 1 "WARNING" (in large letters), line 2. "Potential Arc Flash Hazard" (in medium letters), line 3 & 4 "Appropriate Personal Protective Equipment and Tools required when working on this equipment".

1.11 All boxes and enclosures for emergency circuits shall be permanently marked with a readily visible red spray painted mark.

PART 2 - PRODUCTS

2.01 Nameplates:
A. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal block style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.

2.02 Finish requirements:
A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory, to the satisfaction of the Architect.
B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the color of the surface to which they are affixed.

PART 3 - EXECUTION

3.01 Workmanship:
A. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-1 Standard Practices For Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.

3.02 Equipment Installations:
A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials to their supports.
B. Do all the cutting and patching necessary for the proper installation work and repair any damage done.
C. Earthquake restraints: all electrical equipment, including conduits equal to or greater than 2.5 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC section 1617A.1.24 Title 24, part 2 and ASCE7, section 13.6.5.
D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pach-ometer, or prof-ometer. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.

3.03 Field Test:
A. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service.
B. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.

3.04 Records:
A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.

3.05 Clean Up:
A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

SECTION 26 05 26

GROUNDING

PART 1 - EXECUTION

1.1 Grounding and Bonding:
A. Grounding and bonding shall be as required by codes and local authorities.
B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal cabinets and outlet boxes.
C. The ground pin of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.
D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all conduit runs.
E. All metal parts of pull boxes shall be grounded per code requirements.
F. All ground conductors shall be green insulated copper.

SECTION 26 05 42

CONDUITS, RACEWAYS AND FITTINGS

PART 1 - EXECUTION

1.01 Conduit, Raceway and Fitting Installation:
A. For conduit runs exposed to weather provide rigid metal (GRS).
B. For conduit run underground, in concrete or masonry block wall and under concrete slabs, install minimum ½" size nonmetallic (PVC) with PVC elbows. Where conduits transition from underground or under slab to above grade install wrapped rigid metal (GRS) elbows and risers.
C. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT.
D. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.
E. The minimum size raceway shall be 1/2-inch unless indicted otherwise on the Drawings.
F. Installation shall comply with the CEC.
G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not exceed 360 degrees.
H. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits concealed except where otherwise shown on the drawings.
1. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole clamps.
a. Conduits attached to walls or columns shall be as unobtrusive as possible and shall avoid windows. Run all exposed conduits parallel or at right angles to building lines.
b. Group exposed conduits together. Arrange such conduits uniformly and neatly.
2. Support all conduits within three feet of any junction box, coupling, bend or fixture.
3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels and straps.
I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).
J. Where PVC conduit transitions from underground to above grade, provide rigid steel 90's with risers. Rigid steel shall be half-lap wrapped with 20 mil tape and extend minimum 12" above grade.
K. Provide a nylon pull cord in each empty raceway.
L. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.
M. Slope all underground raceways to provide drainage; for example, slope conduit from equipment located inside a building to the pull box or manhole located outside the building.
N. Conduits shall be blown out and swabbed prior to pulling wires.

SECTION 26 05 16

LINE VOLTAGE WIRE AND CABLE

PART 1 - PRODUCTS

1.01 Conductors:
A. Conductors shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 90°C, 600 volt rated insulation.
B. Conductors shall be stranded copper.
C. Minimum power and control wire size shall be No. 12 AWG unless otherwise noted.
D. All conductors used on this Project shall be of the same type and conductor material.

1.02 Terminations:
A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.
B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals selected.
C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

1.03 Tape:
A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.

PART 2 - EXECUTION

2.01 Cable Installation:
A. Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 26 05 42 - Conduits Raceway and Fittings.
B. All wiring including low voltage wiring shall be installed in conduit, U.O.N.
C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer.
D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.

2.02 Cable Terminations and Splices:
A. Splices - UL Listed wirenuts.
B. Terminations - Shall comply with the following:
1. Make up and form cable and orient terminals to minimize cable strain and stress on device being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.03 Circuit and Conductor Identification:
A. Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:

VOLTAGE	240/120V
Phase A	Black
Phase B	Red
Phase C	
Neutral	White
Ground	Green

B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every location where the conductor is readily accessible.
C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.

2.04 Field Tests:
A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral connections.
B. Insulation Resistance Tests: perform insulation resistance tests on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests before all equipment has been connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more. Submit results for review.
C. Contractor shall torque all termination of feeders/circuits terminations where required per CEC and manufacturer labeling requirements at point of connection.

SECTION 26 05 33

OUTLET, JUNCTION AND PULL BOXES

PART 1 - PRODUCTS

1.01 Outlet boxes, Junction and Pull boxes
A. Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required. Boxes used with conduit 1" or larger shall be minimum 2" deep.
B. Switch boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.
C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.
D. Sheet Metal Boxes: Use standard sheet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA I box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.
E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

PART 2 - EXECUTION

2.01 Outlet Boxes
A. General:
1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.
2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
B. Box Layout:
1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.
2. Locate switch outlet boxes on the latch side of doorways.
3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted. Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member.
4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.
5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.
C. Supports:
1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.
4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.
5. Outlet and / or junction boxes shall not be supported by grid or fixture hanger wires at any locations.

2.02 Junction And Pull Boxes
A. General:
1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.
2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.
3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
4. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
5. Identify circuit numbers and panel on cover of junction box with black marker pen.
B. Box Layouts:
1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.
C. Supports:
1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above.
4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

SECTION 26 27 26

DEVICES WIRING

PART 1 - PRODUCTS

1.01 Receptacles:
A. General - Receptacles shall be heavy duty, high abuse, grounding type.
B. GFCI Receptacles:
1. Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20 configuration. Face shall be nylon composition. Unit shall have an LED type red indicator light, test and reset push buttons. Color shall be as selected by the Architect.
2. GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at 5 milliamperes current unbalance. Operating range shall extend from -31°F to 158°F. Unit shall have transient voltage protection and shall be ceramic encapsulated for protection against moisture.
3. Manufacturer: Hubbell #GF20_ _LA Series, Leviton #7899 Series.

1.02 Switches:
A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating toggle devices. Handle color shall be as selected by the Architect.
1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series
B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f or Watt Stopper TS-400 rated for the voltage specified on drawings. Time out shall be adjustable from 5 minutes up to 12 hours. Unit shall be provided with warning alarm.

1.03 Plates:
A. General - Plates shall be of the style and color to match the wiring devices, and of the required number of gangs. Plates shall conform with NEMA WD 1 , UL 514 and FS W-P-455A. Plates on finished walls shall be non-metallic or stainless steel. Plates on unfinished walls and on fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled edges.
B. Non-Metallic: Plates shall be plain with beveled edges and shall be nylon or reinforced fiberglass.
C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured from No. 430 alloy having a brushed or satin finish.
D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture resistant or weatherproof.
E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates in appearance and construction.

PART 2 - EXECUTION

2.01 Installation of Wiring Devices:
A. Interior Locations: In finished walls, install each device in a flush mounted box with washers as required to bring the device mounting strap level with the surface of the finished wall. On unfinished walls, surface mount boxes level and plumb.
B. Mounting Heights: Adjust boxes so that the front edge of the box shall not be farther back from the finished wall plane than 1/4-inch. Adjust boxes so that they do not project beyond the finished wall. Height of device shall be as follows:
1. Receptacles 15 Inches from finished floor to bottom of box unless otherwise noted on the drawings
2. Toggle Switches 48 Inches from finished floor to top of box
C. Receptacles:
1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.
2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not disrupt neutral continuity and branch circuit power will not be lost to other receptacles in the same circuit.

2.02 Installation of Wall Plates:
A. General - Plates shall match the style of the device and shall be plumb within 1/16-inch of the vertical or horizontal.
B. Interior Locations, Finished Walls: Install non-metallic plates so that all four edges are in continuous contact with the finished wall surfaces. Plaster filling will not be permitted. Do not use oversized plates or sectional plates.
C. Interior Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.
D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover type shall match box type. Cover shall be [Lockable] outdoor extra-duty "in-use" type.
E. Future Locations: Install blank cover plates on all unused outlets.
F. Labeling: All switch and receptacle plates shall be labeled on the top portion of the plate with the panelboard and circuit number serving that device. Lettering shall be $\frac{1}{8}$" minimum high, black color, on clear Mylar tape.

2.03 Tests:
A. Receptacles:
1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

SECTION 26 28 16

CIRCUIT BREAKERS

PART 1 - PRODUCTS

1.01 Circuit Breaker: Each circuit breaker shall consist of the following:
A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multipole circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.
B. Breaker shall be calibrated for operation in an ambient temperature of 40°C.
C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.
D. Three pole breakers shall be common trip.
E. The circuit breakers shall be connected to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position.
F. Breakers shall be rated as shown on Drawings.
G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22.
H. Breakers shall be UL listed. Circuit breakers shall have removable lugs.
I. Lugs shall be UL listed for copper and aluminum conductors.
J. Breakers shall be UL listed for installation of mechanical screw type lugs.
K. Circuit breakers serving HACR rated loads shall be HACR type. Circuit breakers serving other motor loads shall be motor rated.
L. Breakers indicated as "current limiting " (CL), shall be of the non-fused type; Square D I-Limiter, Westinghouse Limit-R, or ITE Sentron only.

SECTION 26 51 00

LIGHTING

PART 1 - PRODUCTS

1.01 Fixtures
A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.
B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.
C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.
D. Luminaires and lighting equipment shall be delivered to the project site complete, with suspension accessories, aircraft cable, stems, canopies, hickeys, castings, sockets, holders, ballasts, diffusers, frames, and related items, including support and braces.

1.02 LED Power Supplies / Drivers:
A. Power Supplies and Drivers shall be of the types shown on the drawings. Drivers shall be CBM certified and bear the UL label. Drivers shall be the high power factor type and have a 10% maximum total harmonic distortion.
B. All Drivers for fixtures installed outdoors shall provide reliable operation at 0°F at 90% of the nominal line voltage.
C. Drivers shall be Sound Rated A+ or will be rejected and shall be replaced at no expense to the Owner.

1.03 Light Sources:
A. All LED sources shall be new at the time of acceptance; been fabricated within 12 months before installation per the date code on the module; and shall be CREE, General Electric, Osram /Sylvania, Phillips, or approved equal.
B. Unless otherwise noted on the drawings. Light Engines shall have the highest available efficacy, 3500°K, and 85 CRI minimum.

PART 2 - EXECUTION

2.01 Installation:
A. General:
1. All fixtures and luminaires shall be clean and light engines shall be operable at the time of acceptance.
2. Install luminaires in accordance with manufacturer's instructions, complete with power supply/driver, light source and controls, ready for operation as indicated.
3. Align, mount, and level the luminaires uniformly.
4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.
B. Mounting and Supports:
1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types.
2. Luminaire supports shall be anchored to structural members.
3. Pendant stem mounted luminaires shall be provided with hall aligners to assure a plumb installation and shall have a minimum 45 degree clean swing from horizontal in all directions. Sway bracing shall be installed as required to limit the movement of the fixture. Fixtures shall be allowed to sway a maximum of 45° without striking any object.
4. Fixture supports shall be designed to resist earthquake forces of CBC Seismic Area and ASCE 7-16.

SECTION 26 51 10

CONTROLS

PART 1 - PRODUCTS

1.01 Control Devices
A. See details on sheet E1.1.

PART 2 - EXECUTION

2.01 Support Services:
A. System Start Up and Commissioning
1. Manufacturer shall provide a factory authorized technician to confirm proper installation and operation of the lighting control sensors, controllers, switches, and occupancy sensors.
2. The technician shall provide training for the owner or their representative on the lighting control features of the system.

2.02 Optional Acceptance Testing Support Services:
A. A certified lighting controls acceptance test technician (CLCATT) must verify the installation of the lighting control system. Manufacturer should include an extra day of factory technician's time to assist the CLCATT review the functionality and settings of the lighting control hardware per the requirements in the California State forms. It will be the CLCATT's responsibility to create and complete any forms required for the commissioning process, although the manufacturer or contractor may offer spreadsheets and/or printouts to assist the CLCATT with this task.

2.03 Lighting Control Installation Certificate Requirements:
A. When certification is required by Title 24, Part 1, Section 10-103-A, the acceptance testing specified by Section 130.4 shall be performed by a Certified Lighting Controls Acceptance Test Technician (CLCATT) employed or hired by the electrical contractor. If the CLCATT is operating as an employee, the CLCATT shall be employed by a Certified Lighting Controls Acceptance Employer. The CLCATT shall disclose on the Certificate of Acceptance a valid CLCATT certification identification number issued by an approved Acceptance Test Technician Provider. The CLCATT shall complete all Certificate of Acceptance documentation in accordance with the applicable requirements in Section 10-103(a)4.
B. Lighting Control Installation Certificate Requirements. To be recognized for compliance with Part 6 an Installation Certificate shall be submitted in accordance with Section 10-103(a) for any lighting control system, Energy Management Control System, track lighting integral current limiter, track lighting supplementary overcurrent protection panel, interlocked lighting system, lighting Power Adjustment Factor, or additional wattage available for videoconference studio, in accordance with the following requirements, as applicable:
1. Certification that when a lighting control system is installed to comply with lighting control requirements in Part 6 it complies with the applicable requirements of Section 110.9; and complies with Reference Nonresidential Appendix NA7.7.1.
2. Certification that when an Energy Management Control System is installed to function as a lighting control required by Part 6 it functionally meets all applicable requirements for each application for which it is installed, in accordance with Sections 110.9, 130.0 through 130.5, 140.6 through 150.0, and 150.2; and complies with Reference Nonresidential Appendix NA7.7.2.
3. Certification that line-voltage track lighting current limiters comply with the applicable requirements of Section 110.9 and installed wattage has been determined in accordance with Section 130.0(c); and comply with Reference Nonresidential Appendix NA7.7.3.
4. Certification that line-voltage track lighting supplemental overcurrent protection panels comply with the applicable requirements of Section 110.9 and installed wattage has been determined in accordance with Section 130.(c); and comply with Reference Nonresidential Appendix NA7.7.4.
5. Certification that interlocked lighting systems used to serve an approved area comply with Section 140.6(a)1; and comply with Reference Nonresidential Appendix NA7.7.5.
6. Certification that lighting controls installed to earn a lighting Power Adjustment Factor (PAF) comply with Section 140.6(a)2; and comply with Reference Nonresidential Appendix NA7.7.6.
7. Certification that additional lighting wattage installed for a videoconference studio complies with Section 140.6(c)Gvii; and complies with Reference Nonresidential Appendix NA 7.7.7.

WALLACE GROUP®
AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 22-421.01
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3339 • F 831.646.3339 • www.aurumc.com

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

COUNTY OF SAN BENITO
VETERANS MEMORIAL PARK
ELECTRICAL SPECIFICATIONS

JOB #: -
DESIGNERS: DESIGNER
DRAWN BY: DRAFTER
DATE: 07/15/24

DRAWING NO.
E4.1
21 OF 21 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

0 1 2 3

GRAPHIC SCALE

0 20 40 80

(IN FEET)

1 IN = 40 FT





FLEXIBLE POST DELINEATORS

	EXISTING	PROPOSED
STANDARD STALLS	401	330
ADA STALLS	16	9 (8 REQUIRED)
TOTAL STALLS	417	339

WALLACE GROUP®

CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ESAU BLANCO
No. 62853
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2023 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

SAN BENITO COUNTY
VETERANS MEMORIAL PARK
CONCEPT STRIPING PLAN

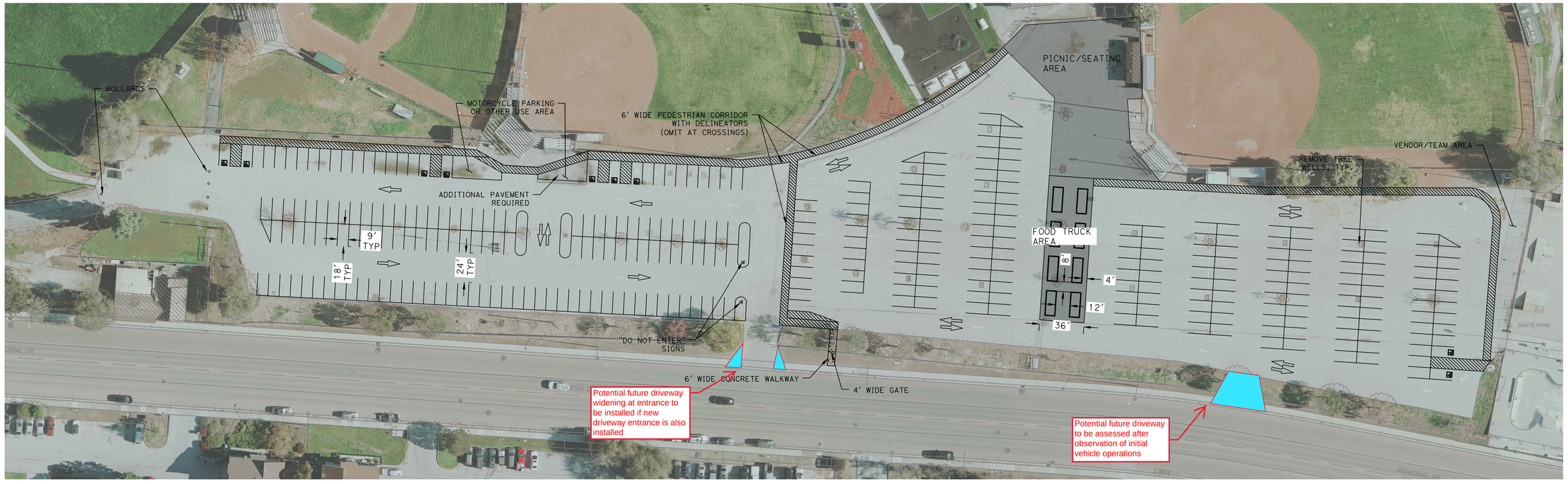
JOB #: 1274-0016
DESIGNERS: DG
DRAWN BY: DG
DATE: 6/28/23

DRAWING NO.

1 OF 1 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 IN = 40 FT





FLEXIBLE POST DELINEATORS

	EXISTING	PROPOSED
STANDARD STALLS	401	330
ADA STALLS	16	9 (8 REQUIRED)
TOTAL STALLS	417	339

WALLACE GROUP®
CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER
ESAU BLANCO
No. 62853
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2023 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing shall have this notice.

SAN BENITO COUNTY
VETERANS MEMORIAL PARK
CONCEPT STRIPING PLAN

JOB #: 1274-0016
DESIGNERS: DG
DRAWN BY: DG
DATE: 6/28/23

DRAWING NO.

1 OF 1 SHEETS

SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM

Maria Spandri	Dom Zanger	Robert Duffy	Vacant	Mindy Sotelo
Hollister VFW	Boad of Supervisors	American Legion	San Juan Bautista VFW	Board of Supervisors

Item Number: 2B

MEETING DATE: **08/27/2026**

DEPARTMENT: CLERK OF THE BOARD

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

ADMINISTRATION - E. COLIO WARREN-
RECEIVE UPDATE ON VERIZON CELL TOWER IN VETERAN'S MEMORIAL PARK, 1023 MEMORIAL DRIVE, SAN BENITO COUNTY (APN #056-250-038 AND #056-250-039).
SBC FILE NUMBER: 127

AGENDA SECTION:

DISCUSSION/ACTION ITEMS

BACKGROUND/SUMMARY:

Receive staff update.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

Yes

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Receive staff update.

ATTACHMENTS:
72939 Final Post Closing Package

POSTING SUMMARY

Bank:	Bank United (9855777494)		
File Number:	IC-TWR-290340-C	**Sales Price:**	$545,458.78
Closer:	Jessica Elmer	**Loan Number:**	72939
Buyer(s):	WirelessCo 1, LLC, a Delaware limited liability company	**Underwriter:**	Westcor Land Title Insurance Company
		Est Settlement:	7/31/2026
Seller(s):	County of San Benito	**Actual Settlement:**	7/31/2026
		Property Address:	1023 Memorial Drive, Hollister, CA 95023

Receipts

Payer	Cleared Date	Rcvd Date	Method	Status	Number	Credit	Debit
WirelessCo 1, LLC, a Delaware limited liability company	07/31/2026	07/31/2026	Wire	Received	9978	$539,500.26	
WirelessCo 1, LLC, a Delaware limited liability company	07/31/2026	07/31/2026	Wire	Received	9979	$3,922.00	
						Posted Receipts:	**$543,422.26**

Disbursements

Payee	Cleared Date	Issued Date	Method	Status	Number	Credit	Debit
County of San Benito			Wire	Pending	42034		$538,900.21
Iron Crest National Title Company			Wire	Pending	42035		$1,665.15
Tower Title, LLC			Check	Pending			$2,000.00
Iron Crest National Title Company - Remittance Account (BU) (Iron Crest - Remittance Acct)			Wire	Pending	42036		$149.85
Iron Crest National Title Company - Recording Account (Iron Crest - Recording Acct)			Wire	Pending	42037		$707.05
						Posted Disbursements:	**-$543,422.26**
						Posted Balance:	**$0.00**

Iron Crest National Title Company
333 City Boulevard West, 17th Floor
Orange, CA 92868
(401) 533-9059

File Number: **IC-TWR-290340-C**
Loan Number: **72939**
Loan Amount: **$.00**
Sales Price: **$545,458.78**
Close Date: **7/31/2026**
Disbursement Date: **7/31/2026**

BUYER(S) FINAL CLOSING STATEMENT

Type: **Commercial**
Property: **1023 MEMORIAL DRIVE**
HOLLISTER, CA 95023 (SAN BENITO)

Buyer(s): **WIRELESSCO 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
9 West 57th Street, 45th Floor
New York, NY 10019

Sellers: **COUNTY OF SAN BENITO**
1023 Memorial Drive
Hollister, CA 95023

Description	Debit	Credit
Deposits, Credits, Debits		
Contract sales price	$545,458.78	
Prorations		
Ground Rent August 2026 @ $2,979.26/Month		$2,979.26
Ground Rent September 2026 @ $2,979.26/Month		$2,979.26
Title Charges		
Owner's coverage $545,458.78 Premium $1,665.00 to Iron Crest National Title Company	$1,665.00	
Title - ALTA 13 Leasehold Owners Endorsement(s) to Iron Crest National Title Company		
Title - ALTA 13 Leasehold Owners Endorsement(s) to Iron Crest National Title Company		
Coordination Fee to Tower Title, LLC	$2,000.00	
Sub Escrow Fee to Iron Crest National Title Company	$150.00	
Government Recording and Transfer Charges		
Recording Charges - Easement to Iron Crest National Title Company - Recording Account $107.00	$107.00	
Totals	$549,380.78	$5,958.52

Balance Due FROM Buyer: $543,422.26

APPROVED AND ACCEPTED

BUYER(S)

WirelessCo 1, LLC, a Delaware limited liability company

By: Cheryl Nowakowski

Print Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-In-Fact

SETTLEMENT COORDINATOR

JESSICA ELMER

Iron Crest National Title Company
333 City Boulevard West, 17th Floor
Orange, CA 92868
(401) 533-9059

File Number: **IC-TWR-290340-C**
Sales Price: **$545,458.78**
Close Date: **7/31/2026**
Disbursement Date: **7/31/2026**

SELLERS FINAL CLOSING STATEMENT

Type: **Commercial**
Property: **1023 MEMORIAL DRIVE**
HOLLISTER, CA 95023 (SAN BENITO)

Buyer(s): **WIRELESSCO 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
9 West 57th Street, 45th Floor
New York, NY 10019

Sellers: **COUNTY OF SAN BENITO**
1023 Memorial Drive
Hollister, CA 95023

Description	Debit	Credit
Deposits, Credits, Debits		
Contract sales price		$545,458.78
Prorations		
Ground Rent August 2026 @ $2,979.26/Month	$2,979.26	
Ground Rent September 2026 @ $2,979.26/Month	$2,979.26	
Government Recording and Transfer Charges		
Transfer Charges - Easement to Iron Crest National Title Company - Recording Account $600.05	$600.05	
Totals	$6,558.57	$545,458.78

Balance Due TO Seller: $538,900.21

APPROVED AND ACCEPTED

SELLER(S)

County of San Benito

By: _____

Print Name: ~~Peter Arrambide~~ Valerie Vorron

Title: 07-31-2006

SETTLEMENT COORDINATOR

_____

JESSICA ELMER

Approved as to Form

_____ 7/29/26

Gregory P. Priamos
San Benito County Counsel

CLOSING AND COMPLIANCE AGREEMENT

Buyer(s)/Grantee(s): WirelessCo 1, LLC, a Delaware limited liability company
Seller(s)/Grantor(s): County of San Benito
Property Address: 1023 Memorial Drive
File Number: IC-TWR-290340-C

In consideration of the real estate settlement transaction (closing), Borrower(s)/Buyer(s) and Seller(s) (if applicable) do(es) hereby represent, covenant, and agree as follows:

Payoffs and Disbursement Checks:
Funds required for the close of escrow by Iron Crest National Title Company and its affiliates including, but not limited to, warranty deed(s), easement(s), lease(s) mortgage(s), deed(s) of trust, judgment(s), outstanding taxes, homeowners insurance payments, credit card statements and/or lien(s) may be satisfied using funds from the current transaction in accordance with your settlement statement. Should the funds required to satisfy an existing item be short, insufficient, or omitted, the required funds shall be provided to Iron Crest National Title Company or by the undersigned, immediately upon demand. Any shortage or omission may, at the discretion of Iron Crest National Title Company or be deducted from any amounts due to you, including, but not limited to, proceeds from this transaction. If the undersigned fails to remit payments requested by Iron Crest National Title Company to fully satisfy any items described above within seven (7) business days, the entity reserves the right to seek all forms of redress against the undersigned, including, but not limited to, attorneys fees and/or **liquidated damages**. Liquidated damages shall be established as an amount equal to the amount of the required funds. Disbursement checks for non-title related items shall be disbursed as provided on the Settlement Statement. Checks shall not be reissued to the undersigned unless the undersigned provides the original check to Iron Crest National Title Company. Any lost or stolen checks will be reissued to the undersigned, or any party, after: (1) a stop payment on the check has been issued by the appropriate bank; and (2) twenty-four (24) hours has passed from the issuance of the stop payment.

Executed Documents:
Upon request of Iron Crest National Title Company, closing agent successors or assigns, the undersigned Buyer(s)/Borrower(s)/Grantee(s) and/or Seller(s)/Grantor(s) (if applicable), will execute and/or re-execute any document or instrument signed in connection with the closing, or will execute any document or instrument that should have been signed at or before the closing, or which was incorrectly drafted and/or incorrectly signed, and agree to fully cooperate in the adjustment or correction of clerical errors and in the execution or correction of any and all loan closing documentation deemed necessary or desirable in the reasonable discretion of Iron Crest National Title Company.

Failure or refusal of Buyer(s)/Borrower(s)/Grantee(s) and/or Seller(s)/Grantor(s) (if applicable) to execute the required additional documents, or to correct those already executed within seven (7) business days of request to do so, and this document must be enforced, the undersigned agrees to reimburse and hold closing agent harmless from any and all fees and/or costs of enforcement of this agreement including, but not limited to, reasonable attorney fees and costs of enforcement.

Recording and Courier Costs:
The fees and/or costs to the Clerk of Court, overnight courier services and abstract/tax information services may vary from one closing to the next, depending on the county, the number of pages, the particular courier service and many other factors.

Correction Agreement – Limited Power of Attorney:
The undersigned Buyer(s)/Borrower(s)/Grantee(s) and/or Seller(s)/Grantor(s) (if applicable) , for and in consideration of the approval, closing, and funding of their real estate transaction, hereby grant Iron Crest National Title Company, and its affiliates, as settlement agent, limited power of attorney to correct and/or execute or initial all typographical or clerical errors discovered in any or all of the closing documentation required to be executed by the undersigned at settlement. In the event this limited power of attorney is exercised, the undersigned will be notified and receive a copy of the document executed or initialed on their behalf.
THIS LIMITED POWER OF ATTORNEY MAY NOT BE USED TO INCREASE THE INTEREST RATE THE UNDERSIGNED IS PAYING, INCREASE THE TERM OF THE UNDERSIGNED'S LOAN, INCREASE THE UNDERSIGNED'S OUTSTANDING PRINCIPAL BALANCE OR INCREASE THE UNDERSIGNED'S MONTHLY PRINCIPAL AND INTEREST PAYMENTS. Any of these specified changes must be executed directly by the undersigned.

Purchase Agreement:
The undersigned hereby certify that all conditions, agreements, and obligations between the parties to this transaction have been completed to their satisfaction. The undersigned has carefully examined the final closing documents, particularly their names, warrantees, and the property description, and accept the same as accurate and complete. It is understood and agreed that any such adjustments at a subsequent date will be settled between the parties.

The undersigned acknowledges that as Buyer(s)/Borrower(s)/Grantee(s) and/or Seller(s)/Grantor(s) (if applicable), he/she/they have the right to retain legal counsel of their choice for advice regarding this transaction. Further, the undersigned hereby acknowledges and agrees that Iron Crest National Title Company does not hold itself out as providing legal advice or opinion, nor has Iron Crest National Title Company provided any legal advice or opinion during this transaction. Finally, the undersigned acknowledges and agrees that Iron Crest National Title Company has acted only as Title Insurance and Settlement Agent for this transaction. Parties have read the above conditions and agree to all the provisions herein. There are no verbal agreements to the contrary.

Borrower(s)/Buyer(s)/Grantee(s):

WirelessCo 1, LLC, a Delaware limited liability company

By: Cherylyn Nowakowski

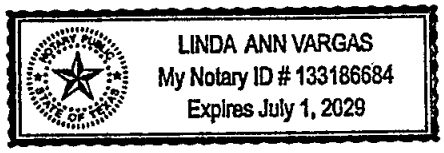
Print Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-in-Fact

Sworn before me this 28 day of July, 2026

Linda Ann Vargas
Notary Public
My Commission Expires: July 1, 2029

Stamp/Seal



Seller(s)/Grantor(s):

County of San Benito

By: _____

Print Name: _____

Title: _____

Sworn before me this _____ day of _____, 20 ___.

_____
Notary Public
My Commission Expires: _____

Stamp/Seal

The undersigned acknowledges that as Buyer(s)/Borrower(s)/Grantee(s) and/or Seller(s)/Grantor(s) (if applicable), he/she/they have the right to retain legal counsel of their choice for advice regarding this transaction. Further, the undersigned hereby acknowledges and agrees that Iron Crest National Title Company does not hold itself out as providing legal advice or opinion, nor has Iron Crest National Title Company provided any legal advice or opinion during this transaction. Finally, the undersigned acknowledges and agrees that Iron Crest National Title Company has acted only as Title Insurance and Settlement Agent for this transaction. Parties have read the above conditions and agree to all the provisions herein. There are no verbal agreements to the contrary.

Borrower(s)/Buyer(s)/Grantee(s):

WirelessCo 1, LLC, a Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Sworn before me this _____ day of _____, 20___.

Stamp/Seal

_____
Notary Public
My Commission Expires: _____

Seller(s)/Grantor(s):

County of San Benito

By: Esperanza Celia Warren

Print Name: Esperanza Celia Warren

Title: County Executive Officer

Sworn before me this 31 day of July, 2026.

Shandell Yvonne Correa

Notary Public
My Commission Expires: 10/2/29

Approved as to Form

7/29/26

Gregory P. Priamos
San Benito County Counsel

Stamp/Seal

SHANDELL YVONNE CORREA
Comm. #2533947
California - Notary Public
San Benito County
Comm. Expires October 2, 2029

Westcor Land Title Insurance Company

AFFIDAVIT TO BE SIGNED BY SELLER AND/OR MORTGAGOR IN CONNECTION WITH TITLE INSURANCE POLICY TO BE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY FOR RESIDENTIAL MORTGAGE PURPOSES ONLY

Subject property is located at **1023 Memorial Drive**, and is also identified in the Land Evidence Records of the County of San Benito, and that title to said property is vested County of San Benito

Now, therefore, the Seller(s)/Mortgagor(s) on oath depose(s) and say(s) as follows:

I/We have owned the property now being sold or mortgages by me continuously for _____ years last past, and my enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to my knowledge, nor do I know of any facts by reason of which the title to, or possession of, said property might be disputed or questioned, or by reason of which any claim to any of said property might be asserted adversely to me, and more particularly:

1. No party other than the Seller(s)/Mortgagor(s) is in possession of all or any portion of the premises above described under any unrecorded leases, tenancy at will or otherwise.
2. The Seller(s)/Mortgagor(s) during the time of ownership of the premises above described has/have conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises. There has never been a dispute with any neighbor with respect to the location of any structure on the Premises or on any neighbor's property. Seller(s)/Mortgagor(s) have never had a dispute with any neighbors regarding the property lines of the Premises.
3. The Seller(s)/Mortgagor(s) has/have allowed no encroachments on the premises above described by any adjoining land owners nor had/have the undersigned encroached upon any property of adjoining land owners. That the structures on the Premises have been in existence in their current condition for at least two years. There have been no additions or modifications to the structures during the past two years.
4. The Seller(s)/Mortgagor(s) has/have allowed no easements, rights of way, continuous driveway usage, drain, sewer, water, gas, or oil pipeline or other rights of passage to others over the premises above described and has/have no knowledge of such adverse rights.
5. The Seller(s)/Mortgagor(s), at present, and for a period of 120 days past, has/have caused no construction, erection, alteration or repairs of any structures or improvements on the premises above to be cited to be done nor has have contracted for any material to be delivered to the premises.
6. The Seller(s)/Mortgagor(s) has/have no knowledge of any old highways, abandoned roads, lanes, cemetery, or family burial grounds, springs, streams, rivers, ponds, or lakes bordering or running though said premises.
7. That all indebtedness due anyone for labor, materials or services which might be liens on said property is fully paid unless otherwise indicated herein.
8. That no security interest under the Uniform Commercial Code has been perfected against the improvements on said property unless otherwise indicated herein.
9. That there are no judgments, pending litigations, executions or attachments in or from any Court affecting said property unless otherwise indicated herein.
10. That no bankruptcy proceeding in any federal Court has been filed against or by the owner(s) of said property unless otherwise indicated herein.
11. If property is governed by a Homeowner's Association ("HOA") or similar entity, all HOA fees or similar fees are paid up to date, and the property is not subject to any outstanding fees or liens payable to any HOA or similar entity.
12. There is no outstanding contract of sale or conveyance affecting said property unless otherwise indicated herein.
13. That the undersigned has reviewed the commitment or policy identified as Exhibit "B" attached hereto and made a part hereof. That there is no defect, lien, encumbrance or adverse matter affecting title to the land that is not shown in the commitment or policy which is attached hereto as Exhibit "B".
14. That all persons who have executed or will execute instruments conveying or encumbering said property are at least 18 years of age and are free from legal disability.

SELLER(S)

County of San Benito

By: Esperanza Celio Warren

Print Name: Esperanza Celio Warren

Title: County Executive Officer

Subscribed and sworn to before me this 31 day of July, 2026.

Approved as to Form

7/29/26

Gregory P. Priamos
San Benito County Counsel

SHANDELL YVONNE CORREA
Comm. #2533947
California - Notary Public
San Benito County
Comm. Expires October 2, 2029

NOTARY PUBLIC
My Commission Expires 10/2/29

In order to induce the Company to remove said exceptions, the undersigned Buyer(s) of subject property on oath depose(s) and say(s) that SELLERS has/have read the contents of Seller(s)/Mortgagor(s) Affidavit above, has/have viewed the property, and know(s) of no facts which would contradict the contents of said affidavit.

BUYER(S)

WirelessCo 1, LLC, a Delaware limited liability company

By: Cherylyn Nowakowski

Print Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-in-Fact

Subscribed and sworn to before me this 28 day of July, 2026.

Linda Ann Vargas

NOTARY PUBLIC

My Commission Expires July 1, 2029

LINDA ANN VARGAS
My Notary ID # 133186684
Expires July 1, 2029

WAIVER OF SETTLEMENT AGENT RESPONSIBILITY

Date: July 31, 2026

File Number: IC-TWR-290340-C

Settlement Agent: Iron Crest National Title Company

Seller: County of San Benito

Buyer: WirelessCo 1, LLC, a Delaware limited liability company

Property: 1023 Memorial Drive, Hollister, CA 95023

To: Escrow Holder

Escrow Holder is released from and shall have no liability, obligation or responsibility with respect to, (a) withholding of funds pursuant to Section 1445 of the Internal Revenue Code 1986 as amended, (b) advising the parties as to the requirements of such Section or (c) determining whether the transferor is a foreign person under such Section, acting as the Qualified Substitute or otherwise making any inquiry concerning compliance with such Section for any party to the transaction.

BUYER(S):

WirelessCo 1, LLC, a Delaware limited liability company

By: _____

Print Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-in-Fact

IDENTITY/NAME AFFIDAVIT

Seller/Grantor(s): County of San Benito

Property Address: 1023 Memorial Drive, Hollister, CA 95023

File Number: IC-TWR-290340-C

Before me, the undersigned Notary Public, personally came and appeared the undersigned Seller, who being duly sworn did depose and state the following:

Seller/Grantor:

1. My full legal name is Esperanza Colio Warren.
2. The address of my principal residence is 481 4th Street Hollister, CA 95023.
3. My date of birth is 05-23-1965.
4. My tax payer identification number (e.g. Social Security Number) is EIN 94-6000530
5. The State and number of my driver's license or identification card are: A8 0000075.

Please provide a copy of your Driver's License or a Photo ID as a supporting document

I swear under oath that the information provided in this Affidavit is true and correct to the best of my knowledge. I consent to the transfer of the information contained in this Affidavit for the sole purposes of verifying my identity and preventing fraud. I understand that this information will not be disclosed to any party for any other purpose.

Seller(s)

County of San Benito

By: [signature]

Print Name: Esperanza Colio Warren

Title: County Executive Officer

Sworn before me this 31 day of July, 2024.

Approved as to Form

[signature] 7/29/24

Gregory P. Priamos
San Benito County Counsel

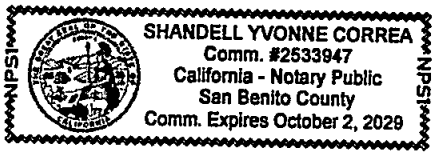
SHANDELL YVONNE CORREA
Comm. #2533947
California - Notary Public
San Benito County
Comm. Expires October 2, 2029

Shandell Correa

Notary Public

My Commission Expires: 10/2/29

Stamp/Seal



PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("**Agreement**") is made effective as of the date of last signature below ("**Effective Date**") and entered into by and between **County of San Benito**, a body politic ("**Grantor**") and **WirelessCo 1, LLC**, a Delaware limited liability company ("**Grantee**"). Grantor and Grantee may hereinafter each be referred to at times as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, Grantor is the owner of that certain real property located at 1023 Memorial Drive, Hollister, California 95023, as described more fully in **Exhibit A**, attached hereto and incorporated herein by this reference (hereinafter, "**Property**").

WHEREAS, Grantor leases a portion of the Property for use as a Communications Facility (defined below); and

WHEREAS, Grantee desires to purchase from Grantor, and Grantor desires to sell and convey to Grantee, certain rights and interests over that portion of the Property relating to the Communications Facility, as set forth more fully below.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

1. Summary of Terms.

1.1 Closing Date	As defined in Section 7
1.2 Purchase Price	Five Hundred Forty-Five Thousand Four Hundred Fifty-Eight and 78/100 Dollars ($545,458.78)
1.3 Grantor's Notice Address	County of San Benito County Executive Office 481 Fourth Street Hollister, CA 95023
1.4 Grantor's Broker, if any:	None
1.5 Grantee's Notice Address	WirelessCo 1, LLC 9 West 57th Street, 45th Floor New York, New York 10019 with copies to: MD7 950 West Bethany Drive, Suite 700 Allen, Texas 75013 legal-notices@tikehaucapital.com and kseidl@tikehaucapital.com

1.6 Grantee's Broker, if any: None

2. Sale and Purchase of Assets. In exchange for payment of the Purchase Price by Grantee to Grantor, Grantor will, on the Closing Date transfer to Grantee all of Grantor's interest in the following assets ("**Transferred Assets**"), free and clear of any liens, claims, encumbrances, security interests, mortgages, pledges, charges, or other restrictions of any kind other than the Permitted Encumbrances (defined below), with Grantor providing customary title warranties and indemnification for any breach of this covenant:

a. Purchase Area. That portion of the Property ("**Purchase Area**") as more fully described in **Exhibit B**, attached hereto, subject to use as a digital and communication infrastructure facility ("**Communications Facility**") as set forth more fully in certain communications lease(s) or license(s) agreement(s) described on **Exhibit C** (collectively, "**Existing Lease Agreement(s)**") and described in **Exhibit E** (City of Hollister Conditional Use Permit #2006-8 dated January 25, 2007;

b. Transfer of Landlord Rights. All right, title and interests of Grantor, as landlord, lessor or licensor, in, to and under the Existing Lease Agreement(s) and Conditional Use Permit, including, without limitation, all rents, security deposits and other monies due Grantor as specified in the Existing Lease Agreement(s); provided, however that Grantor shall continue to faithfully perform and discharge any and all of Grantor's obligations as lessor under the Existing Lease Agreement(s) and Conditional Use Permit relating to the ownership, operation and use of the Property that can only be satisfied by Grantor as owner of the Property, including, without limitation: (a) all maintenance and repair obligations; (b) the payment of real property taxes; (c) any covenant or obligation of Grantor relating to the environmental condition of the Property and hazardous substances and waste; (d) any obligation to provide access to the Property and Tenant (defined below) premises as set forth in the Existing Lease Agreement(s) and Conditional Use Permit; and (e) applicable covenants, easements, zoning and land use regulations, restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, accessibility (including without limitation the Americans with Disabilities Act) whether now in effect or which may hereafter come into effect. Grantor's failure to timely perform any such obligations shall constitute a material breach of this Agreement and, after applicable notice and cure periods, if any are to be afforded under Section 12 hereof, shall mature into a default in accordance with the terms of Section 12. Grantor acknowledges and agrees that from and after the Closing Date, Grantee shall have the right to amend the terms and conditions of the Existing Lease Agreement(s) without Grantor consenting to or joining in such amendment. The provisions of this Section shall survive the Closing and shall not be merged into any deed, assignment or other document delivered at Closing.

c. A perpetual, exclusive easement in, to, under, over and across the applicable real property in accordance with the Easement and Assignment Agreement (as defined below), together with all rights appurtenant thereto, which easement shall be conveyed free and clear of all liens, claims, encumbrances and other restrictions of any kind, and shall run with the land for the benefit of Grantee and its successors and assigns.

d. Excluded Assets. The Transferred Assets will not include cash or accounts receivable attributable to periods prior to the Closing Date. In the event that any tenant under the Existing Lease Agreement(s) ("**Tenant**") pays to Grantor any fees relating to utility service or taxes, such fees shall continue to be paid by the Tenant to Grantor. To the extent either Party receives monies belonging to the other Party, such receiving Party shall promptly, and in no event later than five (5) business days of receipt thereof, pay over such monies to the proper Party.

e. Closing Deliverables. At the Closing (defined below), the Parties agree:

(i) They will each execute and deliver to the other Party an easement and assignment agreement in the form attached hereto as **Exhibit D** ("**Easement and Assignment Agreement**"), whereby Grantor grants to Grantee an easement with respect to the Purchase Area and an assignment of the Existing Lease Agreement(s);

(ii) Grantor shall deliver to Grantee copies of all consents, approvals, waivers and similar authorizations necessary for Grantor to enter into the transactions contemplated by this Agreement;

(iii) With respect to any loans or similar encumbrances against the Property, Grantor shall obtain and deliver to Grantee a subordination, non-disturbance and attornment agreement in form and substance satisfactory to Grantee, or otherwise cause such liens or encumbrances to be paid off and released prior to Closing;

(iv) Grantor and Grantee will execute and deliver a closing statement ("**Closing Statement**") showing all closing costs and related settlement figures, including purchase price, fees, and any prorated rent or other payments related to the Existing Lease Agreement(s); and

(v) To the preparation and delivery of a statement of allocation of the Purchase Price among the Transferred Assets in accordance with Section 1060 of the Internal Revenue Code, provided that Grantee shall have the initial right to prepare such statement, which shall be delivered to Grantor for review and consistent reporting.

3. Operation Covenant.

a. From and after the Effective Date and continuing through the Closing, Grantor shall operate, administer, and perform all obligations of landlord under the Existing Lease Agreement(s) and Conditional Use Permit in a commercially reasonable manner consistent with the practices of a prudent owner and landlord of comparable digital infrastructure and communication facility properties, and in all events in material compliance with the terms of the Existing Lease Agreement(s) and Conditional Use Permit. Without limiting the foregoing, Grantor shall not, without Grantee's prior written consent, which may be granted or withheld in Grantee's sole discretion: (i) amend, modify, terminate, or waive any provision of any Existing Lease Agreement; (ii) consent to any assignment, sublease, or transfer thereunder; (iii) enter into any side letter or other agreement with any Tenant or Customers (defined below); (iv) accept any early termination, surrender, or rent concession; or (v) take or omit to take any action that would reasonably be expected to materially impair the economic value of the Transferred Assets or Grantee's rights thereunder. Grantor shall promptly notify Grantee of any default by any Tenant or any event that, with notice or passage of time, would constitute a default, and shall enforce the Existing Lease Agreement(s) in good faith and in accordance with their terms.

b. From and after the Closing, Grantor shall continue to timely perform and discharge all obligations of landlord under the Existing Lease Agreement(s) and Conditional Use Permit that, by their nature or under the terms thereof, are required to be performed by the fee owner of the Property, in each case in a commercially reasonable manner consistent with the practices of a prudent owner and landlord of comparable digital infrastructure and communication facility properties and in material compliance with the terms of the Existing Lease Agreement(s) and Conditional Use Permit. Grantor shall not take or omit to take any action that would reasonably be expected to interfere with, impair, or diminish Grantee's rights as assignee of the Existing Lease Agreement(s) or the economic benefits thereof. Grantor's obligations under this subsection shall survive the Closing and shall be enforceable by Grantee as a direct contractual obligation.

4. Representations and Covenants by Grantor. Grantor represents, warrants and agrees as follows:

a. If Grantor is an entity, (a) it is a duly organized, validly existing entity in good standing under the laws of its state of formation, (b) the signatory of this document is duly authorized to sign on its behalf, and (c) the execution and delivery of this Agreement will not violate any laws, conflict with Grantor's organizational documents, or breach any material agreements, including but not limited to mortgages or deeds of trust.

b. Grantor has the full power, authority, and legal right to execute, deliver, and perform under this Agreement and any related documents.

c. No person or entity other than Grantor has any interest in any of Transferred Assets, except as set forth herein.

d. Grantor owns the Property in fee simple and has clear rights to access and utilities, free from all encumbrances except for (a) the Existing Lease Agreement(s) and (b) any matters disclosed in the Title Policy (collectively, "**Permitted Encumbrances**").

e. There are no (a) zoning changes pending that would prevent or restrict the Property's use as a Communications Facility, (b) pending or threatened condemnation or eminent domain proceedings, or (c) public improvements planned that might result in assessments against Grantor, Grantee, or the Property.

f. Neither Grantor nor any Tenant has breached or defaulted on any of their respective obligations under the Existing Lease Agreement(s), and there exists no event, condition or circumstance which, with the passage of time, the giving of notice, or both, would constitute or result in a breach or default under any of the Existing Lease Agreement(s).

g. The Existing Lease Agreement(s) and Conditional Use Permit are in full force and effect and have not been modified except as disclosed herein.

h. There are no pending or threatened lawsuits, claims, or investigations related to the Transferred Assets.

i. The Transferred Assets are currently operated in compliance with all applicable laws.

j. Neither Grantor nor any of its agents or affiliates have, in connection with the operation of the Property, generated, stored, treated, transported, handled, disposed of, or released any hazardous substance or waste in a manner that would give rise to any material liability under any statute or governmental regulation, and Grantor has no knowledge that any Tenant or any other third party has engaged in any such activities in connection with the Property in a manner that would give rise to any material liability under any statute or governmental regulation.

k. Grantor agrees to disclose any material adverse change in the Transferred Assets or the operations, financial condition, or prospects of the Transferred Assets up to and including the Closing Date.

l. Grantor and its direct and indirect owners, managers, members, partners, general partners, limited partners, shareholders, directors, officers, employees, agents, and Affiliates are, and at all times have been, in compliance with all applicable laws and regulations relating to money laundering, foreign asset control, economic sanctions and terrorism, including, without limitation, the USA PATRIOT Act, the Bank Secrecy Act, and the regulations administered by the Office of Foreign Assets Control ("**OFAC**"), and no such Person is listed on, or owned or controlled by any Person listed on, any government list of prohibited or restricted parties. Grantor further represents and warrants that no funds or other assets of Grantor have been derived from, financed by, or otherwise connected with any activity that would violate any such laws or regulations.

m. Grantor shall, within a reasonable time after the Effective Date and from time to time thereafter as reasonably requested by Grantee, deliver to Grantee true, correct and complete copies of all documents and materials in Grantor's possession or control relating to the Property, including, without limitation: (i) all leases, licenses, subleases and occupancy agreements; (ii) service, maintenance, management, utility and access agreements; (iii) easements, covenants, conditions and restrictions, and other recorded instruments affecting the Property; (iv) surveys, plats, legal descriptions and title materials; (v) environmental reports and studies; (vi) engineering, architectural and construction plans, permits and approvals; (vii) warranties and guaranties relating to the Property or any improvements; (viii) tax statements, assessments and protest materials; (ix) operating statements, utility bills and expense records; and (x) all correspondence with governmental authorities, utilities, or third parties relating to the Property; and (xi) any amendments, renewals or modifications of any of the foregoing, in each case together with such additional documents and information as Grantee may reasonably request in connection with its due diligence review or ownership and operation of the Property.

n. All documents, reports, studies, data, financial information, environmental materials, title materials, surveys, leases, service contracts and all other materials or information delivered or made available by or on behalf of Grantor to Grantee in connection with this Agreement or the Property are true, correct and complete in all material respects and do not omit any material facts necessary to make such materials not misleading.

o. Grantor represents and warrants to Grantee that Grantor is solvent and is not the subject of any voluntary or involuntary case, proceeding or petition under the United States Bankruptcy Code or any other federal or state insolvency, receivership, liquidation, reorganization, moratorium or similar law. Grantor has not made any assignment for the benefit of creditors, has not admitted in writing its inability to pay its debts as they become due, and no trustee, receiver, custodian or similar official has been appointed for Grantor or any of its property. Grantor covenants that it shall not take any action to commence or consent to any such proceeding prior to the Closing.

p. All real estate, personal property and other taxes, assessments and governmental charges relating to the Property and the Transferred Assets have been timely paid or will be prorated and paid at Closing, and there are no pending or threatened tax protests, abatements or reassessments except as disclosed in writing to Grantee.

q. Except for the Existing Lease Agreement(s) and contracts delivered to Grantee, Grantor is not a party to any service, maintenance, management or other agreements affecting the Property that will be binding on Grantee after Closing.

r. Grantor has maintained commercially reasonable insurance coverage on the Property in accordance with industry standards, and Grantor has not received any written notice of cancellation or non-renewal of any such policies.

s. The Property has legal and practical access to public rights-of-way and all necessary utilities for its current and intended use as a Communications Facility, without reliance on any unrecorded or terminable rights.

t. All utility services required for the operation of the Property are available to the Property, and Grantor has not received notice of any pending termination, relocation, or impairment of such services.

u. There is no work performed or contracted by Grantor on the Property that could give rise to any mechanic's, materialman's or similar lien, and no notices of commencement, lien claims or stop notices have been recorded or served.

v. Grantor has not entered into any agreement, option, right of first refusal, right of first offer, letter of intent, or other arrangement to sell, lease, encumber or otherwise transfer any interest in the Property or the Transferred Assets other than this Agreement.

w. Grantor is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, and Grantor shall deliver to Grantee at Closing a FIRPTA affidavit in customary form.

x. Grantor has not received any written notice from any governmental authority or utility provider alleging any violation of law or requiring any repairs, replacements or upgrades to the Property that remain uncured.

y. After Closing, Grantor shall execute and deliver such additional documents and take such further actions as may be reasonably necessary to carry out the intent of this Agreement and to vest in Grantee good and marketable title to the Transferred Assets.

z. No person or entity has acted as a broker or similar representative on behalf of Grantor except as identified in Section 1.4 above.

Grantor acknowledges Grantee's material reliance on the foregoing representations and covenants, all of which shall remain true and correct through the time of Closing. Except as otherwise expressly provided herein, all representations and warranties of Grantor contained in this Agreement and in any certificate or other document delivered in connection herewith shall survive the Closing for a period of one (1) year following the Closing Date, at which time such representations and warranties shall automatically terminate and be of no further force or effect; provided, however, that the indemnification obligations of Grantor under this Agreement, including, without limitation, indemnities relating to environmental matters, hazardous materials, or violations of environmental laws, shall survive the Closing without limitation as to time (or for the applicable statute of limitations, if shorter).

5. Representations and Covenants by Grantee. Grantee represents, warrants and agrees as follows:

a. Grantee is (a) a duly organized, validly existing entity in good standing under the laws of its state of formation, (b) the signatory of this document is duly authorized to sign on its behalf, and (c) the execution and delivery of this Agreement will not violate any laws, conflict with Grantee's organizational documents, or breach any material agreements.

b. Grantee has the full power, authority, and legal right to execute, deliver, and perform under this Agreement and any related documents.

Grantee acknowledges Grantor's material reliance on the foregoing representations and covenants, all of which shall remain true and correct through the time of closing.

6. Conditions to Closing. Closing shall be contingent upon Grantee's satisfaction with the results of its due diligence investigation, which may include:

a. The ability of Grantee to obtain, at Closing, an easement or leasehold policy of title insurance in a form and substance acceptable to Grantee, subject only to Permitted Encumbrances and other exceptions that have been expressly approved by Grantee, including such endorsements as Grantee deems reasonably necessary or appropriate.

b. Such documents as the title company may reasonably request to issue its insurance policy including, without limitation, consents, subordination, non-disturbance and attornment agreements, owner's

affidavits, certificates of good standing, trust documents, corporate resolutions, and minutes of board meetings.

c. At Grantee's option, and in a form acceptable to Grantee, a survey of the Property and Purchase Area.

d. Grantee and its agents, engineers, surveyors and other representatives' entry upon the Property to inspect, photograph, conduct environmental studies, and examine the Property (collectively, "**Inspection**"), and otherwise to do those things on or off the Property that, in the opinion of Grantee, are necessary in Grantee's sole discretion to determine the feasibility or suitability of the Property for use as contemplated under this Agreement.

e. As a condition to Grantee's obligation to Close, all representations and warranties of Grantor contained in Section 4 shall be true and correct in all material respects as of the Closing Date. In the event Grantor discloses, amends, updates, or otherwise modifies any representation or warranty contained in Section 4 after the Effective Date (whether by written notice, disclosure schedule update, or otherwise), then, at Grantee's election, (i) Grantee shall be entitled to a new diligence review period of ten (10) days following receipt of such disclosure or modification, during which Grantee may investigate the matters disclosed or modified, and (ii) Grantee shall have the right to terminate this Agreement prior to the expiration of such diligence period without penalty or liability.

f. As a condition precedent to Grantee's obligation to consummate the Closing, all representations and warranties of Grantor contained in this Agreement and in any document delivered in connection herewith shall be true, correct and complete in all respects as of the Effective Date and again as of the Closing Date as though made on and as of the Closing Date.

7. Closing Date and Time. Upon Grantee's written confirmation of its satisfaction of the conditions precedent set forth in Section 6 above, the closing of this transaction ("**Closing**") will take place in escrow or at a mutually satisfactory time and location on such date as may be agreed to by the Parties ("**Closing Date**"), and the Purchase Price will be paid to Grantor through funds supplied by Grantee by wire transfer in accordance with Grantor's written wire instructions.

8. Further Assurances. Grantor will, from time to time after the Closing, upon the reasonable request of Grantee, execute and deliver all such additional documentation as may be reasonably required to effectuate the transactions contemplated under this Agreement.

9. Closing Costs and Recording Fees. Grantee will pay the costs of title insurance, surveys, environmental studies (if any) and other due diligence set forth in Section 6 above, as well as any costs to record the Easement and Assignment Agreement. Grantor will pay all costs of recording fees associated with releasing or subordinating any liens on the Property and any transfer taxes or similar conveyance related fees. Grantor shall indemnify, defend and hold Grantee harmless from and against any claims, suits, demands, losses, or expenses related to any taxes applicable prior to Closing or attributable to the Closing.

10. Prorations. Rents and other payments due under the Existing Lease Agreement(s) will be prorated as of the Closing Date with any net amount owed at Closing to be addressed through escrow on the Closing Date. For the avoidance of doubt, all security deposits under the Existing Lease Agreement(s) are to be paid over in full to Grantee. For Tenants paying rent on a monthly basis, at Closing, Grantor will credit Grantee for two (2) full months' rent plus rent for the partial month in which Closing occurs and Grantor will retain the checks attributable for those months when received.

11. Indemnification. Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses, including reasonable attorneys' fees, caused by or

arising out of the negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying Party or the employees, agents, or contractors of the indemnifying Party prior to the Closing. The indemnification obligations set forth in this Section shall survive the Closing, the delivery and recording of the Easement and Assignment Agreement and any other documents contemplated hereby, and shall not be merged into any such documents.

12. Default. Except as otherwise set forth herein, in the event there is a breach by either Party with respect to any provision of this Agreement or its obligations under it, the non-defaulting Party shall give the defaulting Party written notice of such breach whereupon the defaulting Party shall have thirty (30) days in which to cure, provided the defaulting Party shall have such extended period as may be required if the nature of the cure is such that it reasonably requires more than thirty (30) days and the defaulting Party commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion; provided however, any cure period may not extend beyond the requirements set forth in the Existing Lease Agreement(s), to the extent applicable. In the event that the defaulting Party fails to cure such default within the cure period, the non-defaulting Party shall be entitled to exercise any rights permitted by applicable law or in equity. For the avoidance of doubt, this thirty (30) day cure period shall not apply to notices given pursuant to Section 14(a)(ii) below.

13. Specific Performance. The Parties acknowledge that the Transferred Assets are unique and Grantee would be irreparably damaged in the event any provision of this Agreement is not performed in accordance with the terms hereof. Therefore, in addition to any other rights or remedies available to Grantee at law or in equity, Grantee will be entitled to the remedies of specific performance or injunctive relief in connection with a breach by Grantor of its obligations under this Agreement.

14. Termination.

a. Notwithstanding anything herein to the contrary, this Agreement may be terminated at any time on or prior to the Closing Date under the following circumstances:

(i) By Grantee, in its sole and absolute discretion, upon not less than ten (10) days' prior written notice to Grantor, if Grantee is dissatisfied, for any reason or no reason, with its due diligence investigations relating to the Property or any portion thereof;

(ii) By the written consent of Grantee and Grantor; or

(iii) By Grantee if (i) within ninety (90) days of the Effective Date, any condition set forth in Section 6 (Conditions to Closing) is not reasonably capable of fulfillment or any closing deliverable set forth in Section 2(e) is not reasonably available, (ii) Grantee has given Grantor ten (10) days' written notice, (iii) Grantor has failed to cure such matter such period, and (iv) Grantee is not otherwise in material default of this Agreement.

b. If this Agreement is terminated in accordance with this Section or otherwise, this Agreement will become void and of no further force and effect. Neither of the Parties will have any liability to the other in respect of such termination; provided, however, that nothing in this Section will relieve any Party from liability it may have hereunder for a breach of this Agreement prior to such termination.

15. Destruction or Condemnation.

a. In the event of destruction to the Property that is not remedied by Grantor by the Closing Date or any actual or threatened condemnation, eminent domain, or similar proceeding affecting all or any portion of the Property (a "**Condemnation**"), Grantee may, at its option terminate this Agreement.

b. If Grantor receives notice of any Condemnation, Grantor shall provide written notice of such Condemnation to Grantee as soon as reasonably practicable, but in no event later than twenty-four (24) hours after Grantor's receipt of such notice. Grantor and Grantee shall each have the right to pursue separate awards for the taking of their respective interests in the Property. Without limiting the foregoing, Grantee shall have the right to seek compensation attributable to the taking or impairment of the Easement and Grantee's associated property interests, including, where permitted by applicable law, the value of prepaid rent attributable to the remaining term of the Easement, relocation or moving expenses, business dislocation damages, and any other compensation available to Grantee under applicable law.

16. Estoppels. At any time within one hundred twenty (120) days following the Closing Date, Grantee shall have the right to request (the "**Estoppel Request**") that Grantor obtain and deliver to Grantee estoppel certificates from each Tenant under the Existing Lease Agreement(s), in a form and substance reasonably satisfactory to Grantee (the "**Tenant Estoppels**"). Grantor shall use commercially reasonable efforts to obtain and deliver each Tenant Estoppel within thirty (30) days following receipt of the Estoppel Request; provided, however, if Grantor is unable to deliver any Tenant Estoppel within such period, Grantor shall deliver such Tenant Estoppel within a commercially reasonable period thereafter (not to exceed ninety (90) days following receipt of the Estoppel Request). Grantee may, in its sole discretion, waive the requirement for delivery of any Tenant Estoppel that is not obtained within such period. Each Tenant Estoppel shall certify, without limitation: (i) the identity of the landlord and Tenant; (ii) the commencement date, expiration date, and any renewal or extension options; (iii) the current base rent, additional rent, and any prepaid amounts; (iv) the amount of any security deposit; (v) that the Existing Lease Agreement(s) are in full force and effect and have not been modified except as disclosed therein; (vi) that no defaults exist by either party thereunder (or describing any such defaults); and (vii) that the Tenant recognizes Grantee as landlord under the applicable Existing Lease Agreement(s) as of the date of the Estoppel Request. The provisions of this Section shall survive the Closing and shall not be merged into any deed, assignment or other document delivered at Closing.

17. Notices. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by nationally recognized commercial courier, sent to the address listed below. Any Party may change the address to which notices are to be addressed by giving the other Party notice in the manner set forth in this Section. Notice shall be effective upon actual receipt or documented refusal.

As to Grantor:	County of San Benito County Executive Office 481 Fourth Street Hollister, California 95023
As to Grantee:	WirelessCo 1, LLC 9 West 57th Street, 45th Floor New York, New York 10019
With copies to:	MD7 950 West Bethany Drive, Suite 700 Allen, Texas 75013 legal-notices@tikehaucapital.com and kseidl@tikehaucapital.com

18. Governing Law; Attorney's Fees; Waiver of Jury Trial. This Agreement shall be governed by and construed in accordance with the laws of the state in which the Property is located without giving effect to

any choice of law or conflict of law provision. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION OR SIMILAR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREUNDER. In the event of litigation arising out of this Agreement, if a court or other trier of fact issues a final, non-appealable order, the non-prevailing Party shall reimburse the prevailing Party for its reasonable costs and expenses, including attorney's fees.

19. Successors and Assigns. This Agreement will be binding upon Grantor and Grantee and their respective successors and assigns. Notwithstanding the foregoing, Grantor may assign its rights and delegate its duties under this Agreement only upon the prior written consent of Grantee. Grantee may assign its rights and delegate its duties under this Agreement to any of its affiliates, successors, assigns, lenders, or any purchaser of Grantee's interest, without the consent of Grantor.

20. Additional Customers. It is the intent of the Parties to encourage the addition of additional tenants, customers, licensees, or users (collectively, "**Customers**") at the Communications Facility throughout and following the term of this Agreement. Grantor hereby irrevocably constitutes and appoints Grantee as Grantor's true and lawful attorney-in-fact, coupled with an interest, with full power of substitution and resubstitution, to negotiate, execute, deliver, and consummate leases, licenses, and other agreements of use with Customers relating to the Communications Facility (collectively, "**Customer Agreements**"), including any Customer Agreements having a term extending beyond the expiration or earlier termination of this Agreement. Grantor hereby ratifies and acknowledges the authority of Grantee to enter into such Customer Agreements and agrees that the Property and Grantor shall be bound by all Customer Agreements during the term of this Agreement and following the expiration or earlier termination of this Agreement for any reason. Grantor further acknowledges and agrees that all Customer Agreements entered into by Grantee shall survive the expiration or earlier termination of this Agreement and shall remain binding upon Grantor and the Property. Grantor agrees that it shall not, directly or indirectly, solicit, divert, or attempt to solicit or divert the business of any Customer of Grantee, whether on behalf of itself or on behalf of any third party. Prior to granting, conveying, leasing, licensing, or otherwise transferring any leasehold, license, easement, or other real property interest in all or any portion of the Property for the purpose of locating, operating, or maintaining communications towers, antennas, or related communications equipment (a "**Competing Interest**"), Grantor shall provide Grantee with written notice of the price and material terms offered by or to a third party, together with a copy of the bona fide third-party offer. Grantee shall have a continuing right of first refusal to acquire the Competing Interest on the same terms and conditions (or, in the case of a non-cash transaction, the cash equivalent thereof). Grantee shall notify Grantor in writing of its election to exercise such right within twenty (20) days after receipt of Grantor's notice. If Grantee does not timely elect to exercise such right, Grantor may convey the Competing Interest to the identified third party on the stated terms and price, provided that any such conveyance shall be expressly subject to the terms of this Agreement and shall not interfere with Grantee's rights in and to the Communications Facility or the Transferred Assets. Upon any conveyance or transfer of the Property, or any portion thereof, Grantor shall promptly notify Grantee in writing of such conveyance or transfer, including the name and address of the transferee. The right of first refusal granted herein is a continuing right applicable to the entire Property and shall not be extinguished by the exercise or non-exercise of such right on one or more occasions.

21. Survival. All covenants and agreements contained herein shall survive the Closing and the execution and delivery of the Easement and Assignment Agreement, including but not limited to Sections 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19 and 20.

22. Miscellaneous. This Agreement contains the entire agreement among the Parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, letters of intent, and understandings, written or oral, relating to the subject matter of this Agreement. The exhibits attached to this Agreement and the other documents delivered pursuant hereto are made a part of this Agreement. If

any provision of this Agreement is held to be invalid or unenforceable to any extent, such provision shall be reformed to the minimum extent necessary to make it valid and enforceable, and if it cannot be reformed, it shall be severed from this Agreement. The enforceability and validity of the remaining provisions of this Agreement will not be affected, provided that the essential purposes and material terms of this Agreement can still be accomplished. Headings, subheadings, and are for reference purposes only and are not intended to affect the meaning or interpretation of this Agreement. Except as expressly set forth herein, neither this Agreement nor any term hereof may be amended, supplemented, superseded, waived, or terminated other than by a written instrument signed by both Grantor and Grantee. No course of dealing between the Parties shall be deemed to modify this Agreement. Accordingly, no act or failure to act shall be deemed to constitute an amendment or modification or termination hereof.

23. Counterparts and Electronic Signatures. This Agreement may be executed electronically or in counterparts, with each counterpart deemed to be an original and all counterparts together constituting one and the same instrument. Any signature transmitted digitally or electronically (including by PDF, DocuSign, or similar electronic signature platform) shall be deemed to be a valid and binding original signature for all purposes under this Agreement.

[NO MORE TEXT ON THIS PAGE - SIGNATURES FOLLOW ON NEXT PAGES]

GRANTOR:

County of San Benito,
a body politic

By: _____

Name: Esperanza Colio Warren

Title: County Executive Officer

Date: 07-31-2026.

SHANDELL YVONNE CORREA
Comm. #2533947
California - Notary Public
San Benito County
Comm. Expires October 2, 2029

GRANTEE:

WirelessCo 1, LLC,
a Delaware limited liability company

By: Cherylyn Nowakowski

Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-in-Fact

Date: 7/28/16

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BENITO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF HOMESTEAD LOT 35 OF THE SAN JUSTO RANCHO, ACCORDING TO THE MAP THEREOF FILED JULY 21, 1876, IN VOL. 1 OF MAPS, AT PAGE 64, SAN BENITO COUNTY RECORDS, BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT IN THE CENTERLINE OF THE HILLCREST ROAD DISTANT THEREON SOUTH 87° 00' EAST 18.115 CHAINS FROM THE CORNER COMMON TO HOMESTEAD LOTS 26,27,34 AND 35; THENCE FROM SAID POINT OF BEGINNING SOUTH 2° 21' WEST 19.627 CHAINS TO AN IRON PIPE; THENCE NORTH 87° 04' WEST 10.193 CHAINS TO AN IRON PIPE; THENCE NORTH 2° 21' EAST 19.64 CHAINS TO A POINT IN THE CENTERLINE OF THE HILLCREST ROAD; THENCE ALONG SAID CENTERLINE SOUTH 87° 00' EAST 10.193 CHAINS TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

PARCEL TWO:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LAND CONVEYED TO WILLIAM F. RENZ BY DEED FROM WILLIAM L. JAMIESON AND WIFE, DATED SEPTEMBER 23, 1918 AND RECORDED IN VOL. 58 OF DEED, AT PAGE 445, SAN BENITO COUNTY RECORDS, SAID POINT OF BEGINNING BEING NORTH 2° 55' EAST 842.88 FEET FROM THE COMMON CORNER OF LANDS OF SAID RENZ AND LOOFBOURROW IN THE CENTERLINE OF SUNNYSLOPE ROAD DISTANT THEREON SOUTH 87° 00' EAST 318.32 FEET FROM THE SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID LAND OF RENZ NORTH 2° 55' EAST 965.10 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 86° 32' EAST 256.21 FEET; THENCE ALONG THE EASTERLY LINE THEREOF SOUTH 2° 55' WEST 965.10 FEET; THENCE NORTH 86° 32' WEST 256.21 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

BEGINNING AT A POINT IN THE CENTERLINE OF SUNNYSLOPE ROAD AT THE CORNER COMMON TO LANDS OF WILLIAM F. RENZ AND LOOFBOURROW AND DISTANT ALONE SAID CENTERLINE SOUTH 87° 00 EAST 318.32 FEET FROM THE MOST SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE ALONG THE LINE COMMON TO LANDS OF LOUFBOURROW AND RENZ NORTH 2° 55' EAST 842.88 FEET; THENCE SOUTH 86° 32' EAST 60.00 FEET; THENCE SOUTH 2° 55' WEST 842.39 FEET TO THE CENTERLINE OF SUNNYSLOPE ROAD; THENCE ALONG SAID CENTERLINE NORTH 87° 00' WEST 60,00 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

BEGINNING AT A POINT IN THE LINE COMMON TO LAND OF CATHERINA RENZ AND LIMA, DISTANT ALONE SAID LINE NORTH 2° 55' EAST 835.80 FEET FROM THE COMMON CORNER TO SAID LANDS IN THE CENTERLINE OFTHE SUNNYSLOPE ROAD, BEING DISTANT ALONG SAID CENTERLINE SOUTH 87° 00' EAST 1187.00 FEET FROM THE MOST SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE FROM SAID POINT OF BEGINNING ALONG THE LINE COMMON TO LANDS OF RENZ AND LIMA NORTH 2° 55' EAST 965.10 FEET TO THE MOST NORTHEASTERLY

CORNER OF LAND OF CATHERINA RENZ; THENCE ALONG THE NORTHERLY LINE OF LAND OF SAID CATHERINA RENZ NORTH 86° 32' WEST 610.60 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 2° 55' WEST 965.10 FEET; THENCE SOUTH 86° 32' EAST 610.60 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 0562500390

THIS BEING THE SAME PROPERTY CONVEYED TO COUNTY OF SAN BENITO FROM VETERANS MEMORIAL PARK ASSOCIATION OF SAN BENITO COUNTY IN A GRANT DEED DATED FEBRUARY 1, 1954 AND RECORDED ON FEBRUARY 9, 1954 AT BOOK 202 AND PAGE 197. FURTHER BEING RE-RECORDED ON FEBRUARY 9, 1954 AT BOOK 213 AND PAGE 442 IN THE SAN BENITO COUNTY, CALIFORNIA RECORDS.

EXHIBIT B

PURCHASE AREA DESCRIPTION

The Purchase Area shall include that portion of the Property on which any Communications Facility exist as of the date of this Agreement, together with the Leased Area, the Expansion Area, and the Non-Exclusive Easement, each as defined and described as follows:

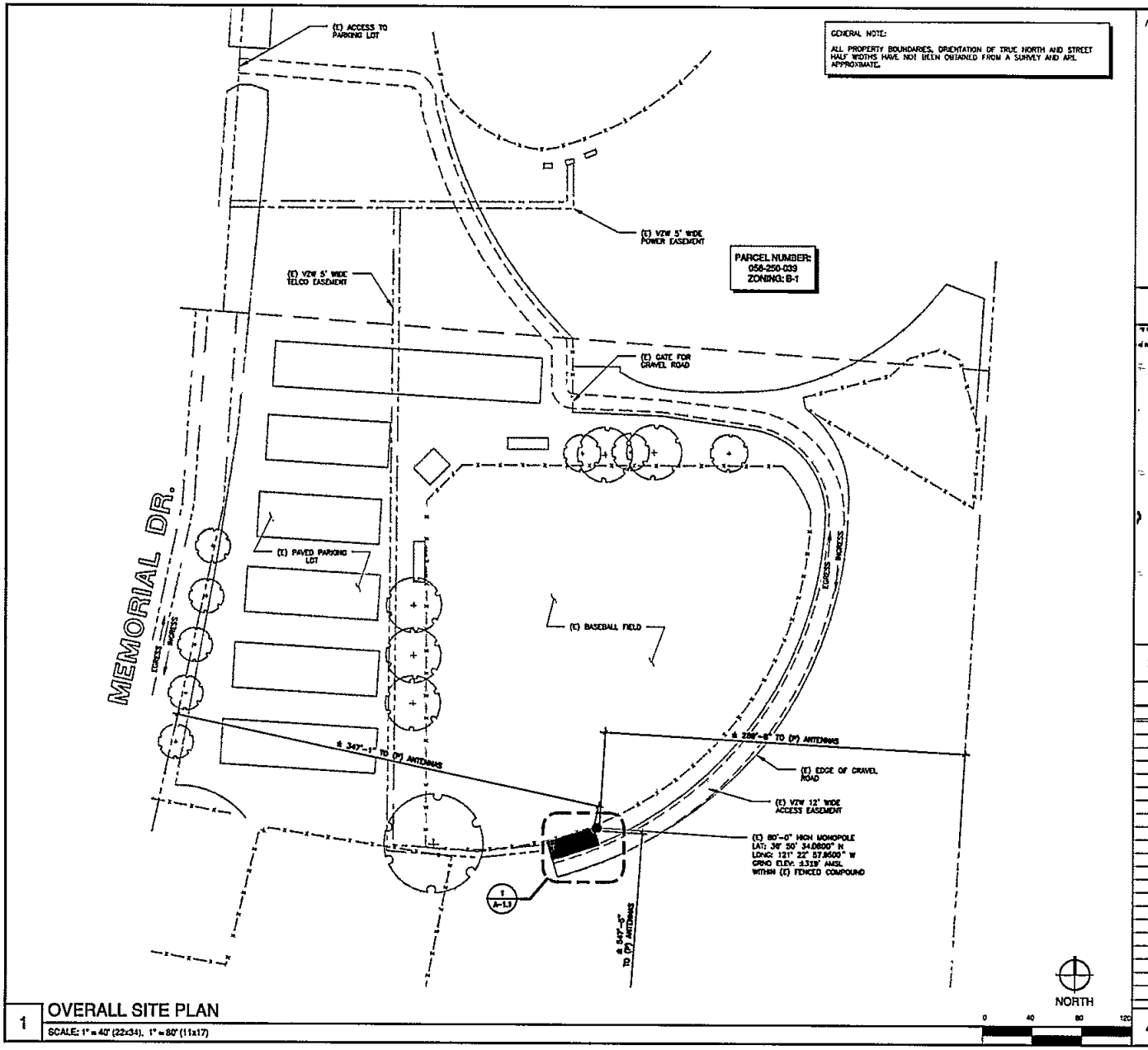
Leased Area:
That certain premises demised under the Existing Lease Agreement(s), as more particularly described in **Exhibit C** attached hereto.

Expansion Area:
Up to a maximum of five hundred (500) square feet of space at a location approved in writing by the Grantor, which approval shall not be unreasonably withheld, conditioned, or delayed.

Non-Exclusive Easement:
A non-exclusive easement for ingress, egress, maintenance, repairs, replacements, and utility service for and to the Communications Facility and Leased Area, whether in, to, under, over, across, or through portions of the Property as reasonably necessary for such purposes, together with the right to lease or grant licenses to third parties, including digital infrastructure, communication and utility providers, provided such third-party uses are consistent with the purposes of this Agreement.

(See attached)

Grantor acknowledges and agrees that Grantee may survey the Purchase Area at Grantee's expense and Exhibit B may be amended or replaced to include said survey without the need for further agreement or documentation between the Parties notwithstanding anything in the Agreement to the contrary, including but not limited to Section 19.



1 OVERALL SITE PLAN

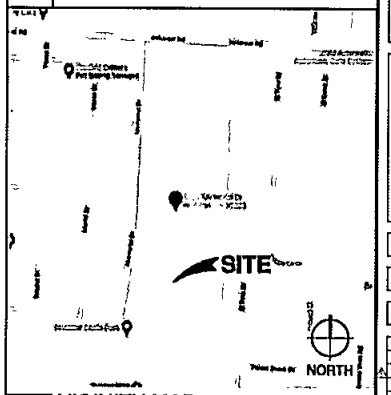
SCALE: 1" = 40' (22x34), 1" = 80' (11x17)

GENERAL NOTE:

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF WIDTHS HAVE NOT BEEN OBTAINED FROM A SURVEY AND ARE APPROXIMATE.

A.P.N.: 056-250-039

2 LEGAL DESCRIPTION



3 VICINITY MAP

LEGEND

EXISTING		NEW
SAS	SANITARY SEWER	SAS
STS	STORM SEWER	STS
W	WATER MAIN	W
(SS)	SANITARY MANHOLE ELEVATIONS	(SS)
(SD)	STORM STRUCTURE ELEVATIONS	(SD)
	PROPERTY LINE & R.O.W.	
	SURFACE DRAINAGE	
	LIGHT STANDARD	
	STREET LIGHT	
672.75	SPOT ELEVATION	672.75
672	CONTOUR	672
G G	GAS MAIN	G G
	MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	EASEMENT LINE	
X X	FENCE	X X
UE/UT	BURIED UTILITY	UE/UT
	UTILITY POLE	
OE/OT	OVERHEAD UTILITY LINE	OE/OT
	BUILDING	

4 LEGEND

verizon

EAST HOLLISTER

(TRIAL SITE 2)
1023 MEMORIAL DRIVE
HOLLISTER, CA 95023
SAN BENITO COUNTY

CAMP+ ASSOCIATES
19518 N. CREEK PKWY., SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-8332
WWW.CAMPASSOC.COM

PROJECT MANAGER:	EJC
PREPARED BY:	YK
APPROVED BY:	EJC

A	YK	4/8/24 ISSUED FOR FINAL
	YK	3/11/24 MA/SA INCORPORATED
	YK	2/6/24 ISSUED FOR PRELIM REVIEW

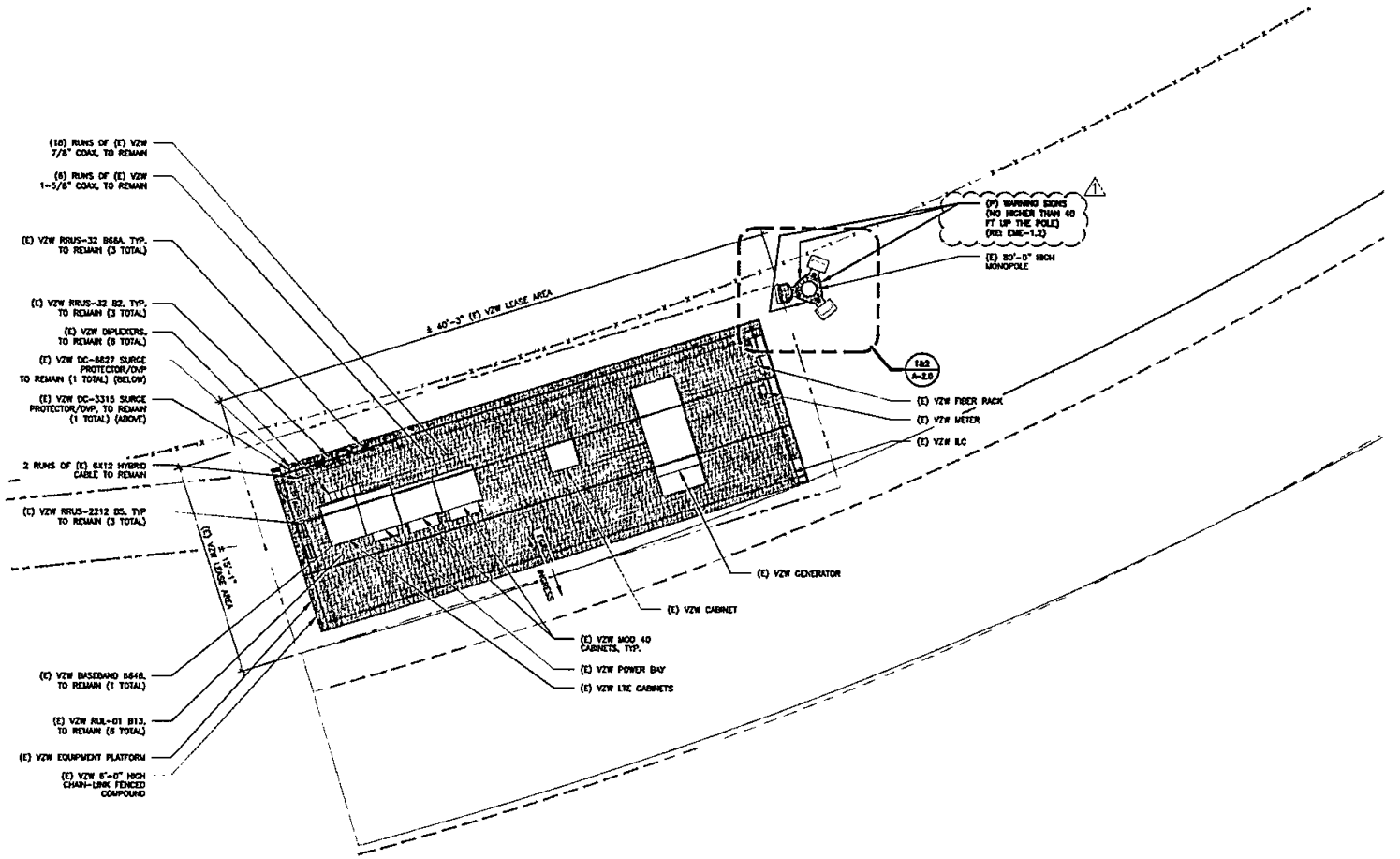
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
A-1.0

PROJECT NUMBER
16934791



1 ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)

verizon

EAST HOLLISTER

(TRIAL SITE 2)
1023 MEMORIAL DRIVE
HOLLISTER, CA 95023
SAN BENITO COUNTY

CAMP+ ASSOCIATES
19615 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-8392
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: YK

APPROVED BY: EJC

YK	4/8/24	ISSUED FOR FINAL
YK	3/11/24	AM/SA INCORPORATED
YK	2/6/24	ISSUED FOR PRELIM REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER
16934791

EXISTING ANTENNA / COAX SCHEDULE

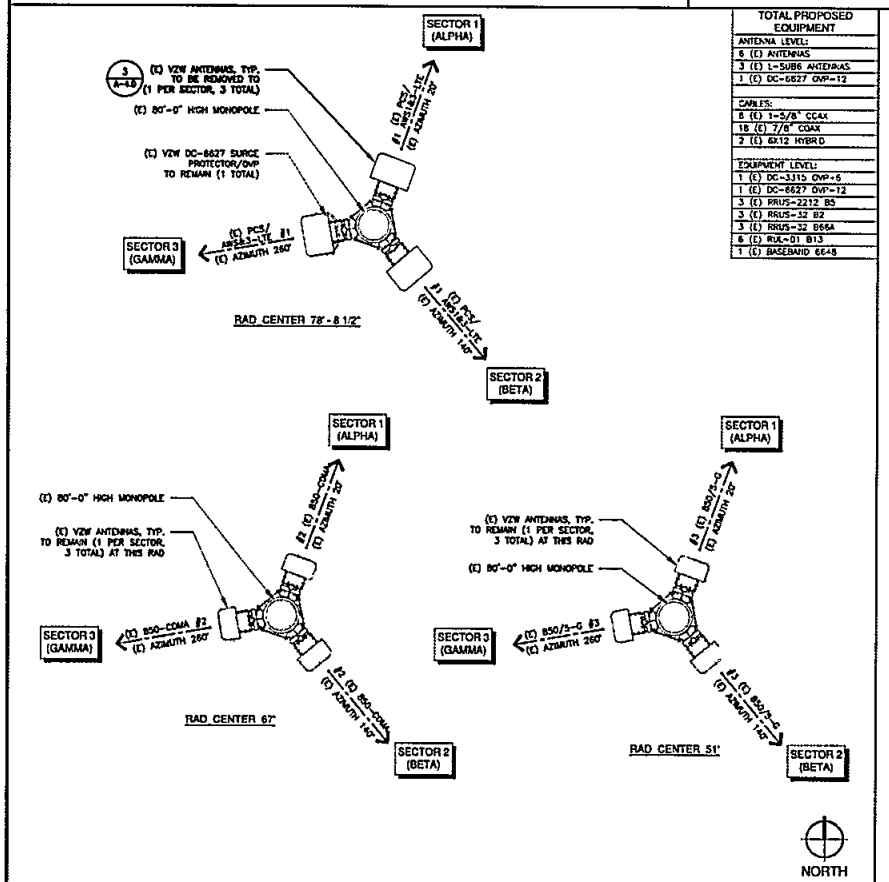
SECTOR	POSITION	ANTENNA TYPE	ANTENNA RAD CENTER (±)	ANTENNA SIZE (±)	AZIMUTH	MECHANICAL DOWNTILT	NUMBER/TYPE RUNS	LENGTH
1 (ALPHA)	1	(E) L-SUB6/5G	78'-3 1/2"	4'-7"	20°	0°	(18) (E) 7/8" COAX CABLE, (6) (E) 1-5/8" COAX CABLE, & (2) (E) 6X12 HYBRID CABLE SHARED ALL SECTOR	±110'
1 (ALPHA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	20°	0°		
1 (ALPHA)	3	(E) 850/5-G	51'-0"	8'-0"	20°	0°		
2 (BETA)	1	(E) L-SUB6/5G	78'-8 1/2"	2'-7"	140°	0°		
2 (BETA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	140°	0°		
2 (BETA)	3	(E) 850/5-G	51'-0"	8'-0"	140°	0°		
3 (GAMMA)	1	(E) L-SUB6/5G	78'-8 1/2"	2'-7"	260°	0°		
3 (GAMMA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	260°	0°		
3 (GAMMA)	3	(E) 850/5-G	51'-0"	8'-0"	260°	0°		

GENERAL NOTES

1. VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDER.
2. THE MAXIMUM COAXIAL CABLE LENGTH HAS BEEN ESTIMATED WITH CORRESPONDING CABLE DIAMETER ON THE TABLE TO THE RIGHT. THIS CABLE LENGTH IS APPROXIMATE AND IS TO BE USED FOR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED.
3. TAG ALL MAIN CABLES AT TWO (2) LOCATIONS:
   A – AT ANTENNAS
   B – INSIDE EQUIPMENT ROOM / CABINET NEAR THE WAVEGUIDE ENTRY PORT.
4. EACH COAX SHALL BE SUPPORTED USING EXISTING ROUTE.

PROPOSED ANTENNA / COAX SCHEDULE

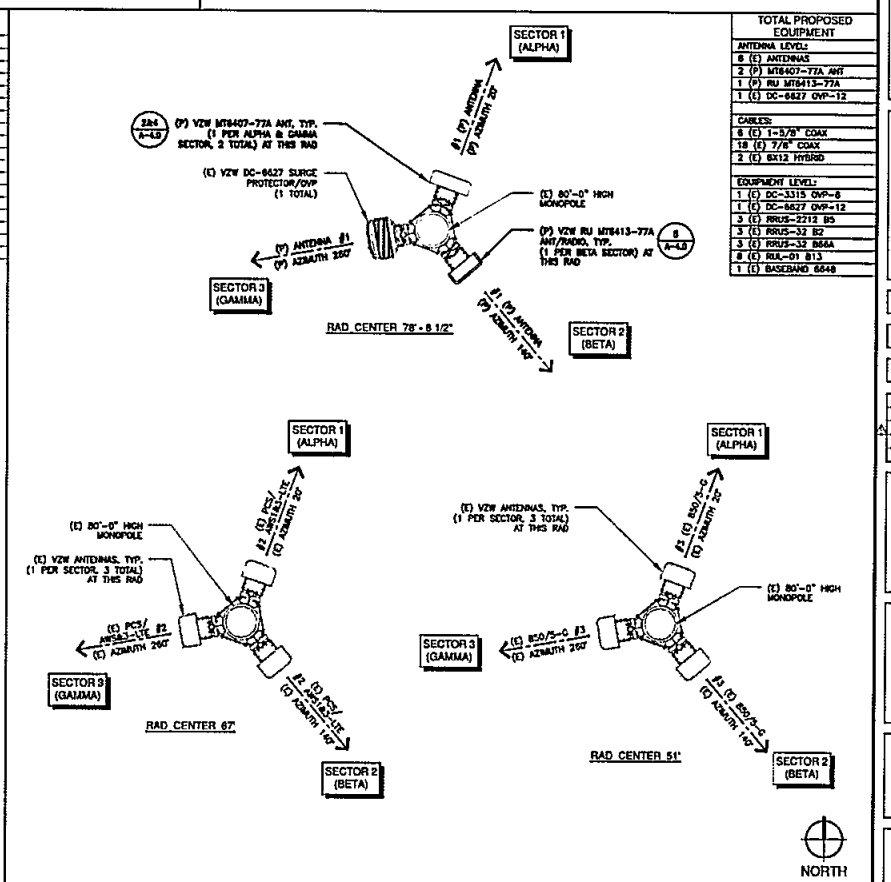
SECTOR	POSITION	ANTENNA TYPE	ANTENNA RAD CENTER (±)	ANTENNA SIZE (±)	AZIMUTH	MECHANICAL DOWNTILT	NUMBER/TYPE RUNS	LENGTH
1 (ALPHA)	1	(P) ANTENNA	78'-8 1/2"	2'-11"	20°	0°	(18) (E) 7/8" COAX CABLE, (6) (E) 1-5/8" COAX CABLE, & (2) (E) 6X12 HYBRID CABLE SHARED ALL SECTOR	±110'
1 (ALPHA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	20°	0°		
1 (ALPHA)	3	(E) 850/5-G	51'-0"	8'-0"	20°	0°		
2 (BETA)	1	(P) ANTENNA	78'-8 1/2"	2'-11"	140°	0°		
2 (BETA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	140°	0°		
2 (BETA)	3	(E) 850/5-G	51'-0"	8'-0"	140°	0°		
3 (GAMMA)	1	(P) ANTENNA	78'-8 1/2"	2'-11"	260°	0°		
3 (GAMMA)	2	(E) PCS/AWS1&3-LTE	67'-0"	8'-0"	260°	0°		
3 (GAMMA)	3	(E) 850/5-G	51'-0"	8'-0"	260°	0°		



TOTAL PROPOSED EQUIPMENT	
ANTENNA LEVEL:	
6	(E) ANTENNAS
3	(E) L-SUB6 ANTENNAS
1	(E) DC-6627 OVP-12
CABLES:	
6	(E) 1-5/8" COAX
18	(E) 7/8" COAX
2	(E) 6X12 HYBRID
EQUIPMENT LEVEL:	
1	(E) DC-3315 OVP-6
1	(E) DC-6627 OVP-12
3	(E) RRUS-2212 B5
3	(E) RRUS-32 B2
3	(E) RRUS-32 B66A
6	(E) RUL-01 B13
1	(E) BASEBAND 6648

1 EXISTING ANTENNA PLAN

SCALE: 1/2" = 1'-0" (22x34), 1/4" = 1'-0" (11x17)



TOTAL PROPOSED EQUIPMENT	
ANTENNA LEVEL:	
6	(E) ANTENNAS
2	(P) MT6407-77A ANT
1	(P) RU MT6413-77A
1	(E) DC-6627 OVP-12
CABLES:	
6	(E) 1-5/8" COAX
18	(E) 7/8" COAX
2	(E) 6X12 HYBRID
EQUIPMENT LEVEL:	
1	(E) DC-3315 OVP-6
1	(E) DC-6627 OVP-12
3	(E) RRUS-2212 B5
3	(E) RRUS-32 B2
3	(E) RRUS-32 B66A
6	(E) RUL-01 B13
1	(E) BASEBAND 6648

2 PROPOSED ANTENNA PLAN

SCALE: 1/2" = 1'-0" (22x34), 1/4" = 1'-0" (11x17)

verizon

EAST HOLLISTER

(TRIAL SITE 2)
1023 MEMORIAL DRIVE
HOLLISTER, CA 95023
SAN BENITO COUNTY

CAMP+ ASSOCIATES
19515 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-8382
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: YK

APPROVED BY: EJC

YK	4/8/24	ISSUED FOR PZNL
YK	3/11/24	MA/SA INCORPORATED
YK	2/8/24	ISSUED FOR PRELIM REVIEW

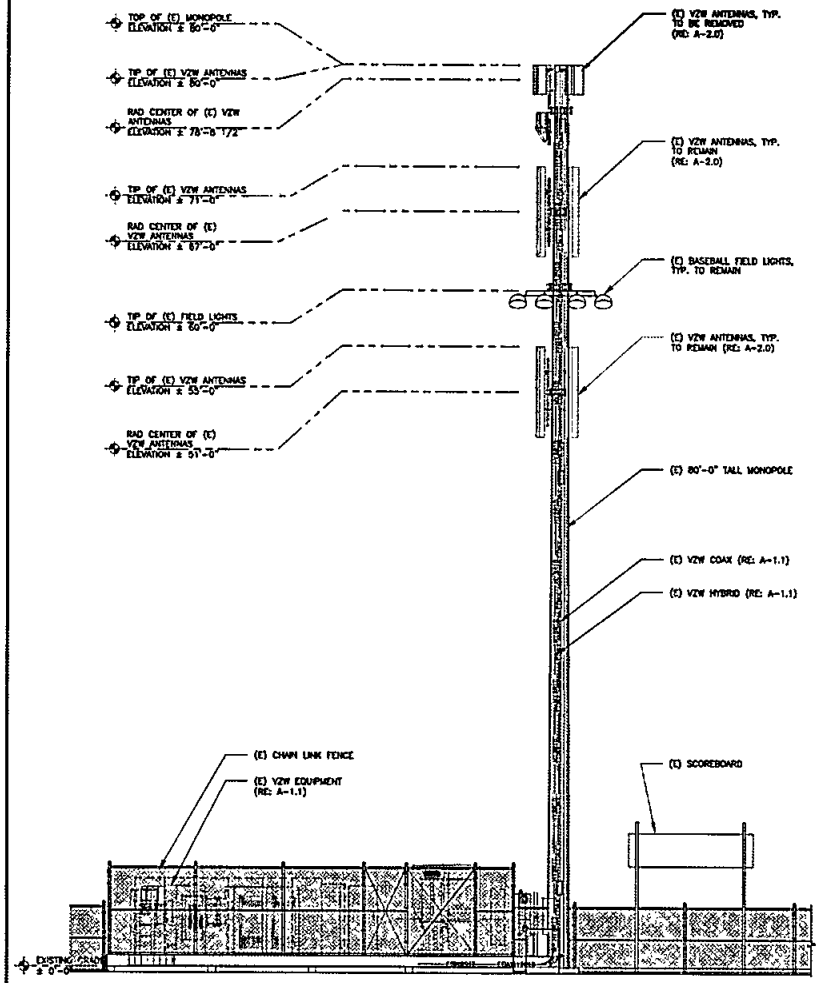
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
ANTENNA PLANS AND SCHEDULE

SHEET NUMBER
A-2.0

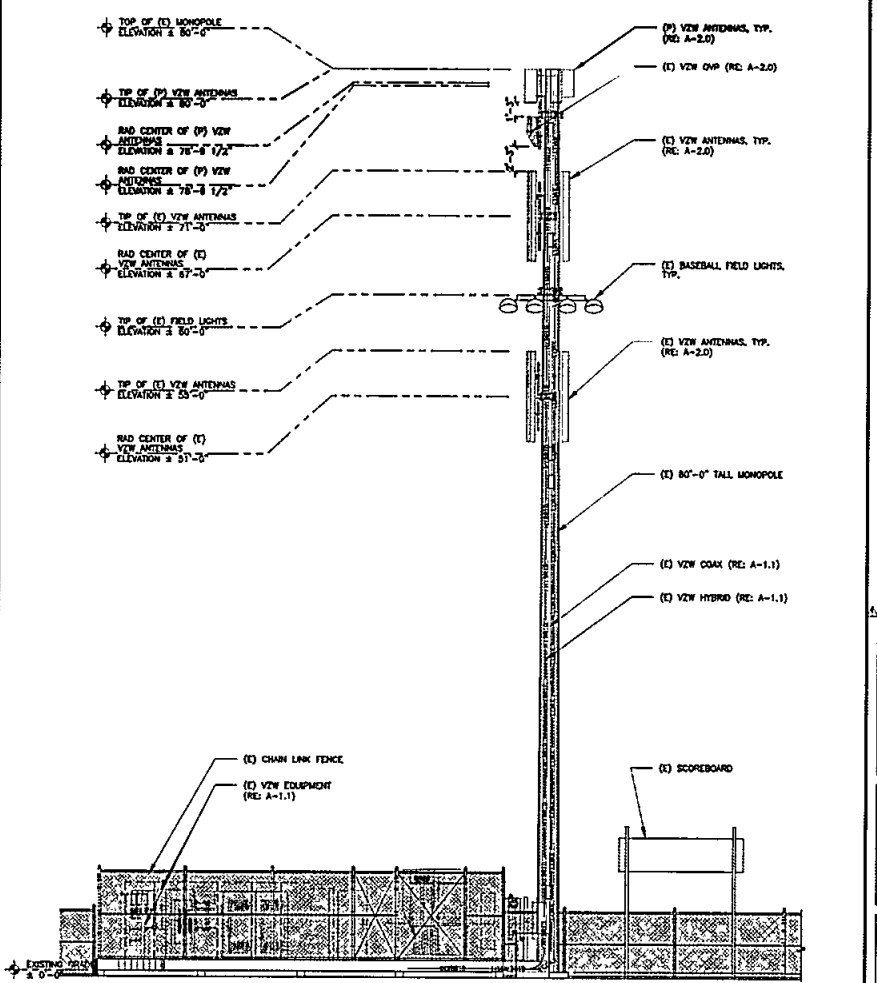
PROJECT NUMBER
16934791



1 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (22x34), 3/32" = 1'-0" (11x17)

0 8 16 24



2 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (22x34), 3/32" = 1'-0" (11x17)

0 8 16 24

verizon

EAST HOLLISTER

(TRIAL SITE 2)
1023 MEMORIAL DRIVE
HOLLISTER, CA 95023
SAN BENITO COUNTY

CAMP+ ASSOCIATES
19515 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-8392
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: YK

APPROVED BY: EJC

YK	4/8/24	ISSUED FOR FINAL
YK	3/11/24	MA/SA INCORPORATED
YK	2/6/24	ISSUED FOR PRELIM REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
SOUTH ELEVATIONS

SHEET NUMBER
A-3.0

PROJECT NUMBER
16934791

EXHIBIT C

EXISTING LEASE AGREEMENT(S)

That certain Land and Tower Lease Agreement dated as of October 9, 2007, by and between County of San Benito, a body politic, as landlord, and California RSA No. 4 Limited Partnership d/b/a Verizon Wireless, as tenant.

(See attached)

SITE NAME: East Hollister
SITE NUMBER:
ATTY/DATE: RRY/7.07

LAND AND TOWER LEASE AGREEMENT

This Land and Tower Agreement ("Agreement"), made this 9th day of October, 2007, between the County of San Benito, a body politic, with its principal offices located at 481 4th Street, First Floor, Hollister, California 95023, Tax ID # [redacted], hereinafter designated LESSOR and California RSA No. 4 Limited Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

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 1023 Memorial Drive, Hollister, California 95023, legally described on Exhibit "A-1," attached hereto and made a part hereof; and being described as an approximately fifteen-foot (15') by forty-foot (40') parcel containing approximately six hundred (600) square feet (the "**Land Space**") for LESSEE's equipment shelter and generator; together with that certain space at centerline heights of seventy-six (76) feet and sixty-seven (67) feet (collectively, the "**Tower Space**") on the New Light Standard (as hereinafter defined); together with the non-exclusive right (the "**Right of Way**") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a twelve (12) foot wide right-of-way extending from the nearest public right-of-way, Memorial Drive, to the Land Space; and together with any further rights of way (the "**Further Rights of Way**") over and through the Property between the Land Space and the Tower Space for the installation and maintenance of utility wires, poles, cables, conduits, and pipes. The Tower Space, Land Space, Right of Way and Further Rights of Way, if any, are substantially described in Exhibit "A", attached hereto and made a part hereof and are collectively referred to hereinafter as the "**Premises**". In connection therewith, the Parties agree that LESSEE, at LESSEE's sole cost and expense, will: (i) remove an existing light standard approximately sixty feet (60') tall owned by LESSOR and located on the Property (the "**Existing Light Standard**"); and (ii) construct a new light standard approximately eighty feet (80') in height (the "**New Light Standard**") to replace the Existing Light Standard, all as more particularly described herein.

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

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

3. CONSTRUCTION.

a. *Existing Light Standard.* In connection with construction of the New Light Standard, LESSEE will remove and dismantle the Existing Light Standard, which removal shall be contingent upon LESSEE obtaining all necessary certificates, permits and other approvals that may be required by any federal, state or local authorities in connection with same. LESSEE shall dismantle and remove or shall cause the Existing Light Standard to be dismantled and removed in

a professional, safe and workmanlike manner. LESSOR shall cooperate with LESSEE with regard to such dismantling and removal of the Existing Light Standard.

b. *New Light Standard.* After the dismantling and removal of the Existing Light Standard has been completed, LESSEE agrees that it will construct the New Light Standard in compliance with all applicable laws and substantially in accordance with the plans and specifications (the **"Plans"**) to be approved by LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed. Following LESSEE's completion of construction of the New Light Standard, LESSEE shall relocate the existing field lights (**"Field Lights"**) currently located on the Existing Light Standard to the New Light Standard at the positions and locations as depicted on the Plans. Within thirty (30) days after LESSOR receives LESSEE's notice that construction of the New Light Standard and the relocation of the Field Lights has been completed, LESSOR shall inspect the New Light Standard with a representative of LESSEE present. If LESSOR provides written notice to LESSEE of LESSOR's approval of the New Light Standard within such thirty (30) day period, LESSEE shall execute the documentation specified herein. If LESSOR provides written notice of any construction deficiencies to LESSEE within said thirty (30) day time period (the **"Notice"**), LESSEE shall promptly commence any repairs and/or remedial work necessary to correct the deficiencies described therein. Once such repairs and/or remedial work have been completed, LESSOR shall then inspect the New Light Standard only with respect to such construction deficiencies while in the presence of a LESSEE representative. If LESSOR reasonably determines that LESSEE has corrected such construction deficiencies in compliance with the Notice, LESSOR shall give LESSEE written approval of the New Light Standard, and LESSEE shall thereafter execute the documentation specified herein. In the event LESSOR either fails to approve the construction of the New Light Standard, as described above, or fails to provide written notice to LESSEE of any such construction deficiencies within such thirty (30) day time period, LESSOR shall be deemed to approve LESSEE's construction of, and shall be deemed to approve the New Light Standard, and accepted it in its "as is" condition, and LESSEE shall have no further liability therefor, except as otherwise provided herein. After such thirty (30) day period has expired, LESSEE shall execute the documents specified herein. Upon completion of construction of the New Light Standard in accordance with the Plans and the provisions of this Paragraph 3.b, LESSEE will deliver to LESSOR the following documentation: (a) LESSEE will execute and deliver to LESSOR a bill of sale substantially in the form of Exhibit **"C,"** attached hereto and made a part hereof, transferring all of its right, title and interest in the New Light Standard to LESSOR; and (b) LESSEE will execute and deliver to LESSOR, in a form reasonably acceptable to LESSOR, assignment(s) of all manufacturers' and contractors' warranties with respect to the New Light Standard (to the extent that such warranties are assignable), consented to by the manufacturers and contractors, such that LESSOR will enjoy the benefit of all such warranties in the same manner as would be enjoyed if LESSOR had directly contracted for the materials comprising, and construction of, the New Light Standard.

4. TERM. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due at a total annual rental of Twenty-One Thousand Dollars ($21,000.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 25 below. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing

information for such purpose upon request of LESSEE. This Agreement shall commence based upon the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, or the date of execution of this Agreement by the Parties, whichever is later. In the event the date on which LESSEE is granted a building permit or the date of execution of this Agreement, whichever is applicable, falls between the 1st and 15th of the month, this Agreement shall commence on the 1st of that month and if such date falls between the 16th and 31st of the month, then this Agreement shall commence on the 1st day of the following month (either the **"Commencement Date"**).

5. EXTENSIONS. 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. Notwithstanding the foregoing, LESSOR shall have the right to terminate this Agreement after the expiration of the third extension term by giving LESSEE written notice of LESSOR's intent to terminate at least six (6) months prior to the end of such third extension term.

6. RENT INCREASES. Commencing on the first annual anniversary of the Commencement Date and on each annual anniversary thereafter during the term of this Agreement, annual rent shall increase by an amount equal to three percent (3%) of the annual rent paid during the immediately preceding year.

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

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. During the Term LESSEE shall be responsible for maintaining the New Light Standard in good condition, reasonable wear and tear excepted. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Land Space at the discretion of LESSEE (not including the access easement). All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. In connection with LESSEE's use of the Premises, LESSEE acknowledges that the Property is used as a recreational park for softball games and that the Premises will be located adjacent to a softball field. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the **"Governmental Approvals"**) that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of

the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; or (iv) LESSEE determines that any soil boring tests are unsatisfactory, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, LESSEE shall have no further obligations for the payment of rent to LESSOR.

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

10. INSURANCE.

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

b. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain commercial general liability insurance with limits not less than $1,000,000 for injury to or death of one or more persons in any one occurrence and $500,000 for damage or destruction to property in any one occurrence. LESSOR and LESSEE each agree that it will include the other Party as an additional insured.

c. In addition, LESSOR shall obtain and keep in force during the Term a policy or policies insuring against loss or damage to the New Light Standard at full replacement cost, as the same shall exist from time to time without a coinsurance feature.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 30, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ACCESS TO NEW LIGHT STANDARD. Once installed by LESSEE and accepted by LESSOR pursuant to Section 3.b above, LESSOR agrees LESSEE shall have free access to the New Light Standard at all times for the purpose of installing and maintaining its equipment thereon. LESSOR shall furnish LESSEE with necessary means of access for the purpose of ingress and egress to the New Light Standard. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of LESSEE or persons under their direct supervision will be permitted access thereto.

13. LESSOR COMPLIANCE. LESSOR covenants that it will keep the Field Lights in good repair as required by all Laws (as defined in Paragraph 34 below). If LESSOR fails to make any needed repairs including maintenance LESSEE may make the repairs and the reasonable costs thereof shall be payable to LESSEE by LESSOR. If LESSOR does not make payment to LESSEE within thirty (30) days after LESSEE's demand, LESSEE shall have the right to deduct the costs of the repairs from the succeeding monthly rental amounts normally due from LESSEE to LESSOR. LESSOR shall also be responsible for any upgrades or modifications to the New Light Standard that may be required as a direct result of LESSOR's use and maintenance of the Field Lights. Prior to performing any maintenance or repair of the Field Lights, LESSOR shall provide LESSEE with not less than twenty-four (24) hours prior notice thereof, except in the event of an emergency requiring immediate repair, in which case LESSOR shall give LESSEE notice as soon as reasonably possible. LESSEE shall not be liable for any injury to persons or damage to property occurring as a result of LESSOR's failure to maintain or repair the Field Lights or the New Light Standard.

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

15. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of this Agreement, remove its building(s), antennas, equipment, 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 rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

16. 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 15 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 15 and this Paragraph 16, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 15 shall be increased to one hundred twenty-five percent (125%) of the rent applicable during the month immediately preceding such expiration or earlier termination.

17. RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property or the New Light Standard thereon, whether separately or as part of a larger parcel of which the Property is a part, or (ii) grant to a third party by easement or other legal instrument an interest in and to that portion of the New Light Standard and/or Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the New Light Standard and/or Property as a result of the death of LESSOR, whether by will or intestate succession, shall not be considered a sale of the Property for which LESSEE has any right of first refusal.

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

19. 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.

20. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR is seized of good and sufficient

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

21. 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. 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.

22. 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.

23. ASSIGNMENT. This Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. LESSEE shall not be permitted to sublease any portion of the Premises. Subject to the provisions of Paragraph 14 above, LESSOR shall have the right to lease space on the New Light Standard other than the Tower Space to other telecommunications carriers.

24. 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: County of San Benito
Public Works Department
3220 Southside Road
Hollister, California 95023

LESSEE: California RSA No. 4 Limited Partnership

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.

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

26. SUBORDINATION AND NON-DISTURBANCE. LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "**Mortgage**") by LESSOR which from time to time may encumber all or part of the Property, New Light Standard 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 Property or New Light Standard, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "**Non-Disturbance Agreement**"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("**Lender's**") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "**Purchaser**") acquires an ownership interest in the Property or New Light Standard, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of this Agreement, (2) fulfill LESSOR's obligations under this Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under this Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that this Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property or New Light Standard, (3) agrees to give Lender copies of whatever notices of default LESSEE must give LESSOR, (4) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR, (5) agrees to not pay rent more than one month, or one year in the event the rent is paid annually, in advance and (6) agrees that no material modification or material amendment of this Agreement will be binding on Lender unless it has been consented to in writing by Lender. LESSOR and LESSEE agree that, for the purposes of this Paragraph 26, nonmaterial amendments or modifications shall include, but shall not be limited to, the following: (i) any extension of the term of this Agreement, (ii) any addition to, alteration, modification, or replacement of LESSEE's equipment, (iii) any relocation of LESSEE's equipment, (iv) any increase in the rent, and (v) any decrease in the rent, provided however, that such an amendment shall become material should the decrease in rent result in rent lower than the amount then prescribed by the unamended Agreement. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole

option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

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

28. DEFAULT.

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

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

29. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy

now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

30. ENVIRONMENTAL.

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

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

31. CASUALTY. In the event of damage by fire or other casualty to the New Light Standard 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 New Light Standard, 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 area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority.

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

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.

IN WITNESS WHEREOF, the Parties hereto have set their and year first above written.

LESSOR:

County of San Benito

By: Don Marcus

Name: Don Marcus

Title: Chair, Board of Supervisors

Date: 10-9-07

LESSEE:

California RSA No. 4 Limited Partnership,
dba Verizon Wireless

By: Pinnacles Cellular, Inc., its
General Partner

By: Keith A. Surratt

Name: Keith A. Surratt
Title: West Area Vice President, Network

Date: 8/6/07

This is a true and correct copy of the original on file in this office, and passed by the Board of Supervisors on:
Oct. 9, 2007

ATTEST: Oct. 12, 2007
LINDA CHURCHILL, Clerk of the Board of Supervisors, San Benito County, Calif.
BY: Linda Churchill

APPROVED AS TO LEGAL FORM
SAN BENITO COUNTY COUNSEL

Teresa F. Clarke 8/29/07
DEPUTY COUNTY COUNSEL DATE

SITE NAME: East Hollister
SITE NUMBER:
ATTY/DATE: RRY/7.07

Exhibit "A-1"

(Legal Description of the Property)

LEGAL DESCRIPTION

Real property in the City of Hollister, County of San Benito, State of California, described as follows:

Parcel One:

Being a portion of Homestead Lot 35 of the Rancho San Justo according to the Map thereof recorded in Volume 1 of Maps, San Benito County Records, and more particularly being the portion thereof described in the Decree of Distribution of the Estate of Harry M. Severman recorded December 8, 1949, in Volume 166 of Official Records, page 119, and particularly described as follows:

Beginning at a point in the centerline of Hillcrest road distant thereon South 87° 00' East 18.115 chains from the corner common to Lots 26, 27, 34 and 35; thence, from said point of beginning South 2° 21' West 19.627 chains to an iron pipe; thence North 87° 04' West 10.193 chains to an iron pipe; thence North 2° 21' East 19.64 chains to a point in the centerline of the Hillcrest Road; thence along said centerline South 87° 00' East 10.193 chains to the point of beginning.

Parcel Two:

That part of Homestead Lot 35 of the San Justo Rancho, according to the map thereof filed July 21, 1876 in Vol 1 of Maps, Page 64, San Benito County Records, more particularly described as follows:

Beginning at a point in the line common to land of Catherine Renz and Lima, distant along said line North 2° 55' East 835.80 feet from the common corner to said lands in the centerline of Sunnyslope Road , being distant along said centerline South 87° 00' East 1187.00 feet from the Southwesterly corner of Homestead Lot 35; thence from said point of beginning along the line common to land of Renz and Lima, North 2° 55' East 965.10 feet to the nost Northeasterly corner of land of Catherine Renz; thence along the Northerly line of land of said Catherine Renz, North 56° 32' West 619.60 feet to the most Northwesterly corner thereof; thence along the Westerly line thereof South 2° 55' West 965.10 feet, thence South 86° 32' East 610.60 feet to the point of beginning.

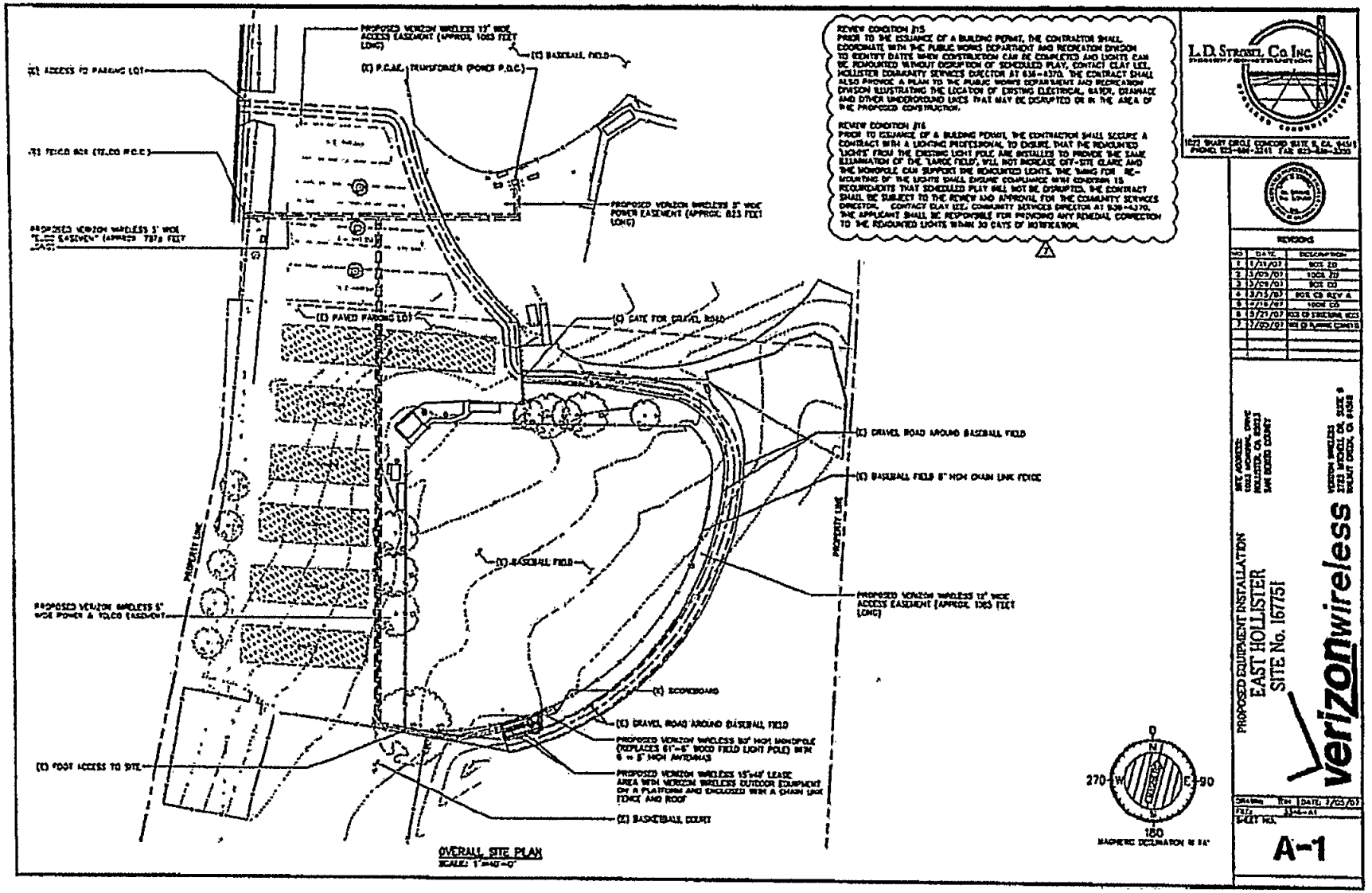
APN: 056-250-039

SITE NAME: East Hollister
SITE NUMBER:
ATTY/DATE: RRY/7.07

Exhibit "A"

(Sketch of Premises within Property)

Please see attached sheets labeled "A-1", "A-2", and "A-4"



L.D. STROBEL CO INC.

1672 BEAR CREEK CONCORD SUITE B, CA. 94519
PHONE 925-686-3211 FAX 925-686-3255

REVISIONS

NO	DATE	DESCRIPTION
1	1/31/07	BOS ZD
2	3/05/07	100% ZD
3	3/29/07	BOS CD
4	5/15/07	BOS CD REV A
5	6/18/07	100% CD
6	9/27/07	BOS CD STRUCTURAL ECO
7	7/20/07	BOS CD PLUMBING COMMENTS

PROPOSED EQUIPMENT INSTALLATION
EAST HOLLISTER
SITE No. 167751

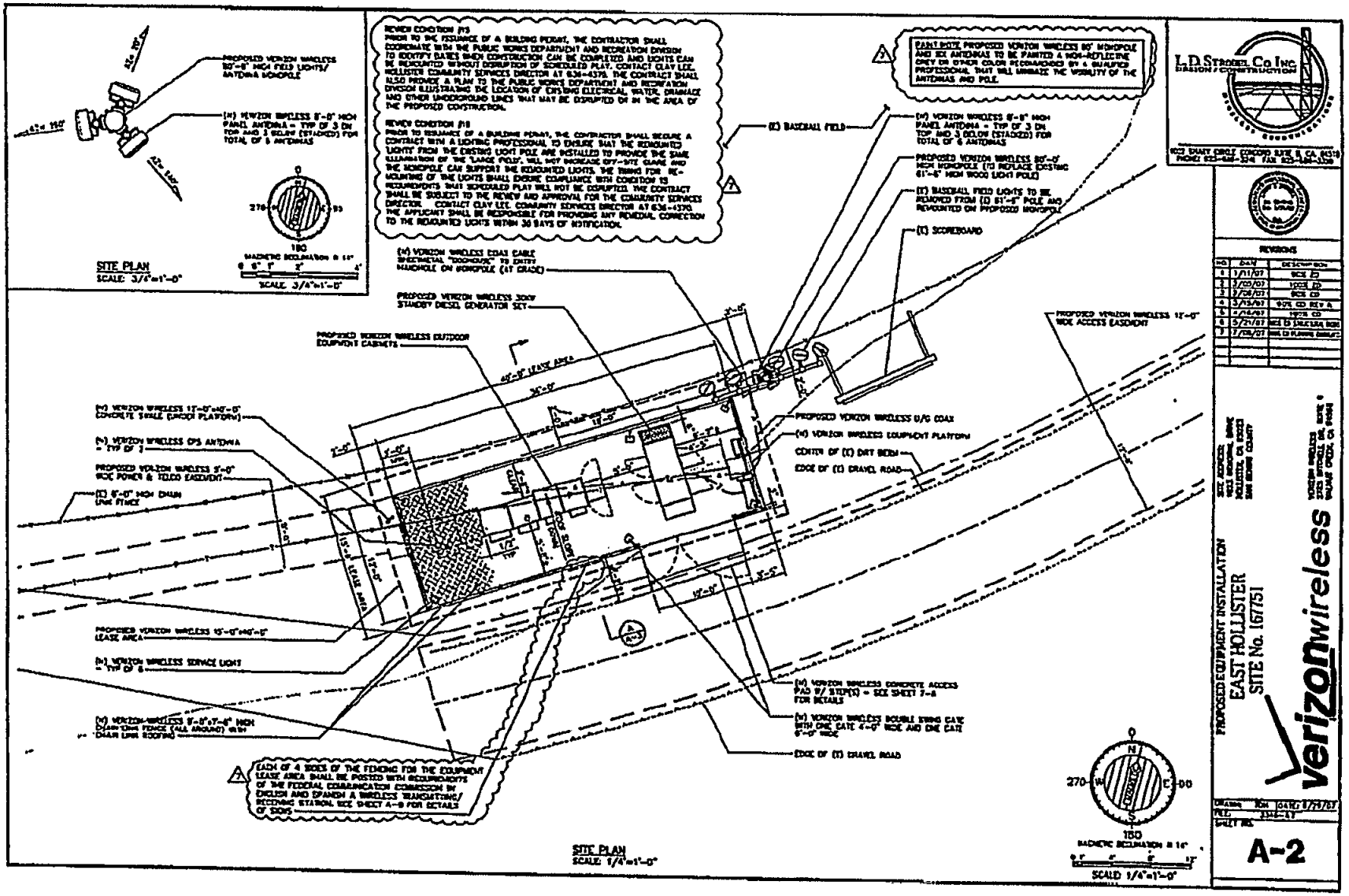
SITE ADDRESS:
[illegible]
HOLLISTER, CA. 95023
SAN BENITO COUNTY

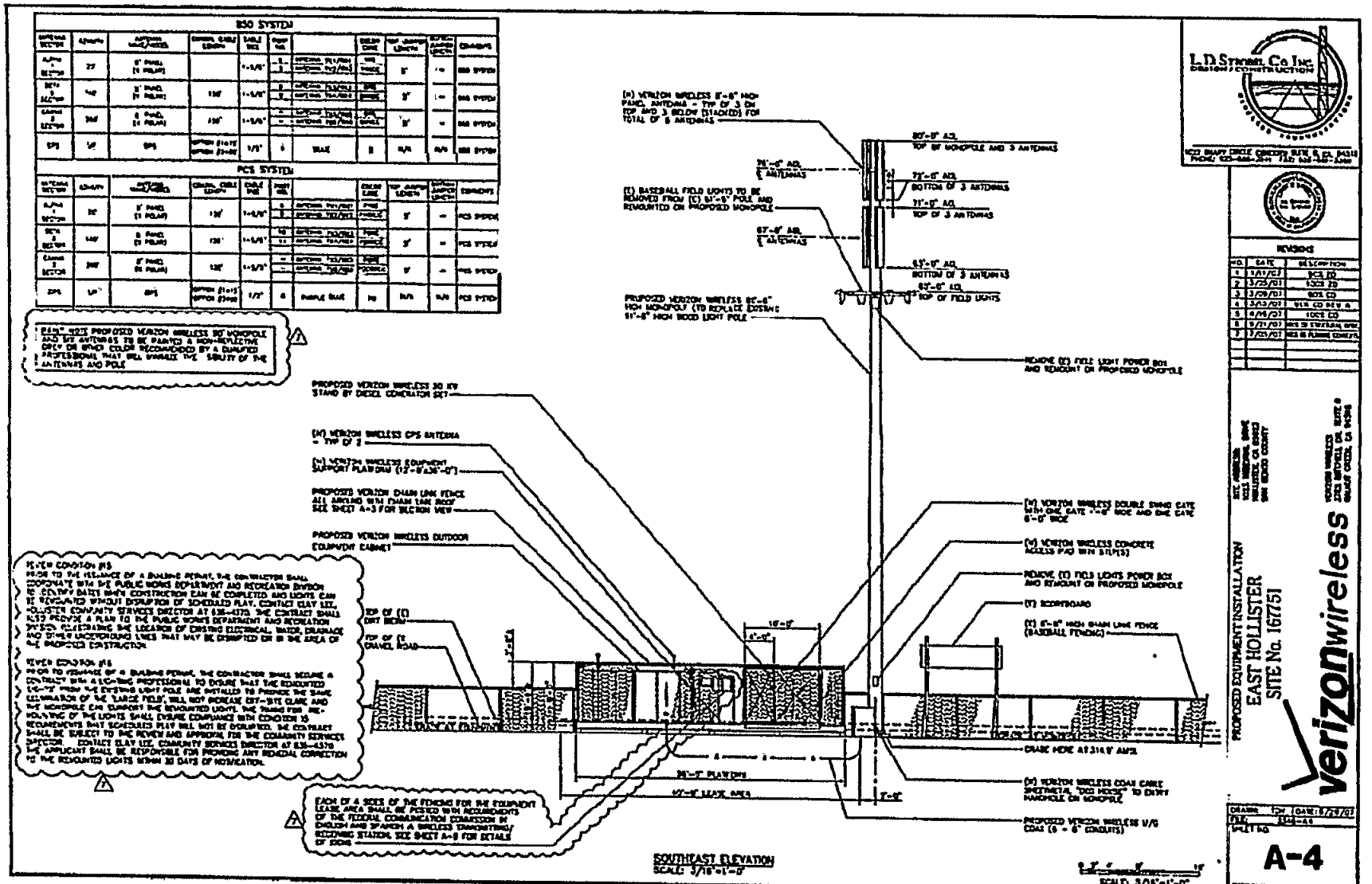
VERIZON WIRELESS
2785 MITCHELL DR. SUITE 9
WALNUT CREEK, CA 94598

verizonwireless

DRAWN BY: [illegible] DATE: 7/05/07
FILE: [illegible]
SHEET NO.

A-1


SITE PLAN
SCALE: 3/4"=1'-0"
SCALE: 3/4"=1'-0"
SITE PLAN
SCALE: 1/4"=1'-0"
SCALED 1/4"=1'-0"
PROPOSED EQUIPMENT INSTALLATION
EAST HOLLISTER
SITE No. 167751
L.D. STRODEL CO INC
verizonwireless
A-2

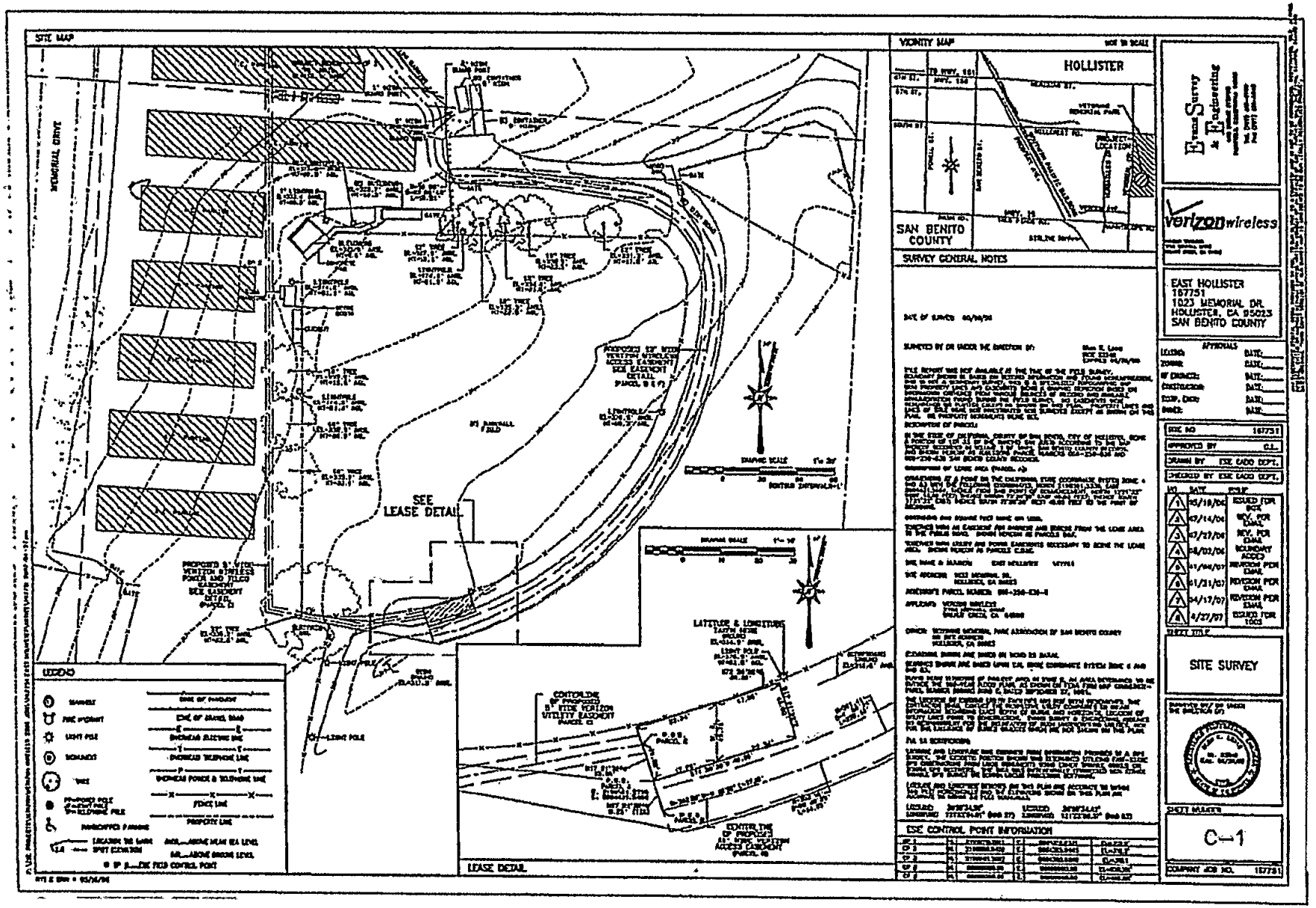

850 SYSTEM
PCS SYSTEM
(N) VERIZON WIRELESS 8'-0" HIGH PANEL ANTENNAS - TYP OF 3 ON TOP AND 3 BELOW (STACKED) FOR TOTAL OF 6 ANTENNAS
(E) BASEBALL FIELD LIGHTS TO BE REMOVED FROM (E) 81'-6" POLE AND REMOUNTED ON PROPOSED MONOPOLE
PROPOSED VERIZON WIRELESS 80'-6" HIGH MONOPOLE (TO REPLACE EXISTING 81'-6" HIGH WOOD LIGHT POLE
PROPOSED VERIZON WIRELESS 30 KW STAND BY DIESEL GENERATOR SET
(N) VERIZON WIRELESS GPS ANTENNA - TYP OF 2
(N) VERIZON WIRELESS EQUIPMENT SUPPORT PLATFORM (12'-0"x30'-0")
PROPOSED VERIZON CHAIN LINK FENCE ALL AROUND WITH CHAIN LINK ROOF SEE SHEET A-3 FOR SECTION VIEW
PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT CABINET
REMOVE (E) FIELD LIGHT POWER BOX AND REMOUNT ON PROPOSED MONOPOLE
(N) VERIZON WIRELESS DOUBLE SWING GATE WITH ONE GATE 7'-0" WIDE AND ONE GATE 6'-0" WIDE
(N) VERIZON WIRELESS CONCRETE ACCESS PAD WITH STEP(S)
(E) SCOREBOARD
(E) 6'-0" HIGH CHAIN LINK FENCE (BASEBALL FENCING)
(N) VERIZON WIRELESS COAX CABLE SHEETMETAL "DOG HOUSE" TO ENTRY MANHOLE ON MONOPOLE
PROPOSED VERIZON WIRELESS U/G COAX (6 - 6" CONDUITS)
SOUTHEAST ELEVATION
SCALE: 3/16"=1'-0"
SCALE: 3/16"=1'-0"
L.D. Stinnett, Co Inc
REVISIONS
PROPOSED EQUIPMENT INSTALLATION
EAST HOLLISTER
SITE No. 167751
verizonwireless
A-4

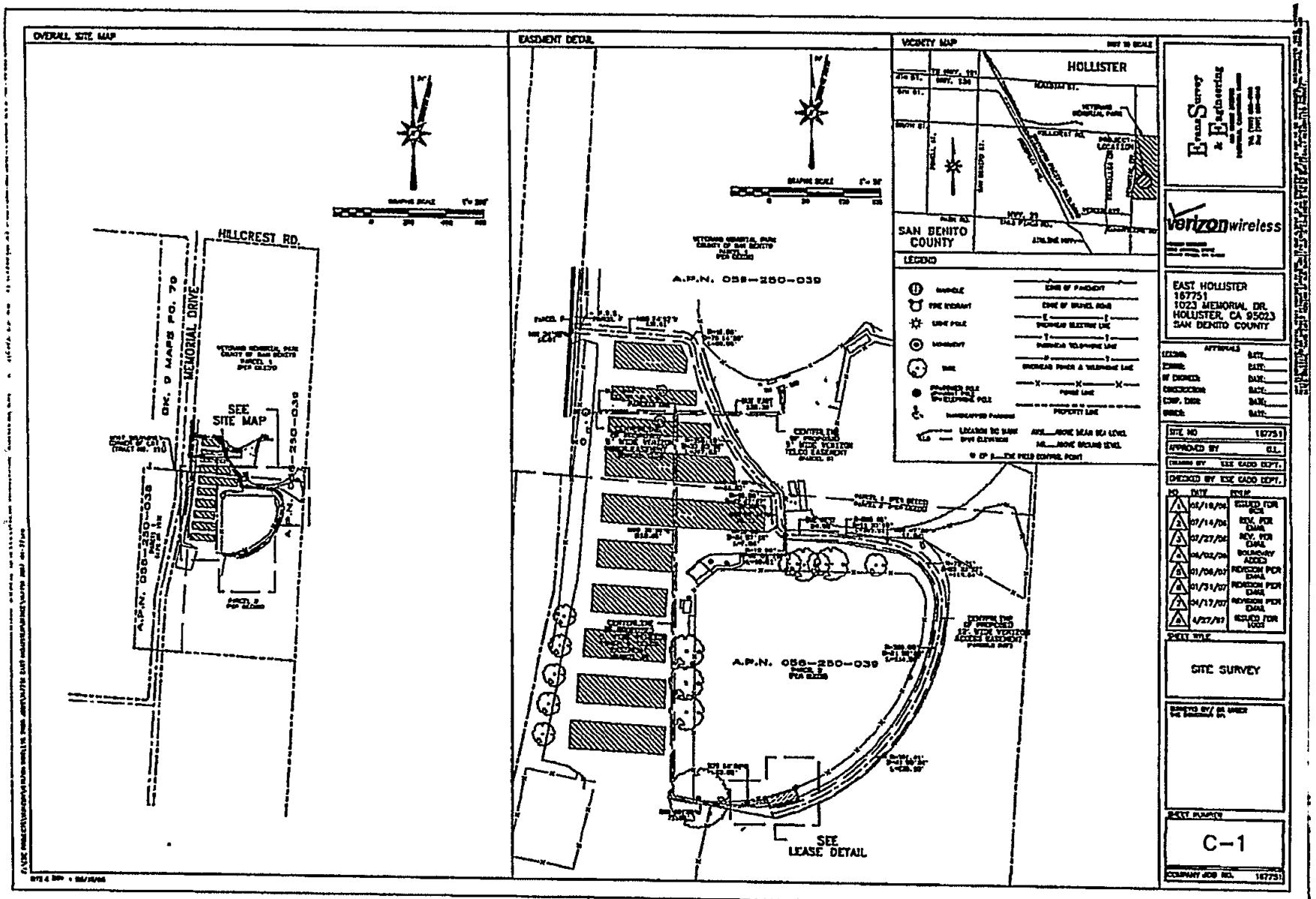
SITE NAME: East Hollister
SITE NUMBER:
ATTY/DATE: RRY/7.07

Exhibit "B"

(Survey of Premises and Property)

Please see attached sheets labeled "C-1"


SITE MAP
VICINITY MAP
HOLLISTER
SAN BENITO COUNTY
SEE LEASE DETAIL
LEASE DETAIL
SURVEY GENERAL NOTES
LEGEND
EAST HOLLISTER
187751
1023 MEMORIAL DR.
HOLLISTER, CA 95023
SAN BENITO COUNTY
verizonwireless
SITE SURVEY
C-1
CSE CONTROL POINT INFORMATION


OVERALL SITE MAP
HILLCREST RD.
MEMORIAL DRIVE
BK. 9 MAPS PG. 79
SEE SITE MAP
A.P.N. 056-250-039
A.P.N. 056-250-038
EASEMENT DETAIL
A.P.N. 056-250-039
SEE LEASE DETAIL
VICINITY MAP
HOLLISTER
SAN BENITO COUNTY
LEGEND
EastSurvey & Engineering
verizonwireless
EAST HOLLISTER
187751
1020 MEMORIAL DR.
HOLLISTER, CA 95023
SAN BENITO COUNTY
SITE NO 187751
APPROVED BY G.L.
DRAWN BY ESE CADD DEPT.
CHECKED BY ESE CADD DEPT.
SITE SURVEY
C-1

SITE NAME: East Hollister
SITE NUMBER:
ATTY/DATE: RRY/7.07

Exhibit "C"

Bill of Sale

THIS BILL OF SALE (the "Bill of Sale") is made as of the ____ day of _____, 200__, (the "Effective Date") by California RSA No. 4 Limited Partnership, dba Verizon Wireless, with a mailing address of 180 Washington Valley Road, Bedminster, New Jersey 07921, Attn: Network Real Estate ("Verizon Wireless") in favor of Veterans Memorial Park Association of San Benito County, with a mailing address of 3220 Southside Road, Hollister, California 95023 ("Landlord").

For good and valuable consideration received by Verizon Wireless, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby:

1. Verizon Wireless hereby sells, assigns, transfers, conveys and delivers to Landlord all of Verizon Wireless' right, title and interest in and to the eighty-foot (80') tall light standard more particularly described and constructed on the land described in Exhibit A-1, attached hereto and incorporated herein by this reference, and each and every component thereof (the "Light Standard").

2. Verizon Wireless hereby represents and warrants to the best of Verizon Wireless' current, actual knowledge as follows:

(a) Verizon Wireless owns and has merchantable title to the Light Standard free and clear of all any and all liens, encumbrances and rights of third parties; and

(b) The Light Standard complies with all applicable laws, and was constructed substantially in accordance with the plans and specifications approved by Landlord.

3. Except as set forth in the immediately preceding paragraph, the Light Standard being transferred hereunder is transferred "as is" without any representations or warranties of any kind, express or implied, including warranties of merchantability or fitness for a particular purpose.

IN WITNESS WHEREOF, Verizon Wireless has executed this Bill of Sale as of the day and year first written above.

California RSA No. 4 Limited Partnership,
dba Verizon Wireless

By: Pinnacles Cellular, Inc., its General Partner

By: _____
Name: Keith A. Surratt
Title: West Area Vice President, Network

\4591441.5

EXHIBIT D

EASEMENT AND ASSIGNMENT AGREEMENT

(See attached)

PREPARED BY:
WirelessCo 1, LLC

WHEN RECORDED RETURN TO:

WirelessCo 1, LLC
950 West Bethany Drive, Suite 700
Allen, TX 75013

APN: 0562500390

SPACE ABOVE FOR RECORDER'S USE

EASEMENT AND ASSIGNMENT AGREEMENT

This Easement and Assignment Agreement ("**Agreement**") dated July 31, 20 26 ("**Effective Date**") is entered into by and between the **County of San Benito**, a body politic ("**Grantor**") and **WirelessCo 1, LLC**, a Delaware limited liability company ("**Grantee**"). Grantor and Grantee may hereinafter each be referred to at times as a "**Party**" and collectively as the "**Parties**".

WHEREAS, Grantor owns certain real property located at 1023 Memorial Drive, Hollister, California 95023, as described more fully in **Exhibit A**, attached hereto and incorporated herein by this reference (hereinafter, the "**Property**"); and

WHEREAS, Grantor has agreed to grant to Grantee an exclusive easement (the "**Easement**") in, to, under and over a certain portion of the Property for the placement of digital and communication infrastructure and ancillary equipment currently existing thereon and as may be placed, operated, and maintained from time to time on or around Grantor's Property, all as more particularly described as "**Exclusive Area**" in **Exhibit B** attached hereto ("**Easement Area**") and Grantor shall not use, occupy, license, lease, or permit any third party to use or occupy any portion of the Easement Area, or take any action with respect thereto, that interferes with, impairs, or diminishes Grantee's rights hereunder or the operations of Grantee or its Tenants or Customers, as defined in the Purchase and Sale Agreement, provided that Grantee's use of the Property does not materially and adversely interfere with Grantor's normal use of the Grantor's Property; and

WHEREAS, pursuant to certain existing digital and communication infrastructure lease(s) or license(s) encumbering the Property (collectively, the "**Existing Lease Agreement(s)**"), as more particularly described in **Exhibit C**, and any renewals, extensions, amendments, replacements or future infrastructure lease(s) or license(s) relating to the Easement Area, there is located within the Easement Area a certain digital and communication infrastructure facility; and

WHEREAS, Grantor intends to sell, assign, set over, convey and transfer the **Existing Lease Agreement(s)** as more particularly described in **Exhibit C** to Grantee; and

WHEREAS, Grantor intends to allow Grantee to use the Easement in order that Grantee may lease space for digital and communication infrastructure and related ancillary purposes; and

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee an exclusive, perpetual easement over the Easement Area for the purpose of installing, operating, maintaining, repairing, replacing and removing digital and communication infrastructure equipment and related facilities by Grantee and its Tenants, and for leasing, licensing and otherwise permitting third-party digital and communication infrastructure tenant(s) to use space on the Property and for such purposes, together with all related ancillary and appurtenant uses.

a. Expansion Option. Grantee shall have the one (1) time right to expand the Easement Area at no additional cost, up to a maximum of five hundred (500) square feet of space at a location approved in writing by the Grantor, which approval shall not be unreasonably withheld, conditioned, or delayed ("**Additional Easement Area**").

b. Rental Revenue. In the event that Grantee exercises its one (1) time right to expand the Easement Area and subleases, sublicenses, or otherwise permits use of space within the Additional Easement Area to a Customer, as defined in the Purchase and Sale Agreement ("**Additional Easement Area Customer**"), Grantee shall ensure the Additional Easement Area Customer shall pay directly to Grantor fifty percent (50%) of the rental revenues owed from the Additional Easement Area Customer.

2. Term. This Agreement shall commence as of the Effective Date, with a perpetual term. Notwithstanding the foregoing, in the event Grantee voluntarily ceases to use the Easement Area for a period of more than five (5) consecutive years (for reasons other than casualty, condemnation, act of God, force majeure, governmental action or restriction, or economic conditions affecting the telecommunications industry), the Easement shall be deemed abandoned. Grantee may abandon the Easements for any reason or at any time by giving thirty (30) days' written notice to Grantor, and Grantee and Grantor shall execute and record such documents reasonably required to memorialize such abandonment.

3. Assignment of Existing Lease Agreement(s). As part of the consideration provided for this Agreement, Grantor hereby assigns and conveys all of its right, title and interest in and to the Existing Lease Agreement(s), more particularly described in **Exhibit C** and as amended from time to time, including the right to receive all rents, revenues, and other payments under the Existing Lease Agreement(s) and the right to amend, extend, renew, or replace the Existing Lease Agreement(s) as lessor in Grantee's sole discretion. Grantor shall retain and continue to faithfully perform and discharge any and all obligations of lessor under the Existing Lease Agreement(s) and any renewals, extensions, amendments, replacements or future digital and communication infrastructure lease(s) or license(s) relating to the Easement Area (collectively, the "**Lease Agreements**") and shall remain solely responsible for compliance therewith and Grantee assumes no obligations of lessor thereunder; provided, however, that Grantee shall have the right, but not the obligation, to enforce all Tenant obligations and landlord rights under the Lease Agreements (including under any future Lease Agreements), to collect all payments due thereunder, and to enforce any such obligations on Grantor's behalf, including through the exercise of self-help rights as provided herein. If Grantor fails to timely perform any obligation under any Lease Agreement, after written notice from Grantee and the expiration of any applicable cure period, Grantee shall have the right, but not the obligation, to perform such obligation on Grantor's behalf through self-help or otherwise, and Grantor shall promptly reimburse Grantee for all reasonable costs and expenses incurred in connection therewith.

4. Non-Exclusive Access Easement. As part of the consideration for this Agreement, Grantor hereby grants to Grantee a non-exclusive perpetual easement in, to, under, through and across the Property, as more particularly described as the "**Non-Exclusive Area**" in **Exhibit B** (the "**Access Easement**"), for purposes of ingress and egress and utility connections to and from the Exclusive Area. Grantor covenants and agrees that Grantee shall at all times have continuous, unobstructed, and commercially reasonable access to the Exclusive Area via the Access Easement. Any failure by Grantor to provide, maintain, or permit such access, or any action or omission by Grantor that materially interferes with Grantee's use of the Access Easement, shall constitute a material default and Event of Default under this Agreement, subject to the notice and cure provisions set forth in Section 11, and entitling Grantee to exercise all rights and remedies available under this Agreement.

5. Improvements; Utilities. Grantee and its Tenants may at their discretion and expense, construct such improvements in, to, under and over the Easement Area, consistent with the uses specified in Section 1. The improvements shall remain the property of Grantee and its Tenant(s), as applicable, and Grantor shall possess no right, title or interest therein. In the event utilities to serve Grantee's Tenants cannot be installed within the Easement Area, Grantor agrees to cooperate with Grantee and to act reasonably and in good faith in granting Grantee the right to locate such utilities on the Property without requiring the payment of additional fees; and any failure by Grantor to provide such utilities, or any interference by Grantor with Grantee's installation, use, operation, maintenance, repair or access to such utilities, shall constitute a material default by Grantor under this Agreement. If necessary, Grantor shall, upon Grantee's request, execute and record a separate written easement with Grantee or with the utility company providing the utility service to reflect such right. Grantor agrees to cooperate with Grantee in obtaining, at Grantee's expense, all licenses and permits required for Grantee's use of the Easements and Grantor hereby irrevocably constitutes and appoints Grantee as its true and lawful attorney-in-fact, with full power of substitution and resubstitution, to apply for and obtain any and all licenses, permits, consents or approvals which may be required in connection with the use of the Easements by Grantee, in the name of Grantor or Grantee, as necessary to comply with applicable laws, statutes or regulations. This power of attorney is coupled with an interest and shall survive and not be affected by the subsequent disability or incapacity of Grantor.

6. Representations, Warranties and Covenants of Grantor. Grantor represents, warrants and covenants to Grantee, as of the date hereof and throughout the term, that:

a. This Agreement and any other documents executed by Grantor in connection with it constitute the legal, valid and binding obligation of Grantor, enforceable against Grantor in accordance with their terms.

b. The execution, delivery and performance by Grantor of this Agreement does not and will not violate or conflict with any provision of Grantor's organizational documents (if Grantor is an organization) or of any agreement to which Grantor is a party including mortgages and deeds of trust, or by which Grantor or the Property is bound and will not violate or conflict with any law, rule, regulation, judgment, order or decree to which Grantor is subject.

c. There is no pending or threatened action, suit or proceeding that, if determined against Grantor, would adversely affect Grantor's ability to grant this easement or such other documents or to perform its obligations hereunder or thereunder.

d. Grantor owns one hundred percent (100%) of the fee simple title to the Property, free and clear of all liens, encumbrances, easements, and restrictions except as disclosed in writing to Grantee prior to the Effective Date, and owns the lessor's interest in and to the Existing Lease Agreement(s).

e. Grantor has not previously deeded, granted, assigned, mortgaged, pledged, hypothecated, alienated or otherwise transferred any of its right, title and interest in and to the Existing Lease Agreement(s), to any other person, and no other person or entity has any right, title, interest, or claim in or to the Existing Lease Agreement(s) or the rents, revenues, or payments thereunder.

f. Grantor shall comply with all applicable laws which may affect the Property. Further, Grantor represents and warrants to Grantee that as of the Effective Date, Grantor has no knowledge of any claim having been made by any governmental agency that a violation of applicable building codes, regulations, or ordinances exists as relates to the Property, or any part thereof.

g. Grantor agrees to maintain the Property. Grantor shall promptly make all necessary repairs and shall provide Grantee with at least forty-eight (48) hours' advance written notice of any non-emergency maintenance that may affect access to or use of the Easement Area. Any failure by Grantor to maintain the Property in accordance with this Section shall be deemed an Event of Default.

h. Further, Grantor represents and warrants to Grantee that as of the Effective Date, the Property are free of all hazardous substances, as such term may be defined under any applicable federal, state or local law, and that Grantor has not received any notice or claim from any governmental authority regarding the presence of hazardous substances at the Property. Without limiting the foregoing, except to the extent maintenance is the obligation of Tenants under the Existing Lease Agreement(s), Grantor shall be solely responsible for the maintenance of the Property.

i. Grantor agrees to provide Grantee and its Customers access to and from the Easements and all other space in the Property, consistent with the grant of the Easements set forth in Section 1 above, twenty-four (24) hours a day, seven (7) days a week.

j. Grantor shall not, nor shall Grantor permit its lessees, licensees, employees, invitees or agents to use any portion of the Property or the Easement Area in a way which interferes with the operations of Tenants under the Existing Lease Agreement(s), or any other of Grantee's future lessees or licensees, or to interfere with the Easement or the Non-Exclusive Access Easements. Such interference shall be deemed a material breach and an Event of Default by Grantor. Grantor shall not grant any easements, licenses, or other rights to third parties that would conflict with or impair Grantee's rights under this Agreement without Grantee's prior written consent.

k. Grantor, and any successor owner of the Property, and any person or entity claiming by, through or under Grantor, shall not disturb, impair, interfere with, restrict, hinder or terminate (i) Grantee's Easement, access rights, or any other rights granted under this Agreement, (ii) Grantee's use, operation, maintenance, repair, replacement and removal of improvements, equipment and facilities at the Property, or (iii) the leasehold interests and rights of the Tenants under the Leases, so long as Grantee is not in material default under this Agreement beyond any applicable notice and cure periods.

l. Grantor further covenants that no act or omission by Grantor or any such successor shall materially interfere with any activity conducted by Grantee or its Tenants at the Property in accordance with this Agreement or the Lease Agreements.

m. Grantor shall, at all times during the Term, maintain property and casualty insurance covering the Property, in commercially reasonable amounts with financially sound insurers, and shall name Grantee and Tenant as an additional insured..

n. Grantor covenants that Grantee shall quietly enjoy the Easement Area and its rights hereunder without interference from Grantor or any person claiming by, through, or under Grantor.

o. Grantor shall continue to timely perform and discharge all obligations of landlord under the Lease Agreement(s) that, by their nature or under the terms thereof, are required to be performed by the fee owner of the Property, in each case in a commercially reasonable manner consistent with the practices of a prudent owner and landlord of comparable digital and communication infrastructure facility properties and in material compliance with the terms of the Existing Lease Agreement(s). Grantor shall not take or omit to take any action that would reasonably be expected to interfere with, impair, or diminish Grantee's rights as assignee of the Existing Lease Agreement(s) or the economic benefits thereof. Grantor's obligations under this subsection shall survive the Closing and shall be enforceable by Grantee as a direct contractual obligation.

p. Neither Grantor nor any Tenant has breached or defaulted on any of their respective obligations under the Existing Lease Agreement(s), and there exists no event, condition or circumstance which, with the passage of time, the giving of notice, or both, would constitute or result in a breach or default under any of the Existing Lease Agreement(s).

q. The Existing Lease Agreement(s) are in full force and effect and have not been modified except as disclosed herein.

7. Environmental Representations.

a. Grantor Environmental Representation. Grantor represents that it has no knowledge of any substance, chemical or waste (collectively "**Hazardous Substance**") at the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Grantor shall not introduce or use (or permit the use of) any Hazardous Substance at the Property in violation of any applicable federal, state or local environmental laws. Grantor shall be responsible for (and shall promptly conduct any investigation and remediation as required by any applicable environmental laws) all spills or other releases of any Hazardous Substance not caused solely by Grantee, that have occurred, or which may occur at the Property.

b. Grantee Environmental Representations. Grantee shall not introduce or use any Hazardous Substance (hereinafter defined) at the Property or Easement in violation of any applicable federal, state or local environmental laws. Notwithstanding the foregoing, Grantee shall not be responsible for any Hazardous Substances arising or present on or before the Effective Date. Liability of Grantee for any claims with respect to any Hazardous Substances at the Property or Easement shall be limited to contamination which is shown by clear evidence to have been solely caused by a release of a Hazardous Substance by Grantee after the Effective Date, and in violation of any applicable federal, state or local environmental laws.

c. Mutual Indemnification. Each Party agrees to defend, indemnify, and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to damages, costs, expenses, assessments, penalties, fines, cleanup, remedial, removal or restoration work required by any governmental authority, losses, judgments and reasonable attorneys' fees that the indemnified Party may suffer or incur due to the existence or discovery of any Hazardous Substance at the Property caused by the other Party. This indemnification shall also apply to the migration of any Hazardous Substance to other properties, and the release of any Hazardous Substance into the environment that relate to or arise from the indemnitor's activities on the Property. Grantor agrees to defend, indemnify, protect and hold Grantee harmless from claims resulting from actions on the Property not caused by Grantee prior to, and during the Term of, this Agreement. This indemnification shall survive the termination or expiration of this Agreement.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and permitted assigns. Grantor may assign its rights and delegate its duties under this Agreement only to a future owner of the Property and only with the prior written consent of Grantee. Grantee may assign this Agreement, in whole or in part, and may assign its rights and delegate its duties hereunder, to any of its affiliates, successors, assigns, lenders, or any purchaser of Grantee's interest, without the consent of Grantor.

9. Estoppel Certificates.

a. At any time after the Effective Date, Grantee shall have the right to request in writing (a "**Tenant Estoppel Request**") that Grantor obtain and deliver to Grantee estoppel certificates from each Tenant under the Existing Lease Agreement(s) (the "**Tenant Estoppels**"), in form and substance reasonably satisfactory to Grantee. Upon receipt of a Tenant Estoppel Request, Grantor shall use commercially reasonable efforts to obtain and deliver each Tenant Estoppel within ten (10) days following receipt of the Estoppel Request; provided, however, if Grantor is unable to deliver any Tenant Estoppel within such period, Grantor shall deliver such Tenant Estoppel within a commercially reasonable period thereafter (not to exceed sixty (60) days following receipt of the Estoppel Request). Each Tenant Estoppel shall certify, without limitation: (i) the identity of the landlord and Tenant under the applicable Existing Lease Agreement; (ii) the commencement date, expiration date, and any renewal or extension options thereunder; (iii) the current base rent, additional rent, and any prepaid amounts; (iv) the amount of any security deposit; (v) that the applicable Existing Lease Agreement is in full force and effect and has not been modified except as disclosed in such Tenant Estoppel; (vi) that no defaults exist by either party thereunder (or describing any such defaults); and (vii) that the Tenant has received notice of this Easement and Assignment

Agreement and acknowledges and recognizes Grantee's rights as grantee of the Easement and assignee of the Existing Lease Agreement(s), as applicable.

b. Further, each Party shall, within ten (10) days after request by the other Party, execute and deliver to the requesting Party, or a third party designated by requesting Party, a statement certifying (a) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, stating the modifications and that the modified Agreement is in full force and effect); (b) whether or not, to the best knowledge of the responding Party, the requesting Party is in default in performance of any of its obligations under this Agreement, and, if so, specifying each such default; (c) any amounts, if any, that are due; and (d) any other information reasonably requested concerning this Agreement.

10. Notices. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by nationally recognized commercial courier, sent to the address listed below. Any Party may change the address to which notices are to be addressed by giving the other Party notice in the manner set forth in this Section. Notice shall be effective upon actual receipt or documented refusal.

As to Grantor:	County of San Benito Public Works Department 3220 Southside Road Hollister, California 95023
to Grantee:	WirelessCo 1, LLC 9 West 57th Street, 45th Floor New York, New York 10019
With copies to:	MD7 950 West Bethany Drive, Suite 700 Allen, Texas 75013 legal-notices@tikehaucapital.com and kseidl@tikehaucapital.com

11. Default. It shall be an "**Event of Default**" if either Grantor or Grantee fails to observe or perform any of the terms, conditions or its respective obligations set forth in this Agreement or in that certain Purchase and Sale Agreement dated [_____]. Upon receiving written notice of such a default or breach of this Agreement, the defaulting Party shall have thirty (30) days to cure such default; provided, however, that for any default affecting access, utilities, structural integrity, or digital and communication infrastructure facility operations, the cure period shall be ten (10) business days. In the event the defaulting Party fails to cure such default within the cure period, the non-defaulting Party shall be entitled to exercise any rights available at law or in equity.

12. Governing Law; Waivers.

a. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS IN WHICH THE PROPERTY IS LOCATED, WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS THEREOF. IF ANY TERM OF THIS AGREEMENT IS FOUND TO BE VOID OR INVALID, SUCH PROVISION SHALL BE FULLY SEVERABLE HEREFROM AND SUCH INVALIDITY SHALL NOT AFFECT THE REMAINING TERMS OF THIS AGREEMENT, WHICH SHALL CONTINUE IN FULL FORCE AND EFFECT, AND THIS AGREEMENT SHALL BE REFORMED AND CONSTRUED AS IF SUCH INVALID PROVISION HAD NEVER BEEN CONTAINED HEREIN, AND IF POSSIBLE, SUCH PROVISION SHALL BE REFORMED TO THE MAXIMUM EXTENT PERMITTED

UNDER APPLICABLE LAW TO RENDER SAME VALID, OPERATIVE AND ENFORCEABLE TO REFLECT THE INTENT OF THE PARTIES AS EXPRESSED HEREIN.

b. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES ANY RIGHT TO A JURY TRIAL IN ANY ACTION OR PROCEEDING TO ENFORCE OR INTERPRET THIS AGREEMENT.

c. EACH PARTY SUBMITS TO THE NON-EXCLUSIVE JURISDICTION OF THE SUPERIOR COURT OF SAN BENITO COUNTY, STATE OF CALIFORNIA.

13. Condemnation.

a. In the event of destruction to the Property that is not remedied by Grantor by the Closing Date or any actual or threatened condemnation, eminent domain, or similar proceeding affecting all or any portion of the Property (a "**Condemnation**"), Grantee may, at its option terminate this Agreement.

b. If Grantor receives notice of any Condemnation, Grantor shall provide written notice of such Condemnation to Grantee as soon as reasonably practicable, but in no event later than twenty-four (24) hours after Grantor's receipt of such notice. Grantor and Grantee shall each have the right to pursue separate awards for the taking of their respective interests in the Property. Without limiting the foregoing, Grantee shall have the right to seek compensation attributable to the taking or impairment of the Easement and Grantee's associated property interests, including, where permitted by applicable law, the value of prepaid rent attributable to the remaining term of the Easement, relocation or moving expenses, business dislocation damages, and any other compensation available to Grantee under applicable law.

14. Indemnity. Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses, including reasonable attorneys' fees, caused by or arising out of the negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying Party or the employees, agents, or contractors of the indemnifying Party.

15. Counterparts. This Agreement may be in counterparts, with each counterpart deemed to be an original.

16. Time of the Essence. Time is of the essence with respect to each and every obligation of the Parties under this Agreement. Any failure by a Party to timely perform any obligation required hereunder shall constitute a material breach of this Agreement.

17. Further Assurances. Each Party shall, from time to time and at any time after the Effective Date, upon the reasonable request of the other Party, execute, acknowledge and deliver such further instruments, documents and assurances, and take such further actions, as may be reasonably necessary or desirable to carry out the intent and purposes of this Agreement and to evidence, perfect, protect and enforce the easement and the rights granted hereunder, including, without limitation, any instruments necessary to record or re-record this Agreement or any memorandum hereof in the Official Records of the applicable jurisdiction.

[NO MORE TEXT ON THIS PAGE – SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, have caused this Agreement to be duly executed as of the date first written above.

GRANTOR:

County of San Benito,
a body politic

By: _____

Name: Esperanza Ochoa Warren

Title: County Executive Officer

Date: 07-31-2026.

Approved as to Form

_____ 7/29/26

Gregory P. Priamos
San Benito County Counsel

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 BENITO)

On July 31, 2026 before me, Shandell Correa
(insert name and title of the officer)

personally appeared Esperanza Colio Warren,
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 _____

SHANDELL YVONNE CORREA
Comm. #2533947
California - Notary Public
San Benito County
Comm. Expires October 2, 2029

(Seal)

GRANTEE:

WirelessCo 1, LLC,
a Delaware limited liability company

By: Cherylyn Nowakowski

Name: Cherylyn Nowakowski

Title: Authorized Signatory / Attorney-in-Fact

Date: 7/28/26

STATE OF Texas)
) ss.
COUNTY OF Collin)

On July 28, 2026, before me, Linda Ann Vargas, a Notary Public in and for said County and State, personally appeared Cherylyn Nowakowski, 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/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official Seal.

Linda Ann Vargas
Notary Public
My Commission Expires: July 1, 2029

[SEAL]

LINDA ANN VARGAS
My Notary ID # 133186684
Expires July 1, 2029

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BENITO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF HOMESTEAD LOT 35 OF THE SAN JUSTO RANCHO, ACCORDING TO THE MAP THEREOF FILED JULY 21, 1876, IN VOL. 1 OF MAPS, AT PAGE 64, SAN BENITO COUNTY RECORDS, BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT IN THE CENTERLINE OF THE HILLCREST ROAD DISTANT THEREON SOUTH 87° 00' EAST 18.115 CHAINS FROM THE CORNER COMMON TO HOMESTEAD LOTS 26,27,34 AND 35; THENCE FROM SAID POINT OF BEGINNING SOUTH 2° 21' WEST 19.627 CHAINS TO AN IRON PIPE; THENCE NORTH 87° 04' WEST 10.193 CHAINS TO AN IRON PIPE; THENCE NORTH 2° 21' EAST 19.64 CHAINS TO A POINT IN THE CENTERLINE OF THE HILLCREST ROAD; THENCE ALONG SAID CENTERLINE SOUTH 87° 00' EAST 10.193 CHAINS TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

PARCEL TWO:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LAND CONVEYED TO WILLIAM F. RENZ BY DEED FROM WILLIAM L. JAMIESON AND WIFE, DATED SEPTEMBER 23, 1918 AND RECORDED IN VOL. 58 OF DEED, AT PAGE 445, SAN BENITO COUNTY RECORDS, SAID POINT OF BEGINNING BEING NORTH 2° 55' EAST 842.88 FEET FROM THE COMMON CORNER OF LANDS OF SAID RENZ AND LOOFBOURROW IN THE CENTERLINE OF SUNNYSLOPE ROAD DISTANT THEREON SOUTH 87° 00' EAST 318.32 FEET FROM THE SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID LAND OF RENZ NORTH 2° 55' EAST 965.10 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 86° 32' EAST 256.21 FEET; THENCE ALONG THE EASTERLY LINE THEREOF SOUTH 2° 55' WEST 965.10 FEET; THENCE NORTH 86° 32' WEST 256.21 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

BEGINNING AT A POINT IN THE CENTERLINE OF SUNNYSLOPE ROAD AT THE CORNER COMMON TO LANDS OF WILLIAM F. RENZ AND LOOFBOURROW AND DISTANT ALONE SAID CENTERLINE SOUTH 87° 00 EAST 318.32 FEET FROM THE MOST SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE ALONG THE LINE COMMON TO LANDS OF LOUFBOURROW AND RENZ NORTH 2° 55' EAST 842.88 FEET; THENCE SOUTH 86° 32' EAST 60.00 FEET; THENCE SOUTH 2° 55' WEST 842.39 FEET TO THE CENTERLINE OF SUNNYSLOPE ROAD; THENCE ALONG SAID CENTERLINE NORTH 87° 00' WEST 60,00 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

BEGINNING AT A POINT IN THE LINE COMMON TO LAND OF CATHERINA RENZ AND LIMA, DISTANT ALONE SAID LINE NORTH 2° 55' EAST 835.80 FEET FROM THE COMMON CORNER TO SAID LANDS IN THE CENTERLINE OFTHE SUNNYSLOPE ROAD, BEING DISTANT ALONG SAID CENTERLINE SOUTH 87° 00' EAST 1187.00 FEET FROM THE MOST SOUTHWESTERLY CORNER OF SAID HOMESTEAD LOT 35; THENCE FROM SAID POINT OF BEGINNING ALONG THE LINE COMMON TO LANDS OF RENZ AND LIMA NORTH 2° 55' EAST 965.10 FEET TO THE MOST NORTHEASTERLY

CORNER OF LAND OF CATHERINA RENZ; THENCE ALONG THE NORTHERLY LINE OF LAND OF SAID CATHERINA RENZ NORTH 86° 32' WEST 610.60 FEET TO THE MOST NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 2° 55' WEST 965.10 FEET; THENCE SOUTH 86° 32' EAST 610.60 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 0562500390

THIS BEING THE SAME PROPERTY CONVEYED TO COUNTY OF SAN BENITO FROM VETERANS MEMORIAL PARK ASSOCIATION OF SAN BENITO COUNTY IN A GRANT DEED DATED FEBRUARY 1, 1954 AND RECORDED ON FEBRUARY 9, 1954 AT BOOK 202 AND PAGE 197. FURTHER BEING RE-RECORDED ON FEBRUARY 9, 1954 AT BOOK 213 AND PAGE 442 IN THE SAN BENITO COUNTY, CALIFORNIA RECORDS

EXHIBIT B

EASEMENT AREA DESCRIPTION

Exclusive Area:

That portion of the Property on which any digital and communication infrastructure facility exists, as more particularly described in the Existing Lease Agreement(s), together with such space in, on, over, under and around Grantor's Property for the placement and maintenance from time to time of additional digital and communication infrastructure and ancillary equipment so long as Grantee's use of the Property does not materially interfere with Grantor's normal use of Grantor's Property.

Non-Exclusive Area:

All space to, under, through and across the Property adequate to allow ingress, egress, maintenance, repairs, replacements, and utility service for and to the digital and communication infrastructure facilities and Easement Area, whether in, to, under, over, across, or through portions of the Property as reasonably necessary for such purposes, together with the right to lease or grant licenses to third parties, including digital infrastructure, communications and utility providers, provided such third-party uses are consistent with the purposes of this Agreement.

Additional Easement Area:

Up to a maximum of five hundred (500) square feet of space at a location approved in writing by the Grantor, which approval shall not be unreasonably withheld, conditioned, or delayed.

EXHIBIT C

EXISTING LEASE AGREEMENT(S)

That certain Land and Tower Lease Agreement dated as of October 9, 2007, by and between the County of San Benito, a body politic, as landlord, and California RSA No. 4 Limited Partnership d/b/a Verizon Wireless, as tenant.

EXHIBIT E

CITY OF HOLLISTER CONDITIONAL USE PERMIT #2006-8

(See attached)

PLANNING COMMISSION RESOLUTION NO. PC #2007-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND APPROVING CONDITIONAL USE PERMIT 2006-08 IN THE R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO ALLOW THE REPLACEMENT OF A 61' 6" foot LIGHT POLE WITH AN 80 FOOT MONO POLE TELECOMMUNICATIONS ANTENNEA AND PLACEMENT OF EQUIPMENT WITHIN A FENCED EQUIPMENT LEASE AREA LOCATED AT VETERANS MEMORIAL PARK, 1023 MEMORIAL DRIVE (VERIZON WIRELESS) APN # 056-25-38 and 56-25-39

WHEREAS, under the provisions of Section 17.52.020 of the Zoning Ordinance, the Planning Commission is charged with receiving, investigating and taking action on Conditional Use Permit applications; and,

WHEREAS, the applicant desires approval to replace an existing 61' 6" foot light pole at a baseball field with an 80 foot monopole with remounted lights in order to accommodate an eight foot panel with 6 antennas. The request also includes the establishment of a 15' x 40' fenced equipment lease area with six equipment cabinets, a shed, a 30 KW standby generator with a 210 gallon tank and underground power; and

WHEREAS, the City Planning Division received the applicant's plans and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission in the City staff report; and,

WHEREAS, an initial study was conducted pursuant to the California Environmental Quality Act to evaluate the proposed Conditional Use Permit 2006-8 request to establish an 80-mono-pole with antennas for telecommunications by replacing an existing 61 foot light pole and remounting lights; and,

WHEREAS, a mitigated negative declaration was prepared in compliance with Article 6 of the California Environmental Quality Act and local guidelines, and

WHEREAS, the mitigated negative declaration was circulated for a 20 day public review period from January 2, 2007 to January 23, 2007 to the Association of Monterey Bay Area Governments, and local agencies; and,

WHEREAS, the Notice of Availability for public review and notice of intent to adopt was given as required by law; and,

WHEREAS, the project file, CUP 2006-8, technical reports, communications, and record of compliance with Article 6 of the California Environmental Quality Act and local guidelines is available for review at the City of Hollister Development Services Department, 420 Hill Street, Building A; and,

WHEREAS, at a public hearing on January 25, 2007, written and oral comments from the public and responsible agencies were accepted and considered by the Planning Commission on the proposed Mitigated Negative Declaration; and,

WHEREAS, at a public hearing on January 25, 2007, the Planning Commission determined that there is no substantial evidence that the project will have a significant effect on the environment with incorporation of changes to the project and mitigation measures agreed to by the applicant in the Mitigated Negative Declaration; and

WHEREAS, the Initial Study, the Mitigated Negative Declaration, and the Mitigation Monitoring Program included in Attachment A are in compliance with the provisions of the California Environmental Quality Act; and,

WHEREAS, pursuant to section 711.4 of the Fish and Game Code, a de minimis finding cannot be made for the proposed project and the applicant shall be required to pay Fish and Game fees when the Notice of Determination is filed.

WHEREAS, the Planning Commission held a duly noticed public hearing on January 25, 2007, to consider the new antenna and associated ground equipment, review the City staff report, and receive written and oral testimony for and against the proposal; and,

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to grant the applicant's request in accordance with Section 17.52.020 of the Zoning Ordinance, and based on the facts as presented, and the code requirements as plainly stated.

NOW, THEREFORE IT IS RESOLVED, that proposed Mitigated Negative Declaration and Mitigation Monitoring Program included in Attachment A is hereby adopted.

NOW, THEREFORE IT IS FURTHER RESOLVED, that proposed Conditional Use Permit application #2006-08, is hereby approved with the following findings and conditions:

CEQA FINDING:

1. The Planning Commission hereby finds that the Mitigated Negative Declaration and Mitigation Monitoring Program for the Conditional Use Permit 2006-08 complies with the California Environmental Act and all applicable guidelines.

2. The Commission hereby finds that the proposed mitigated negative declaration reflects the City of Hollister's independent judgment and analysis.

3. The mitigation measures contained in the Mitigation Monitoring Program were agreed to by the applicant and are adequate to reduce the impacts of the project on the physical environment to a less than a significant level.

4. The Commission hereby finds that based on the whole record that there is no substantial evidence that the project will have a significant effect on the environment.

5. The Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program in compliance with the California Environmental Quality Act.

CONDITIONAL USE PERMIT FINDINGS:

1. The proposed use is properly located in relation to the General Plan and to the community as a whole, and to other land uses, and to transportation and service facilities in the vicinity;
Evidence: The subject site has an Open Space General Plan Designation. The proposal is to replace an existing 61 '6" foot softball field light pole with an 80 foot monopole and remounted lights. The proposal will minimize visual impacts to the community by installing a monopole for the dual purposes of lighting and wireless coverage. The land use is consistent with the General Plan. Finally, the site can be adequately served by all required utilities and public services in that these services are already in place.

3. The proposed project complies with all conditions upon which approval is made contingent, and will not adversely affect other property in the vicinity, or cause any damage, hazard or nuisance to persons or property;
Evidence: The project proposes to replace an existing 61' 6" foot tall light pole with an 80-foot monopole and remount the lights. Conditions of approval require safety lighting for the higher pole if determined to be necessary by the FAA. The project materials show that the additional antenna will be along the side of the pole and will have minimal visual impact. All new ground equipment will be unmanned and will be enclosed within a safety fence. The applicant modified the location of the project to avoid placement of lease equipment in high use areas. Conditions of approval in the Mitigation Monitoring Program require the applicant to demonstrate that there will not be a disruption of emergency response prior to the final inspection and while the use permit is operative. Conditions of approval also require coordination of the installation and remounting of the lights with the Community Services Division to ensure that scheduled play is not disrupted and the softball field has proper illumination and that the is no increase in off-site glare to adjoining properties.

4. The design and construction of the project will not result in any significant environmental impacts.
Evidence: The Mitigated Negative Declaration prepared for CUP 2006-8 and the project record provide evidence that there is no substantial evidence that the project will have a significant effect on the environmental with incorporation of changes to the project and mitigation measures agreed to by the applicant in the Mitigated Negative Declaration; and

CONDITIONS

1. This approval is for the replacement of an existing 61' 6" foot light pole at a baseball field with an 80-foot monopole in order to accommodate an eight-foot panel with six antennas. The request also includes the proposed installation of a new 15' x 40' equipment lease area to contain a 30 KW standby generator with a 210 gallon tank, six equipment cabinets and underground power and fencing around the lease storage area as represented by the plans received on January 5, 2007 by Evans Survey & Engineering and L. D. Strobel Co. Inc. Design/Construction and amended by conditions of approval included in this resolution. This approval expires on January 25, 2008, unless the City grants an extension. Any request for extension must be submitted 30-days prior to the date of expiration.

2. Applicant shall defend, indemnify and hold harmless the City of Hollister, any agent, officer or employee of the City, and any advisory board of the City, against any claim, suit, action, judgment, costs and attorney's fees arising out of this approval or any assertions that this approval, including the environmental determinations made herein, is invalid, illegal, unconstitutional or otherwise contrary to law. The City shall promptly notify the applicant of any claim against the City and shall cooperate fully in the defense.

3. A building permit shall not be issued during the 15-day appeal period. In the case of an appeal being filed, no building permit shall be issued until the appeal is settled by the City Council.

4. The applicant shall be required to provide any safety lighting as deemed necessary by the FCC and FAA. Prior to the start of operation the applicant will provide the City Planning Division compliance documentation from the FCC and FAA.

5. Prior to any site improvements or construction, the applicant shall submit a building permit application and receive a building permit from the City Building Division. All improvements shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

6. All building plans submitted shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.

7. The fencing plan on Sheet A-3 shall be modified with the following changes prior to issuance of a building permit: The enclosed lease area shall be covered with a slanted roof material that allows balls to roll back to the ground without climbing on the fencing.

8. Each side of the fencing for the equipment lease area shall be posted with requirements of the Federal Communications Commission in English and Spanish a wireless transmitting/receiving station.

9. Prior to final occupancy, the Planning Division shall verify that the ground equipment building/cabinets have been painted to match the existing facilities or blend with the surrounding environment.

10. Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Chapter 1.16 Section 1.16.100 Refusal to issue permits, licenses or other entitlements states "No department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending application for such permit, license or other entitlement."

11. The applicant pay all applicable fees due the City, including all fees required by reimbursable agreements, drainage agreements and all park fees, school impact fees and development impacts fees pursuant to the Public Works Master Plan. Unless otherwise required by law, all school and development impact fees shall be paid at the time of building permit issuance.

12. The applicant shall demonstrate compliance with the Mitigation Monitoring Program included in Attachment A prior to issuance of the building permit, prior to final inspection and for the duration of CUP 2006-8.

13. Within five days of approval of Conditional Use Permit 2006-8, the applicant shall be required to submit a Fish and Game fee of $1,850 payable to the San Benito County Clerk.

San Benito County Veteran's Commission

14. Prior to issuance of a building permit, the applicant shall submit to the Veteran's Commission a copy of this Resolution and the plans as received on January 5, 2007 and represented by Evans Survey & Engineering and L. D. Strobel Co. Inc. Design/Construction and approved by the Planning Commission in this resolution. Prior to issuance of a building permit, the applicant shall also submit evidence in the form of a resolution or minutes that

the San Benito County Veteran's Commission has reviewed and approved the plans approved by CUP 2006-8 in this resolution.

Recreation/San Benito County Public Works

15. Prior to issuance of a building permit, the contractor shall coordinate with the Public Works Department and Recreation Division to identify dates when construction can be completed and lights can be remounted without disruption of scheduled play. Contact Clay Lee, Hollister Community Services Director at 636-4370. The contract shall also provide a plan to the Public Works Department and Recreation Division illustrating the location of existing electrical, water, drainage and other underground lines that may be disrupted or in the area of the proposed construction.

16. Prior to issuance of a building permit, the contractor shall secure a contract with a lighting professional to ensure that the remounted 'lights' from the existing light pole are installed to provide the same illumination of the 'large field', will not increase off-site glare and the monopole can support the remounted lights. The timing for remounting of the lights shall ensure compliance with condition 15 requirements that scheduled play will not be disrupted. The contract shall be subject to the review and approval for the Community Services Director. Contact Clay Lee, Community Services Director at 636-4370. The applicant shall be responsible for providing any remedial correction to the remounted lights within 30 days of notification.

Police

17. The applicant shall maintain the facility clean and graffiti free. All graffiti must be removed or painted over within 48 hours of it appearing. According to the City of Hollister Municipal Code Chapter 8.32.060, Prohibited Activities and Unlawful Conditions, Section 15, Graffiti is considered a Public Nuisance and is a violation of the City codes.

18. Prior to final inspection, the applicant shall provide security information to the City Police Department. Please provide this to the Community Services Officer at 636-4330.

The foregoing resolution was adopted at a regular meeting of the Planning Commission of the City of Hollister on the 25th day of January by the following vote:

AYES:	Alvarez, Friend, Huboi, Paura, Scott
NOES:	None
ABSENT:	None
ABSTAIN:	None

Chairman of the Planning Commission
of the City of Hollister

ATTEST:

William B. Avera, Secretary

ATTACHMENT A
CITY OF HOLLISTER

MITIGATED NEGATIVE DECLARATION AND MONTORING PROGRAM

Date: **January 25, 2007**

Project Title: **Conditional Use Permit 2006-08**
Lead Agency: **City of Hollister, 375 Fifth Street, Hollister CA 95023**
Contact Person: **Mary Paxton**
Project Location: **1023 Memorial Drive, Veteran's Memorial Park at the 'large softball field' between**
Project Sponsor's Name and address: **Jason Smith, Cal Com Systems, 2001 Omega Road, Suite 201, San Ramon, California 94583**

Project Description: The request is to replace a 60' 6"-foot light pole in the right center 'large' soft ball field at Veterans Memorial Park with an 80-foot mono-pole with six antennas and remounted lights at the large softball field.

The antennas are proposed to be on an eight-foot panel that would be painted gray to match the color of the monopole. The proposal also includes a 15' x 40' 600 square foot fenced equipment storage area with a standby 30 KW diesel generator set, six outdoor equipment cabinets, and a 20' x 12' 240 square foot equipment shelter with two gps antennas. The lease equipment storage area is proposed to have a 7' 6" high chain link fence with a roof and a 10-foot wide double swing gate on the south side. The equipment cabinets would be seven feet high. A 12-foot wide access easement is proposed to be extended through the parking lot and along an existing gravel road along the edge of the left, center and right-center fields of the large softball field. Sheet A-3 shows that the applicant is proposing to regrade the equipment lease area to establish a platform and install a concrete swale beneath the platform.

MITIGATION MEASURES TO BE IMPLEMENTED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND/OR GRADING

AESHETICS MITIGATION #1:
A condition shall be placed on Conditional Use Permit 2006-8 that requires the applicant to paint the monopole with non-reflective grey paint or other color recommended by a qualified profession that will minimize the visibility of the antennas and pole. A condition will be placed on Conditional Use Permit 2006-8 that requires a lighting professional to ensure that the remounted lights do not increase off-site glare to properties off-site. [Planning]

AIR QUALITY MITIGATION #2:
Diesel Emissions: The grading and construction plans for site grading shall specify that diesel equipment shall be of a model year 2004 or equivalent; and the Monterey Bay Unified Air Pollution Control District shall have the right to inspect all diesel equipment operating on the project site until completion of the project. [Planning, Building, Engineering, Public Works]

HAZARDOUS MATERIALS MITIGATION #3:
A condition shall be placed on CUP 2006-8 that requires placement of safety lighting on the monopole and/or antennas if deemed necessary by the FCC or FAA. Prior to the issuance of the building permit, the applicant shall provide the City Planning Division documentation from the FCC and FAA identifying if safety lighting is warranted and if so, specifications for location and type. Any applicable lighting requirements shall be incorporated into the building permit application. [Planning, Building, Hollister Airport Manager]

HYDROLOGY MITIGATION MEASURE 5:
A condition shall be placed on CUP 2006-8 that requires the applicant to submit a grading, drainage and erosion control plan for the equipment lease area. The plan shall be designed to avoid storm water flow to the baseball field and/or ponding near the lease area and to detain storm water runoff on-site through the use of permeable paving, swales and similar technology. The plan shall be subject to the review and approval of the Engineering Department.[Planning, Engineering, Building]

MITIGATION MEASURE TO BE FULFILLED PRIOR TO FINAL INSPECTION FOR THE MONOPOLE AND FOR THE DURATION OF THE USE PERMIT

HAZARDOUS MATERIALS MITIGATION #4:
The new antenna and associated wiring shall not interfere with the City's SCADA (Supervisory Control and Data Acquisition) systems and San Benito County Emergency Response. Prior to final inspection, the applicant shall coordinate a preliminary test with the City of Hollister IT Department, the City of Hollister Fire and Police Departments and the San Benito County Office of Emergency Services to provide evidence that there is not disruption to emergency response communication. If there is evidence of interference, the applicant shall be responsible for eliminating the interference with antenna positioning and if necessary, installation of transmitter and/or receiver filters prior to final occupancy/operation. Any damage or interference with the SCADA system while the use permit is operative shall result in the immediate correction and/or removal of the proposed telecommunication system at the Company's expense. [Planning, Building, IT, Fire, Police, San Benito County Office of Emergency Services]